



# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD  
U.S.P.S.0114-660

Printed on paper containing  
40% post-consumer material

VOLUME CXXXIV NUMBER 141

MONDAY, JULY 23, 2012

PRICE \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS & MEETINGS

Board Meetings .....	1933
Brooklyn Borough President .....	1933
City Council .....	1933
<i>Land Use Division</i> .....	1934
<i>Legislative Document Unit</i> .....	1934
City Planning Commission .....	1934
Employees Retirement System .....	1940
Equal Employment Practices Commission .....	1940

Information Technology and Telecommunications .....	1940
Landmarks Preservation Commission ..	1940
Board of Standards and Appeals .....	1941
Transportation .....	1942
<b>PROPERTY DISPOSITION</b>	
Citywide Administrative Services .....	1942
<i>Office of Citywide Purchasing</i> .....	1942
<i>Sale by Sealed Bids</i> .....	1942
Police .....	1942
<b>PROCUREMENT</b>	
Administration for Children's Services ..	1942

Aging .....	1942
Citywide Administrative Services .....	1942
<i>Municipal Supply Services</i> .....	1942
<i>Vendor Lists</i> .....	1942
Design and Construction .....	1942
Economic Development Corporation ..	1943
<i>Contracts</i> .....	1943
Education .....	1943
<i>Contracts and Purchasing</i> .....	1943
Financial Information Services Agency ..	1943
<i>Procurement</i> .....	1943
Health and Hospitals Corporation .....	1943

Health and Mental Hygiene .....	1943
<i>Agency Chief Contracting Officer</i> .....	1943
Housing Authority .....	1943
<i>Purchasing</i> .....	1943
Office of the Mayor .....	1943
<b>AGENCY PUBLIC HEARINGS</b>	
Administration for Children's Services ..	1944
<b>SPECIAL MATERIALS</b>	
City Planning .....	1944
Mayor's Office of Environmental Remediation .....	1944

## THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

EDNA WELLS HANDY, Commissioner, Department of Citywide Administrative Services.  
ELI BLACHMAN, Editor of The City Record.

Published Monday through Friday, except legal holidays by the Department of Citywide Administrative Services of the City of New York under Authority of Section 1066 of the New York City Charter.

Subscription—\$500 a year; daily, \$4.00 a copy (\$5.00 by mail) Periodicals Postage Paid at New York, N.Y.  
POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, 17th Floor, New York, N.Y. 10007 - 1602

Editorial Office  
1 Centre Street, 17th Floor  
New York N.Y. 10007-1602  
Telephone (212) 669-8252

Subscription Changes/Information  
1 Centre Street, 17th Floor  
New York N.Y. 10007-1602  
Telephone (212) 669-8252

The City of New York Home Page  
provides Internet access via the **world  
wide web** to **THE DAILY CITY RECORD**  
<http://www.nyc.gov/cityrecord>

## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOARD MEETINGS

#### NOTICE OF MEETINGS

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

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

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

**Civilian Complaint Review Board**  
Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/crb/html/meeting.html> for additional information and scheduling changes.

**Design Commission**  
Meets at 253 Broadway, 5th Floor, New York, New York 10007. For meeting schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

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

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

**Environmental Control Board**  
Meets at 40 Rector Street, OATH Lecture Room, 14th Floor, New York, NY 10006 at 9:15 A.M., once a month at the call of the Chairman.

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

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

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

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

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

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

**Franchise And Concession Review Committee**  
Meets in Spector Hall, 22 Reade Street, Main Floor,

Manhattan, Monthly on Wednesdays, commencing 2:30 P.M., and other days, times and location as warranted.

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

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

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

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

Any changes to the schedule will be posted here and on NYCHA's Website to the extent practicable at a reasonable time before the meeting. These meetings are open to the public. Pre-registration at least 45 minutes before the scheduled Board Meeting is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first. Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Secretary at (212) 306-6088 no later than five business days before the Board Meeting. For additional information, please visit NYCHA's Website or contact (212) 306-6088.

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

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

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

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

## BROOKLYN BOROUGH PRESIDENT

### PUBLIC HEARINGS

#### UNIFORM LAND USE REVIEW PROCEDURE

NOTICE IS HEREBY GIVEN that, pursuant to Sections 82 and 197-C of the New York City Charter, the Brooklyn

Borough President will hold a public hearing on the following matters in the **Borough President's Court Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201, commencing at 5:30 P.M. on Wednesday, July 25, 2012.**

#### CALENDAR ITEM 1 DOWNTOWN BROOKLYN PARKING TEXT AMENDMENT TEXT AMENDMENT COMMUNITY DISTRICT 2 120384 ZRK

In the matter of applications 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 Text to the Special Downtown Brooklyn District to a) remove accessory parking requirements for affordable housing units; b) reduce accessory parking requirements for market-rate housing units; and, c) provide greater flexibility for public parking garages.

#### CALENDAR ITEM 2 REVISED WATERFRONT REVITALIZATION PROGRAM 197-A PLAN VARIOUS COMMUNITY DISTRICTS 120213 NPY

In the matter of an application submitted by the Department of City Planning pursuant to Section 197-a of the New York City Charter for consideration of a proposed revision of the Waterfront Revitalization Program. These revisions are being proposed in order to advance the goals and priorities of Vision 2020.

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

jy18-25

## 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 Monday, July 23, 2012:**

#### ABILENE

**BROOKLYN CB - 6** 20125568 TCK  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Leahlala, LLC, d/b/a Abilene, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 442 Court Street.

#### MICKY SPILLANE'S KITCHEN

**MANHATTAN CB - 4** 20125449 TCM  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Aura, LLC, d/b/a Micky Spillane's Kitchen, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 350 West 49th Street.

#### SMORGAS

**MANHATTAN CB - 2** 20125561 TCM  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Smorgas Chef Wes Village LLC, d/b/a Smorgas, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 283 West 12th Street.

#### PAPASITO

**MANHATTAN CB - 12** 20125646 TCM  
Application pursuant to Section 20-226 of the Administrative

Code of the City of New York, concerning the petition of Vida Mexicana Inc., d/b/a Papisito, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 223 Dyckman Street.

**VILLA PACRI**

**MANHATTAN CB - 2** **20125668 TCM**  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Villa Pacri LLC, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 53 Gansevoort Street.

**PANCA**

**MANHATTAN CB - 2** **20125400 TCM**  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Panzi Enterprises, LLC, d/b/a Panca, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 92 Seventh Avenue.

**FOCACCIERIA RESTAURANT**

**MANHATTAN CB - 6** **20125788 TCM**  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Focacceria, Ltd., d/b/a Focacceria Restaurant, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 87 Macdougall Street.

**TASCA**

**MANHATTAN CB - 2** **20125206 TCM**  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 7th Avenue Restaurant Group, LLC, d/b/a Tasca, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 130-138 Seventh Avenue South.

**CAFÉ SELECT**

**MANHATTAN CB - 2** **20125770 TCM**  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 212 Lafayette Associates, LLC, d/b/a Café Select, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 212 Lafayette Street.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses 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 11:00 A.M. on Monday, July 23, 2012:**

**BARBIZON HOTEL FOR WOMEN**

**MANHATTAN CB - 8** **20125693 HKM (N 120298 HKM)**  
Designation (List No. 454/LP-2495) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Barbizon Hotel for Women located at 140 East 63rd Street (Tax Map Block 1397, Lots 1501-1588), as an historic landmark.

**PARK SLOPE HISTORIC DISTRICT EXTENSION**

**BROOKLYN CB's - 6 and 7** **20125694 HKK (N 120297 HKM)**  
Designation (List No. 454/LP-2443) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Park Slope Historic District Extension, as an historic district. The district is bounded by a line beginning at northwest corner of Prospect Park West and 16th Street, then proceeding westerly along the northern curblineline to a point extending southerly from the eastern property line of 455 16th Street, then northerly along said property line to the southern property line of 474 15th Street, then westerly along said property line to the northwest corner of 424 15th Street, then northerly along the western property line of 424 15th Street to the southeast corner of 422 15th Street, then westerly along the southern property line of 422 15th Street to the eastern curblineline of Eighth Avenue, northerly along the eastern curblineline of Eighth Avenue to the northern curblineline of 14th Street, then easterly to the center of Eighth Avenue, northerly along the center of Eighth Avenue to a point on a line extending easterly along the northern curblineline of 14th Street, then westerly along said curblineline to a point on a line extending northerly along the eastern property line of 388 14th Street, then southerly across 14th Street and along the eastern property lines 388 14th Street to 439 Seventh Avenue to the north curblineline of 15th Street, then westerly along said line to a point on a line extending southerly from the western property line of 341 15th Street, then northerly along the western property lines of 440 to 432 Seventh Avenue, then westerly along a portion of the southern property line of 430 Seventh Avenue, then northerly along the western property lines of 430 to 424 Seventh Avenue, then across 14th Street along the western property lines of 422 to 414 Seventh Avenue, westerly along the southern property lines of 412 Seventh Avenue, northerly along the western property line of 412 and 410 Seventh Avenue, then easterly along the northern property line of 410 Seventh Avenue, northerly along the western property line of 408 Seventh Avenue, northerly across 13th Street and then easterly along said curblineline to a point on a line formed by extending a line from the western property line of 406 Seventh Avenue, then northerly across 13th Street and along the western property lines of 406 and 404 Seventh Avenue, westerly along the southern property line of 402 Seventh Avenue, and northerly along the western property lines of 402 to 398 Seventh Avenue, easterly along the northern property line of 398 Seventh Avenue and then northerly along the western property line of 392 Seventh Avenue to the northern curblineline of 12th Street, then westerly along said curblineline to a point on a line extending south from the western property line of 390 to 370 Seventh Avenue, northerly along said line across 11th Street to the northern curblineline of 11th Street, westerly along said curblineline to a

point on a line extending southerly from the western property line of 368 Seventh Avenue, northerly along said line to the southern property line of 362 Seventh Avenue, westerly along said property line, northerly along the western property lines of 362 and 360 Seventh Avenue, easterly along the northern property line of 360 Seventh Avenue, then northerly along the western property lines of 358 to 350 Seventh Avenue and across 10th Street, northerly along the western property lines of 348 to 340 Seventh Avenue, easterly along the northern property line of 340 Seventh Avenue, northerly along the western property line of 332-36 Seventh Avenue, northerly and across 9th Street to the northern curblineline of 9th Street, westerly along said curblineline to a line extending south along the western property line of 326 Seventh Avenue, then northerly along the western property lines of 326 and 324 Seventh Avenue, westerly along the southern property line of 322 Seventh Avenue, then northerly along 322 to 314 Seventh Avenue to the northern curblineline of 8th Street, then westerly along said curblineline to a point extending southerly from the western property line of 312 Seventh Avenue, then northerly along the western property lines of 312 to 304 Seventh Avenue, then easterly along the northern property line of 304 Seventh Avenue, then northerly along the western property lines of 302 to 294 Seventh Avenue to the south curblineline of 7th Street, then easterly along said curblineline to a point on a line extending from the eastern property line of 701 Eighth Avenue, then southerly along said line to the north curblineline of 8th Street, then westerly to a point extending northerly from the eastern property line of 801 Eighth Avenue, then southerly along said line to southern curb line of 9th Street, then east to a point from a line extending north from the eastern property line of 524 9th Street, southerly along the eastern property lines of 524 9th Street and 911 Eighth Avenue, westerly along the southern property line of 911 8th avenue to the middle of Eighth Avenue, southerly along a line in the middle of Eighth Avenue to a point on a line extending along the middle of 10th Street, easterly along said line to a point extending northerly from the eastern property line of 640 10th Street, then southerly along said line to the northern property line of 1013 Eighth Avenue, easterly along the northern property line of 1013 Eighth Avenue, then southerly along the eastern property line of 1013 to 1023 Eighth Avenue to a point in the middle of 11th Street, then easterly along a line in the middle of 11th Street to a point extending northerly from the eastern property line of 582 11th Street, then southerly along said line, westerly along the southern property lines of 582 11th Street and 1111 Eighth Avenue to a point in the middle of Eighth Avenue, then southerly along a line in the middle of Eighth Avenue to a point in the middle of 14th Street, easterly along a line in the middle of 14th Street to a point extending northerly from the eastern property line of 442 14th Street, then southerly along said line to southwest corner of 442 14th Street, then easterly along the northern property lines of 448 to 486 14th Street, northerly along the western property line of 496 14th Street to a point in the middle of 14th Street, then easterly along a line in the middle of 14th Street to a point in the middle of Prospect Park West, then southerly along said line to a point extending easterly from the northwest corner of Prospect Park West and Bartell Pritchard Square, then westerly to the western curblineline, and then southerly along the curving west curblineline of Prospect Park West and Bartell Pritchard Square to the point of beginning.

**The Park Slope Historic District Extension, Section 2,** consists of the property bounded by a line beginning at the southwest corner of 145 Prospect Park West, then extending northerly along the western property lines of 145 Prospect Park West and 574 9th Street to the middle of 9th Street, then easterly along the line in the middle of Prospect Park West, then southerly along the line in the middle of Prospect Park West to a point on a line extending from the middle of 10th Street, then westerly along said line to a point extending southerly from the western property line of 151 Prospect Park West, then northerly along said line to the southern property line of 145 Prospect Park West, then westerly to the point of beginning.

**The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Monday, July 23, 2012.**

**BROOK AVENUE**

**BRONX CB - 1** **C 120161 HAX**  
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 493 Brook Avenue and 457/467 East 147th Street (Block 2292, Lots 49 and 50), as an Urban Development Action Area;
  - 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 property located at Block 2292, Lot 49 to a developer to be selected by HPD;

to facilitate development of a five-story building and a seven-story building with a total of approximately 66 dwelling units, 1,710 square feet of commercial space, to be developed under the Department of Housing Preservation and Development's Low Income Rental Program.

**THIRD PARTY TRANSFER**

**BROOKLYN CB's 3, 5, 6, 8, 9, AND 17** **20125705 HAK**  
In Rem Action No. 51: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council Districts 35, 36, 39, 40, 41, and 42, and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

**THIRD PARTY TRANSFER**

**BROOKLYN CB's 2 AND 3** **20125706 HAK**  
In Rem Action No. 51: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council Districts 35, 36 and 41, and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

**THIRD PARTY TRANSFER**

**BROOKLYN CB 3** **20125707 HAK**  
In Rem Action No. 51: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council District 36, and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

jy17-23

**LAND USE DIVISION****■ PUBLIC HEARINGS**

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

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 11:00 A.M. on Monday, July 23, 2012:**

**METRO EAST 99TH STREET**

**MANHATTAN CB - 11** **20125797 HHM**  
Application submitted by the New York Health and Hospitals Corporation pursuant to §7385(6) of its Enabling Act requesting the approval of the leasing of a parcel of land consisting of approximately 20,000 square feet on the Metropolitan Hospital Center campus for use by Metro Health Homes Housing Development Fund Corporation known as Metro East 99th Street, LLC, for the development of housing for low-income elderly and/or disabled individuals.

jy16-23

**LEGISLATIVE DOCUMENT UNIT****■ HEARINGS****HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS**

**THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON WEDNESDAY, JULY 25, 2012 AT 10:30 A.M. IN THE COMMITTEE ROOM AT CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTERS:**

**Advice and Consent**

- **Preconsidered M,** Communication from the Mayor submitting the name of Richard Stabile, a resident of Queens, for re-appointment to the New York City Tax Commission pursuant to §§ 31 and 153 of the *New York City Charter*. Should Mr. Stabile receive the advice and consent of the Council, he will be eligible to serve the remainder of a six-year term that expires on January 6, 2016.
- **Preconsidered M,** Communication from the Mayor submitting the name of Kyriakos P. Tzanides, a resident of Brooklyn, for re-appointment to the New York City Tax Commission pursuant to §§ 31 and 153 of the *New York City Charter*. Should Mr. Tzanides receive the advice and consent of the Council, he will be eligible to serve for the remainder of a six-year term that expires on January 6, 2016.

**AND SUCH OTHER BUSINESS AS MAY BE NECESSARY**

A Calendar of speakers will be established in advance. Persons interested in being heard should write to the Honorable Christine C. Quinn, Speaker of the City Council, City Hall, New York, New York 10007, setting forth their name, representation and viewpoints.

Michael M. McSweeney  
City Clerk, Clerk of the Council

jy20-25

**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, NY, on Wednesday, July 25, 2012 at 10:00 A.M.

**BOROUGH OF THE BRONX  
No. 1  
SOUNDVIEW APARTMENTS**

**CD 9 C 120173 ZMX**  
**IN THE MATTER OF** an application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 6c and 7a, by changing from an R5 District to an R6 District property bounded by Randall Avenue (southerly portion) and its easterly centerline prolongation, Rosedale Avenue, Lacombe Avenue, Bronx River Avenue, and a line passing through a point at an angle 70 degrees southerly to the southerly street line of Randall Avenue (southerly portion) distant 180 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of the southerly portion of Randall Avenue and the easterly street line of Bronx River Avenue, as shown on a diagram (for illustrative purposes only) dated April 23, 2012.

**BOROUGH OF MANHATTAN  
Nos. 2 & 3  
WEST HARLEM REZONING AND TEXT AMENDMENT  
No. 2**

**CD 9 C 120309 ZMM**  
**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. 3b, 5c, and 6a:

1. eliminating from within an existing R8 District a C1-4 District bounded by a line midway
  2. between West 146th Street and West 145th Street, Broadway, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145th Street, Broadway, a line midway between West 145th Street and West 144th Street, and a line 100 feet westerly of Broadway;
3. changing from an R7-2 District to an R6A District property bounded by:
  - a. West 153rd Street, a line 100 feet westerly of Amsterdam Avenue, West 152nd Street, and a line 100 feet easterly of Broadway;
  - b. a line 100 feet southerly of West 155th Street, St. Nicholas Avenue, West 153rd Street, St. Nicholas Place, West 152nd Street, Convent Avenue, West 151st Street, a line 125 feet easterly of Amsterdam Avenue, West 152nd Street, and a line 100 feet easterly of Amsterdam Avenue;
  - c. a line midway between West 151st Street and West 150th Street, a line 100 feet westerly of Amsterdam Avenue, West 147th Street, and a line 100 feet easterly of Broadway;
  - d. West 150th Street, a line 100 feet westerly of Convent Avenue, a line midway between West 149th Street and West 148th Street, Convent Avenue, West 149th Street, St. Nicholas Avenue, West 145th Street, a line 100 feet westerly of St. Nicholas Avenue, West 141st Street, Convent Avenue, West 140th Street, Amsterdam Avenue, West 145th Street, and a line 100 feet easterly of Amsterdam Avenue, and excluding the area bounded by a line midway between West 147th Street and West 148th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
  - e. a line 100 feet southerly of West 145th Street, Bradhurst Avenue, the westerly center line prolongation of West 143rd Street, and a line midway between St. Nicholas Avenue and Edgecombe Avenue; and
  - f. West 143rd Street, a line 500 feet easterly of Broadway, a line midway between West 142nd Street and West 141st Street, a line 450 feet easterly of Broadway, West 141st Street, and a line 100 feet easterly of Broadway;
4. changing from an R8 District to an R6A District property bounded by:
  - a. West 148th Street, a line 100 feet westerly of Broadway, West 145th Street, a line 315 feet westerly of Broadway, a line midway between West 146th Street and West 145th Street, a line 250 feet westerly of Broadway, West 146th Street, a line 225 feet westerly of Broadway, a line midway between West 147th Street and West 146th Street and its westerly prolongation, the easterly boundary line of Riverside Park, West 147th Street and its westerly center line prolongation, a line 80 feet easterly of Riverside Drive, a line midway between West 148th Street and West 147th Street, and a line 105 feet easterly of Riverside Drive;
  - b. a line midway between West 143rd Street and West 142nd Street and its westerly

- prolongation, a line 200 feet westerly of Broadway, West 142nd Street and its westerly center line prolongation, and the easterly boundary line of Riverside Park; and
- c. a line midway between West 139th Street and West 138th Street, a line 100 feet westerly of Broadway, a line midway between West 138th Street and West 137th Street, a line 455 feet westerly of Broadway, West 138th Street, and a line 400 feet westerly of Broadway;
5. changing from an R7-2 District to an R7A District property bounded by:
  - a. West 155th Street, a line 100 feet easterly of Amsterdam Avenue, West 152nd Street, a line 125 feet easterly of Amsterdam Avenue, West 151st Street, Convent Avenue, West 152nd Street and its easterly center line prolongation, a line midway between St. Nicholas Place and Edgecombe Avenue, a line midway between St. Nicholas Avenue and Edgecombe Avenue, a line 100 feet northerly of West 145th Street, St. Nicholas Avenue, West 149th Street, Convent Avenue, a line midway between West 149th Street and West 148th Street, a line 100 feet westerly of Convent Avenue, West 150th Street, a line 100 feet easterly of Amsterdam Avenue, a line 100 feet midway between West 146th Street and West 145th Street, Amsterdam Avenue, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, West 147th Street, a line 100 feet westerly of Amsterdam Avenue, a line midway between West 151st Street and West 150th Street, a line 100 feet easterly of Broadway, West 152nd Street, a line 100 feet westerly of Amsterdam Avenue, West 153rd Street, and Amsterdam Avenue;
  - b. a line 150 feet southerly of West 155th Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, West 153rd Street, and St. Nicholas Avenue;
  - c. a line midway between West 148th Street and West 147th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
  - d. a line 100 feet southerly of West 145th Street, Amsterdam Avenue, the southerly boundary line of Annunciation Park and its easterly and westerly prolongations, Convent Avenue, West 130th Street, Amsterdam Avenue, West 133rd Street, a line 200 feet easterly of Broadway, West 135th Street, a line 100 feet easterly of Broadway, a line 100 feet easterly of Hamilton Place, a line midway between West 138th Street and West 136th Street, Hamilton Place, West 138th Street, a line 100 feet easterly of Broadway, West 141st Street, a line 450 feet easterly of Broadway, a line midway between West 142nd Street and West 141st Street, a line 500 feet easterly of Broadway, West 143rd Street, and a line 100 feet easterly of Broadway;
  - e. West 145th Street, St. Nicholas Avenue, a line 100 feet southerly of West 145th Street, a line midway between St. Nicholas Avenue and Edgecombe Avenue, the westerly center line prolongation of West 143rd Street, Bradhurst Avenue and its southerly
  - f. centerline prolongation, Edgecombe Avenue, West 141st Street, and a line 100 feet westerly of St. Nicholas Avenue; and
  - g. West 130th Street, St. Nicholas Terrace, West 127th Street, a line 100 feet westerly of St. Nicholas Avenue, West 126th Street, a line 100 feet westerly of Morningside Avenue, West 127th Street, a line 100 feet westerly of Convent Avenue, West 129th Street, and Convent Avenue;
6. changing from an R7-2 District to an R8A District property bounded by:
  - a. West 155th Street, St. Nicholas Avenue, a line 100 feet southerly of West 155th Street, and a line 100 feet easterly of Amsterdam Avenue;
  - b. Edgecombe Avenue, West 145th Street, Bradhurst Avenue, a line 100 feet southerly of West 145th Street, St. Nicholas Avenue, a line 100 feet northerly of West 145th Street, a line midway between St. Nicholas Avenue and Edgecombe Avenue, a line midway between St. Nicholas Place and Edgecombe Avenue, the easterly center line prolongation of West 152nd Street, St. Nicholas Place, West 153rd Street, a

- line midway between St. Nicholas Avenue and St. Nicholas Place, a line 150 feet southerly of West 155th Street, a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street, a line 100 feet southerly of West 155th Street, St. Nicholas Place, and West 155th Street; and
- c. a line 100 feet northerly of West 145th Street, Amsterdam Avenue, a line midway between West 146th Street and West 145th Street, a line 100 feet easterly of Amsterdam Avenue, West 145th Street, Amsterdam Avenue, a line 100 feet southerly of West 145th Street, and a line 100 feet easterly of Broadway;
7. changing from a C8-3 District to an R8A District property bounded by West 155th Street, St. Nicholas Place, a line 100 feet southerly of West 155th Street, and a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street;
8. changing from an R8 District to a C6-3X District property bounded by a line midway between West 146th Street and West 145th Street, Broadway, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145th Street, Broadway, a line midway between West 145th Street and West 144th Street, and a line 100 feet westerly of Broadway;
9. changing from an M1-1 District to an M1-5/R7-2 District property bounded by West 129th Street, a line 100 feet westerly of Convent Avenue, West 127th Street, a line 100
10. feet westerly of Morningside Avenue, a line midway between West 126th Street and West 125th Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;
11. establishing within a proposed R6A District a C1-4 District bounded by:
  - a. a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of Broadway, West 145th Street, and a line 315 feet westerly of Broadway; and
  - b. a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of Convent Avenue, West 145th Street, Convent Avenue, a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of St. Nicholas Avenue, a line 100 feet southerly of West 145th Street, and a line 100 feet easterly of Amsterdam Avenue;
12. establishing within a proposed R7A District a C1-4 District bounded by:
  - a. a line midway between West 146th Street and West 145th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
  - b. a line 100 feet northerly of West 141st Street, a line 100 feet westerly of Amsterdam Avenue, West 141st Street, and Hamilton Place; and
  - c. a line midway between West 140th Street and West 139th Street, a line 100 feet easterly of Hamilton Place, West 138th Street, a line 100 feet easterly of Broadway, West 139th Street, and Hamilton Place;
13. establishing within an existing R8 District a C1-4 District bounded by West 145th Street, a line 100 feet westerly of Broadway, a line midway between West 145th street and West 144th Street, and a line 270 feet westerly of Broadway;
14. establishing within a proposed R8A District a C2-4 District bounded by West 155th Street, Edgecombe Avenue, a line 150 feet southerly of West 155th Street, St. Nicholas Place, a line 100 feet southerly of West 155th Street, and a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street; and
15. establishing a Special Mixed Use District (MX-15) bounded by West 129th Street, a line 100 feet westerly of Convent Avenue, West 127th Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126th Street and West 125th Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7, 2012, and subject to the conditions of CEQR Declaration E-284.

No. 3

CD 9 N 120310 ZRM
IN THE MATTER OF an application submitted by the
Department of City Planning pursuant to Section 201 of the
New York City Charter, for an amendment of the Zoning
Resolution of the City of New York, concerning Article II,
Chapter 3 (Bulk Regulations for Residential Buildings in
Residence Districts), Article II, Chapter 4 (Bulk Regulations
for Community Facility Buildings in Residence Districts),
Article III, Chapter 3 (Bulk Regulations for Commercial and
Community Facility Buildings in Commercial Districts),
Article XII, Chapter 3 (Special Mixed Use Districts) for the
purpose of establishing Special Mixed Use District 15, and
Appendix F, relating to the application of the Inclusionary
Housing Program to proposed R8A and R9X districts in
Community District 9 in the Borough of Manhattan.

Matter in underline is new, to be added;
Matter in strikethrough is to be deleted;
Matter with # # 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

23-142
In R6, R7, R8 or R9 Districts

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

- Section 23-144 (In designated areas where the
Inclusionary Housing Program is applicable)
Section 23-145 (For Quality Housing buildings)
Section 23-146 (Optional provisions for certain R5 and
R6 Districts in Brooklyn)
Section 23-147 (For non-profit residences for the elderly);
and
Section 23-148 (For tower-on-a-base buildings in R9
Districts); and
Section 23-149 (Special floor area regulations for certain
sites in Community District 9, Borough of
Manhattan)

In the districts indicated, the minimum required #open space
ratio# and the maximum #floor area ratio# for any #zoning
lot# shall be as set forth in the following table for #zoning
lots# with the #height factor# indicated in the table.

\* \* \*

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.

Table with 2 columns: Community District, Zoning District. Lists various districts and their corresponding zoning codes.

\* \* \*

23-149

Special floor area regulations for certain sites in
Community District 9, Borough of Manhattan

Within the boundaries of Community District 9 in the
Borough of Manhattan, all #buildings# located in R8 Districts
north of West 125th Street shall be #developed# or
#enlarged# pursuant to the Quality Housing Program and
are subject to the #floor area# regulations set forth in Section
23-145 (For Quality Housing buildings).

\* \* \*

23-636
Special height and setback regulations for certain
sites in Community District 9, Borough of Manhattan

Within the boundaries of Community District 9 in the
Borough of Manhattan, all #buildings# located in R8 Districts
north of West 125th Street shall be #developed# or
#enlarged# pursuant to the Quality Housing Program.

\* \* \*

23-952
Floor area compensation in Inclusionary Housing
designated areas

\* \* \*

Maximum #Residential Floor Area Ratio#

Table with 3 columns: District, Base #floor area ratio#, Maximum #floor area ratio#. Lists districts R6B through R9A and their ratios.

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

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

\* \* \*

24-523
Special height and setback regulations

R5D R8 R10

(a) Community District 7, Manhattan

Within the boundaries of Community District 7 in
the Borough of Manhattan, all #buildings# or other
structures# located in R10 Districts, except R10A or
R10X Districts, shall comply with the requirements
of Section 23-634 (Special height and setback
regulations in R10 Districts within Community
District 7, Borough of Manhattan).

(b) Community District 9, Manhattan

Within the boundaries of Community District 9 in
the Borough of Manhattan, all #buildings# located
in R8 Districts located north of West 125th Street
shall be #developed# or #enlarged# pursuant to the
#residential bulk# regulations of the Quality
Housing Program.

(c) R5D Districts

In R5D Districts, all #buildings# or other structures#
shall comply with the height and setback
requirements set forth in Section 23-60 (HEIGHT
AND SETBACK REGULATIONS).

\* \* \*

33-433
Special height and setback regulations

(a) Within the boundaries of Community District 7 in
the Borough of Manhattan, all #buildings# or other
structures# located in an R10 equivalent
#Commercial Districts# without a letter suffix shall
comply with the requirements of Section 23-634
(Special height and setback regulations in R10
Districts within Community District7, Borough of
Manhattan).

(b) Within the boundaries of Community District 9 in
the Borough of Manhattan, all #buildings# located
in R8 Districts located north of West 125th Street
shall be #developed# or #enlarged# pursuant to the
#residential bulk# regulations of the Quality
Housing Program.

(c) In C1 or C2 Districts mapped within R5D Districts,
all #buildings# or other structures# shall comply
with the height and setback requirements of
Section 23-60.

\* \* \*

Article XII
Special Purpose Districts

Chapter 3
Special Mixed Use District

\* \* \*

123-662
All buildings in Special Mixed Use Districts with R6,
R7, R8, R9 and R10 District designations

In #Special Mixed Use Districts# where the designated
#Residence District# is an R6, R7, R8, R9 or R10 District, the
height and setback regulations of Sections 23-60 and 43-40
shall not apply. In lieu thereof, all #buildings# or other
structures# shall comply with the height and setback
regulations of this Section.

(a) Medium and high density non-contextual districts

(1) In #Special Mixed Use Districts# where
the designated #Residence District# is an
R6, R7, R8, R9 or R10 District, except an
R6A, R6B, R7A, R7B, R7D, R7X, R8A,
R8B, R8X, R9A, R9X, R10A or R10X
District, the height of a #building# or other
structure#, or portion thereof, located
within ten feet of a #wide street# or 15
feet of a #narrow street#, may not exceed
the maximum base height specified in
Table A of this Section, except for dormers
permitted in accordance with paragraph
(c) of this Section. Beyond ten feet of a
#wide street# and 15 feet of a #narrow
street#, the height of a #building# or other

structure# shall not exceed the maximum
#building# height specified in Table A.
However, a #building# or other

structure# may exceed such maximum
#building# height by four #stories# or 40
feet, whichever is less, provided that the
gross area of each #story# located above
the maximum #building# height does not
exceed 80 percent of the gross area of that
#story# directly below it.

Table A
HEIGHT AND SETBACK FOR ALL BUILDINGSIN
MEDIUM AND HIGH DENSITY NON-CONTEXTUAL
DISTRICTS (in feet)

Table with 3 columns: Maximum District, Maximum Base Height, #Building# Height. Lists districts R6 through R10 and their corresponding heights.

(2) In #Special Mixed Use District# 15 in the
Borough of Manhattan, where the
designated #Residence District# is an
R7-2 District, the height and setback
regulations of paragraph (1) of this
Section shall not apply. In lieu thereof,
the following height and setback
regulations shall apply. A #building# or
other structure#, or portion thereof,
located within ten feet of a #wide street#
or 15 feet of a #narrow street#, shall rise
to a minimum height of 60 feet, and may
rise to a maximum height of 85 feet,
except for dormers permitted in
accordance with paragraph (c) of this
Section. At least 70 percent of the
#aggregate width of street walls# shall be
located on the #street line# and shall
extend to the minimum base height of 60
feet or the height of the #building#,
whichever is less. The remaining 30
percent of the #aggregate width of street
walls# shall be located within eight feet of
the #street line#. Existing #buildings#
may be vertically #enlarged# by up to one
#story# or 15 feet without regard to the
#street wall# location provisions of this
paragraph, (a)(2). Beyond ten feet of a
#wide street# and 15 feet of a #narrow
street#, the height of a #building# or other
structure# shall not exceed a maximum
#building# height of 135 feet. However, a
#building# or other structure# may exceed
a height of 135 feet by four #stories# or 40
feet, whichever is less, provided that the
gross area of each #story# located above
the 135 feet does not exceed 80 percent of
the gross area of that #story# directly
below it.

(b) Medium and high density contextual districts

In #Special Mixed Use Districts# where the
#Residence District# designation is an R6A, R6B,
R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X,
R10A or R10X District, no

#building# or other structure# shall exceed the
maximum #building# height specified in Table B of
this Section.

Setbacks are required for all portions of #buildings#
that exceed the maximum base height specified in
Table B. Such setbacks shall be provided in
accordance with the following provisions:

- (1) #Building# walls facing a #wide street#
shall provide a setback at least ten feet
deep from such wall of the #building# at a
height not lower than the minimum base
height specified in Table B. #Building#
walls facing a #narrow street# shall
provide a setback at least 15 feet deep
from such wall of the #building# at a
height not lower than the minimum base
height specified in Table B.
(2) These setback provisions are optional for
any #building# wall that is either located
beyond 50 feet of a #street line# or
oriented so that lines drawn perpendicular
to such #building# wall would intersect a
#street line# at an angle of 65 degrees or
less. In the case of an irregular #street
line#, the line connecting the most
extreme points of intersection shall be
deemed to be the #street line#.
(3) Required setback areas may be
penetrated by dormers in accordance with
paragraph (c) of this Section.
(4) Where the #Residence District#
designation is an R10X District, no
maximum #building# height shall apply.
However, the minimum coverage of any
portion of a #building# that exceeds the
permitted maximum base height shall be
33 percent of the #lot area# of the #zoning
lot#. Such minimum #lot# coverage
requirement shall not apply to the highest
four #stories# of the #building#.

TABLE B  
HEIGHT AND SETBACK FOR ALL BUILDINGS  
IN MEDIUM AND HIGH DENSITY CONTEXTUAL  
DISTRICTS (in feet)

District	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
R6B	30	40	50
R6A	40	60	70
R7B	40	60	75
R7A	40	65	80
R7D	60	85	100
R7X	60	85	125
R8A	60	85	120
R8B	55	60	75
R8X	60	85	150
R9A**	60	95	135
R9A*	60	102	145
R9X**	60	120	160
R9X*	105	120	170
R10A**	60	125	185
R10A*	125	150	210
R10X	60	85	
***			

\* That portion of a district which is within 100 feet of a #wide street#

\*\* That portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#

\*\*\* #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (b)(4) of this Section

(c) Permitted obstructions and dormer provisions

Obstructions shall be permitted pursuant to Sections 23-62, 24-51 or 43-42. In addition, within a required setback area, a dormer may exceed a maximum base height specified in Tables A or B of this Section and thus penetrate a required setback area, provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. At any level above the maximum base height, the length of a #street wall# of a dormer shall be decreased by one percent for every foot that such level of dormer exceeds the maximum base height. (See illustration of Dormer in Section 62-341).

However, all #buildings or other structures# on #waterfront blocks#, as defined in Section 62-11, shall comply with the height and setback regulations set forth for the designated #Residential District# as set forth in Section 62-34 (Height and Setback Regulations on Waterfront Blocks), inclusive.

**123-90 SPECIAL MIXED USE DISTRICTS SPECIFIED**  
The #Special Mixed Use District# is mapped in the following areas:

#Special Mixed Use District# - 14:  
Third Avenue/Tremont Avenue, the Bronx

The #Special Mixed Use District# - 14 is established along Third Avenue in the Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 15:  
West Harlem, Manhattan

The #Special Mixed Use District# - 15 is established in West Harlem in Manhattan as indicated on the #zoning maps#.

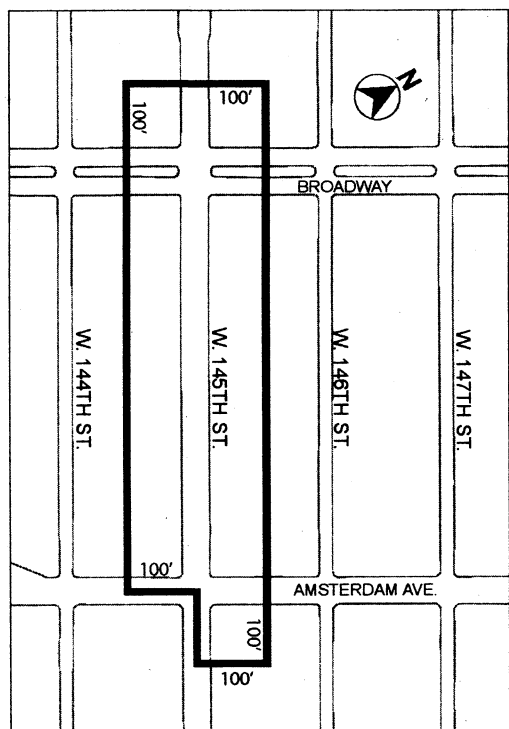
**APPENDIX F: Inclusionary Housing Designated Areas**

**Manhattan**

Manhattan Community District 9, 10 and 11

In the R8A and R9X Districts within the areas shown on the following Map 2:

Map 2



Portions of Community District 9, Manhattan

NOTICE

On Wednesday, July 25, 2012, at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing will be held in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning adoption of zoning map and text amendments for an area encompassing approximately 90 blocks, located in Community District 9 in Manhattan. The proposed rezoning area is currently zoned predominantly R7-2 and R8, except for an area at the southern boundary of the proposed rezoning area which is zoned M1-1 and R7A, and one lot at the northeastern corner of the proposed rezoning area which is zoned C8-3. The proposed action would rezone the area to R6A, R7A, R8A, C6-3X, M1-5/R7-2. The proposed zoning text amendments would include zoning text amendments to establish a Special Mixed-Use District (MX 15) in West Harlem, require all R8 districts north of 125th Street to be developed pursuant to the R8 Quality Housing Program, and apply the provisions of the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue. Comments are requested on the DEIS and will be accepted until Monday, August 6, 2012.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 12DCP070M.

Nos. 4 & 5  
**CHELSEA MARKET**  
No. 4

CD 4 N 120142 ZRM  
IN THE MATTER OF an application submitted by Jamestown Premier Chelsea Market, LP pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District),

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

\*\*\* indicates where unchanged text appears in the Resolution

Article IX - Special Purpose Districts

Chapter 8  
Special West Chelsea District

98-03  
District Plans and Maps

The regulations of this Chapter are designed to implement the #Special West Chelsea# Plan.

The District Plan includes the following maps and illustrative diagrams in Appendices A, B and C and the special regulations in Appendices D, ~~and E and F~~:

Appendix E - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Partially Within Subareas D, E and G, or within Subarea I

Appendix F - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus Within Subarea J

98-04  
Subareas and High Line Transfer Corridor

In order to carry out the provisions of this Chapter, ~~nine ten~~ Subareas (A through J), and a #High Line Transfer Corridor# are established within the #Special West Chelsea District#.

Within each of the Subareas and the #High Line Transfer Corridor#, certain special regulations apply within the remainder of the #Special West Chelsea District#. The locations of the ~~nine ten~~ Subareas are shown in Appendix A of this Chapter.

98-14  
Ground Floor Use and Transparency Requirements on Tenth Avenue

Except in Subarea J, the #The special ground floor #use# and glazing regulations of this Section apply to that portion of a #building# or other #structure# fronting on Tenth Avenue in the #Special West Chelsea District#. Ground floor #uses# in Subarea J shall be governed by the underlying #use# controls as modified by Section 98-13.

98-142  
#High Line# Level Demising Wall Requirements Within Subarea J

Any additions to the windows or other glazing located on the demising wall separating the #High Line# from any #building# located on a #zoning lot# within Subarea J at the #High Line# level shall be designed to provide for a minimum of 30 dBA noise attenuation, and any general illumination fixtures in the adjoining interior portion of the #building# shall provide a limit of 50 foot-candles of illumination within four feet of such window or glazing and shall otherwise not be pointed directly at the #High Line#.

98-21  
Maximum Floor Area Ratio outside of Subareas

For all #zoning lots#, or portions thereof, located outside of Subareas A through J, the maximum #floor area ratios# of the applicable underlying district shall apply.

98-22  
Maximum Floor Area Ratio and Lot Coverage in Subareas

For all #zoning lots#, or portions thereof, located in Subareas A through J, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying zoning district shall not apply.

Maximum Floor Area Ratio by Subarea

Sub-area	Basic #floor area ratio# (max)	Increase in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing FAR required to be transferred (minimum)	Inclusionary Housing Increase in FAR for Inclusionary Program (98-26)	Permitted #floor area ratio# (max)
I	5.0	NA	2.5	NA	NA	7.5
J	5.0	NA	2.5	NA	NA	7.5

98-23  
Special Floor Area and Lot Coverage Rules for Zoning Lots Over Which the High Line Passes

However, at or above the level of the #High Line bed#, #lot coverage# requirements shall apply to the entire #zoning lot#.

Within Subarea J, any easement volumes and improvements located within such volumes dedicated or granted to the City in accordance with the provisions of Appendix F in connection with an increase in the basic maximum #floor area ratio# of a #zoning lot# pursuant to Section 98-25 (High Line Improvement Bonus), shall not be considered #floor area#.

98-25  
High Line Improvement Bonus

For #zoning lots# located between West ~~16th~~ 15th and West 19th Streets over which the #High Line# passes, the applicable maximum #floor area ratio# of the #zoning lot# may be increased up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), provided that:

(a) Prior to issuing a building permit for any #development# or #enlargement# on such #zoning lot# that anticipates using #floor area# that would increase the applicable basic maximum #floor area ratio# by up to an amount specified in Section 98-22, or within Subarea J only, would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on INSERT EFFECTIVE DATE OF THE TEXT AMENDMENT, the Department of Buildings shall be furnished with a certification by the Chairperson of the City Planning Commission that:

- (1) a contribution has been deposited into an escrow account or similar fund established by the City (the High Line Improvement Fund), or such contribution is secured by letter of credit or other cash equivalent instrument in a form acceptable to the City. Such contribution shall be used at the direction of the Chairperson solely for improvements to the #High Line# within the #High Line# improvement area applicable to such #zoning lot#, with such contribution being first used for improvements within that portion of the #High Line# improvement area on such #zoning lot#, or for contributions from #developments# or #enlargements# within Subarea J only, for any use with respect to the improvement, maintenance and operation of the #High Line# or the #High Line# Support Easement Volumes provided for under Appendix F, at the Chairperson's

direction. Such contribution shall be made in accordance with the provisions of Appendix D, E or F of this Chapter, as applicable;

(3) all additional requirements of Appendix D, E or F, as applicable with respect to issuance of a building permit, have been met.

(d) Prior to issuing a certificate of occupancy for any portion of a #development# or #enlargement# on a #zoning lot# located within Subarea J over which the #High Line# passes that incorporates #floor area# that would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT EFFECTIVE DATE OF THE TEXT AMENDMENT], the Department of Buildings shall be furnished a certification by the Chairperson, that

(1) #High Line# Support Work has been performed on such #zoning lot#, in accordance with and to the extent required by Appendix F; and

(2) all other applicable requirements of Appendix F have been met.

For temporary certificates of occupancy, certification with respect to performance of work shall be of substantial completion of the work as determined by the Chairperson. For permanent certificates of occupancy, certification with respect to performance of work shall be final completion of the work, as determined by the Chairperson.

98-421 Obstruction over the High Line

Within the #Special West Chelsea District#, the #High Line# shall remain open and unobstructed from the #High Line bed# to the sky, except for improvements constructed on the #High Line# in connection with the use of the #High Line# as a public open space and except where the #High Line# passes through and is covered by a #building# existing on [INSERT EFFECTIVE DATE OF THE ZONING TEXT AMENDMENT].

98-423 Street wall location, minimum and maximum base heights and maximum building heights

The provisions set forth in paragraph (a) of this Section shall apply to all #developments# and #enlargements#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (g) of this Section.

(g) Subarea J

The provisions set forth in paragraph (a) of this Section shall not apply to any #building# on a #zoning lot# in Subarea J. In lieu thereof the provisions of this paragraph (g) shall apply.

(i) Mid Block Zone.

The Midblock Zone shall be that portion of Subarea J located more than 150 feet west of the Ninth Avenue #street line# and more than 200 feet east of the Tenth Avenue #street line#. Within the Midblock Zone, a #building# shall have a maximum #street wall# height before setback of 130 feet, and shall have a maximum #building# height of 150 feet. Any portion of a #building# exceeding a height of 130 feet shall be set back at least 20 feet from the adjoining #street wall#.

(ii) Ninth Avenue Zone.

The Ninth Avenue Zone shall be that portion of Subarea J within 150 feet of the Ninth Avenue #street line#. Within the Ninth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 130 feet before setback and a maximum #building# height of 160 feet. Any #building# located above a height of 130 feet shall be set back at least 5 feet from the Ninth Avenue #street wall# and at least 15 feet from the West 15th Street and West 16th Street #street walls#.

(iii) Tenth Avenue Zone.

The Tenth Avenue Zone shall be that portion of a #zoning lot# within 200 feet of the Tenth Avenue #street line#. Within the Tenth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 185 feet before setback and a maximum #building# height of 230 feet. Any portion of a #building# located above a height of 185 feet shall be setback at least 10 feet from the #street line# and any portion of a #building# above a height of 200 feet shall be setback at least 25 feet from the #street line#. In addition, the #street wall# of any #enlargement# located within the Tenth Avenue Zone shall include a recess with a minimum depth of 15 feet and a minimum height of 15 feet. Such recessed #street wall# shall be located directly above the roof of any #building# existing on [INSERT EFFECTIVE DATE OF THE ZONING TEXT AMENDMENT], shall extend at least 25 feet along the West 15th Street frontage, and shall extend along at least 70% of the Tenth Avenue #street wall#, including all of the Tenth Avenue #street wall# located within 50 feet of the West 15th Street #street line#. Permitted obstructions allowed pursuant to Section 33-42 (Permitted Obstructions) may be located within such recessed area.

Minimum and Maximum Base Height and Maximum Building Height by District or Subarea

Table with 3 columns: District or Subarea, Minimum Height (in feet), Maximum Building Height (in feet). Rows include Subarea J (i) Mid Block Zone, Subarea J (ii) Ninth Avenue Zone, and Subarea J (iii) Tenth Avenue Zone.

6 see Section 98-423, paragraph (g)

98-55 Requirements for Non-Transparent Surfaces on the East Side of the High Line

Except in Subarea J, any #development# or #enlargement# that is 40 feet or more in length and contains no transparent element between the level of the High Line bed# and an elevation of 12 feet above the level of the #High Line bed#, shall be planted with vines or other plantings or contain artwork.

98-61 High Line Access Or Support Easement Volumes Requirement

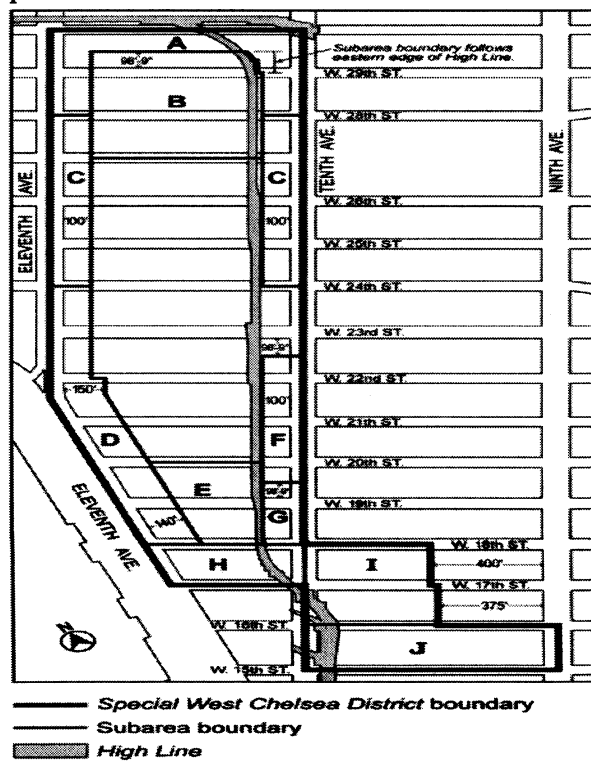
For all #developments# or #enlargements# within the #Special West Chelsea District#, an easement volume to facilitate public pedestrian access to the #High Line# via stairway and elevator (hereinafter referred to as "primary access"), shall be provided on any #zoning lot# over which the #High Line# passes that, on or after December 20, 2004, has more than 5,000 square feet of #lot area#. For all #developments# or #enlargements# within Subareas H, I and J that are developed pursuant to Section 98-25, this provision does not apply.

98-62 High Line Access Easement Regulations

The provisions of this Section shall apply to any #zoning lot# providing an access easement volume other than a #zoning lot# developed pursuant to Section 98-25, as follows:

Appendix A

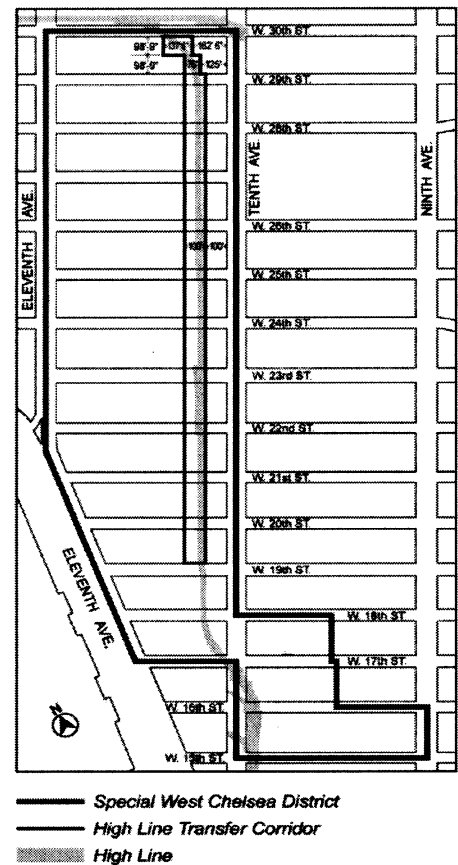
Special West Chelsea District and Subareas



[Amend the map in Appendix B to include the Chelsea Market block in the Special West Chelsea District as follows:]

Appendix B

High Line Transfer Corridor



APPENDIX F

Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Within Subarea J

This Appendix sets forth additional requirements governing #zoning lots# located within Subarea J over which the #High Line# passes with respect to a #development# or #enlargement# which involves an increase in the applicable basic maximum #floor area ratio# of the #zoning lot# up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), with respect to: (1) the issuance of a building permit for such #development# or #enlargement# pursuant to paragraph (a) of Section 98-25 (High Line Improvement Bonus); (2) the performance of improvements as a condition of issuance of temporary or permanent certificates of occupancy pursuant to paragraph (d) of Section 98-25; and (3) the option of the Owner to offer to the City an additional #High Line# Support Easement Volume. The term "parties in interest" as used herein shall mean "parties-in-interest," as defined in paragraph (f)(4) of the definition of #zoning lot# in Section 12-10.

- (a) Requirements for Issuance of Building Permit Pursuant To Paragraph (a) of Section 98-25
(1) As a condition of certification:
(i) Owner shall, subject to a deduction pursuant to other provisions of this Appendix F, deposit into the #High Line# Improvement Fund, or secure by letter of credit or other cash equivalent instrument in a form acceptable to the City, a contribution for each square foot of #floor area# which causes the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT], up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas) Such contribution shall be \$58.08 per square foot of #floor area# as of [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT], and shall be adjusted July 1 of the following year and each year thereafter by the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics.
(ii) All parties-in-interest shall execute a restrictive declaration including easements to the City in a form acceptable to the City providing for the #High Line# Support Easement Volumes and addressing the terms described in this paragraph (a)(1)(ii):
(a) Locations and Dimensions: The #High Line# Support Easement Volumes shall be sized and located to accommodate the following amenities, all of which shall be located within the #buildings# located within the Tenth Avenue Zone as described in Section 98-423(g)(iii):
(1) Exclusive easements for public restrooms for each gender with an aggregate area of no less

- than 560 square feet (and which need not be more than 700 square feet) located adjacent to the #High Line# with direct access to the #High Line# for each of the male public restroom and the female public restroom;
- (2) Exclusive easements for #High Line# support space with an aggregate area of no less than 2,400 square feet (and which need not be more than 3,000 square feet) of which up to 800 square feet may be located on a mezzanine level, such space to be located adjacent and accessible to the #High Line#;
- (3) Exclusive easements for #High Line# support space located in the cellar level in an aggregate area no less than 800 square feet (but need not be more than 1,000 square feet);
- (4) Exclusive use of a dedicated freight elevator that shall provide access to the cellar level, a shared loading facility at street level, the level of the #High Line bed# and the level of the #High Line# support space described in paragraph (a)(1)(ii)(a)(2); and
- (5) Non-exclusive easements for (i) access between the dedicated freight elevator and (a) the shared loading facility at grade level and (b) the #High Line# support space located in the cellar level; and (ii) use of the shared loading facility as more particularly set forth in paragraph (a)(1)(ii)(b).
- (b) #Use#: The #High Line# Support Easement Volumes shall not be dedicated for use by the general public but rather for use by the City or its designee for storage, delivery of materials and support of #uses# within the #High Line# (and in connection therewith, the fitting-out, operating, maintaining, repairing, restoring and replacement of the #High Line# Support Easement Volumes), except that (i) the public may use the public restrooms, (ii) up to 650 square feet of space adjacent to the #High Line# may be used exclusively for educational and related programming that is at no cost to the public and (iii) if dedicated to the City in accordance with paragraph (d) of this Appendix F, the optional additional #High Line# Support Easement Volume may be accessible to the public as part of concessions or other uses that relate to the #High Line#. The City or its designee shall at all times use, operate and maintain the #High Line# Support Easement Volumes so as not to interfere with the use and enjoyment of the #buildings# located within Subarea J. The #High Line# support spaces described in paragraph (a)(1)(ii)(a)(2) and (3) shall be accessible by a dedicated freight elevator that connects to non-exclusive portions of the #building#, including a loading facility at #curb level#, through which the City or its designee shall be provided with a non-exclusive easement to enable reasonable and customary access.
- (c) Effective Date: The City's or its designee's rights to utilize the #High Line# Support Easement Volumes shall commence on the date that the #High Line# Support Work has been completed in accordance with paragraph (b)(1) of this Appendix F, or in the event of default of Owner in accordance with paragraph (c) of this Appendix F, the date that the City has notified Owner that it intends to perform such #High Line# Support Work in accordance with paragraph (c).
- (d) Notice by the Department of City Planning of its receipt of a certified copy of the restrictive declaration shall be a precondition to issuance by the Commissioner of Buildings of any building permits including any foundation or alteration permit for any #development# of #enlargement# which causes the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT].
- (iii) Owner shall submit plans for the #High Line# Support Work described in paragraph (b)(1) that demonstrate compliance with the provisions of this Appendix F, and are consistent with New York City Department of Parks and Recreation standards and best practices governing material life and maintenance, for review and approval by the Chairperson of the City Planning Commission.
- (iv) Solely in the event the initial certification made pursuant to Section 98-25(a) is with respect to additional #floor area# to be added to a #building# or portion of a #building# located outside of the Tenth Avenue Zone as described in Section 98-423(g)(iii) only, then Owner shall enter into agreements with the City or its designee, in form reasonably acceptable to the City, to provide interim access in accordance with such agreements to the #High Line# through a non-exclusive loading facility and an existing freight elevator. Such agreements shall provide that any space within the existing #building# may be used by the City or its designee at no cost, except the City or its designee shall be obligated to pay for the proportionate costs of utilities, maintenance and other building expenses associated with its use of such loading facility and elevator, and for any improvements or modifications to such space that may be requested by the City or its designee. Such interim access shall cease upon the date that the City or its designee commences utilization of the #High Line# Support Easement Volumes in accordance with paragraph (a)(1)(ii)(c) of this Appendix F.
- (2) The location of #floor area# which would cause the #floor area ratio# of a zoning lot to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT] and be subject to the provisions of Section 98-25, shall be considered to be the topmost portion of the #development# or #enlargement# unless, at the time of certification pursuant to Section 98-25, paragraph (a), Owner designates on plans submitted to the Chairperson of the City Planning Commission, subject to the concurrence of the Chairperson of the City Planning Commission, an alternate location.
- (b) Requirements for Issuance of Certificates of Occupancy Pursuant To Paragraph (d) of Section 98-25:
- (1) #High Line# Support Work Pursuant to Paragraph (d) of Section 98-25
- (i) Owner shall perform #High Line# Support Work subject to the provisions of this paragraph, (b)(1). For temporary certificates of occupancy, certification pursuant to Section 98-25, paragraph (d), shall be the substantial completion of the work. For permanent certificates of occupancy, certification shall be of final completion of the work.
- (ii) The #High Line# Support Work shall consist of the following:
- (a) The construction, fit-out and delivery in an operative condition of public restrooms described in paragraph (a)(1)(ii)(a)(1) of this Appendix F, furnished with restroom fixtures, including six waterclosets for women, an aggregate of six waterclosets and/or urinals for men and three sinks in each restroom, and provided with utility connections.
- (b) The construction of the core and shell of the #High Line# support space described in paragraphs (a)(1)(ii)(a)(2) and (3) of this Appendix F, including the provision of and access to separately metered gas, ventilation, water, sewers, electricity and telecommunications utilities systems commonly available in the #building# sufficient to support the anticipated uses of the support space. Within the portion of the #High Line# support space in the vicinity of the level of the #High Line bed#, the Owner will install a kitchen exhaust duct from such support space to a suitable point of discharge and will provide access to the #building# sprinkler standpipe and fire alarm system. Such support space shall also include access to a storage mezzanine pursuant to a dedicated lift, and there shall be a clear path at least five feet wide from the lift to the dedicated freight elevator described in paragraph (b)(1)(ii)(c) below. The Owner will not be responsible for distributing any utility services within the #High Line# support space or for providing any ancillary equipment for the kitchen exhaust duct.
- (c) The construction of the dedicated freight elevator described in paragraph (a)(1)(ii)(a)(2) of this Appendix F, with a minimum capacity of 3,000 pounds.
- (iii) Following the completion of the #High Line# Support Work described in paragraph (b)(1)(ii), all subsequent costs of operating, maintaining, repairing, replacing and additional fit-out of the #High Line# support space shall be exclusively the responsibility of the City and not the Owner; provided that the Owner shall be responsible for the repair and replacement of any defective #High Line# Support Work for a period of one year after completion thereof.
- (iv) The cost to Owner of the #High Line# Support Work shall not exceed \$2,544,000. In the event that the City requests Owner to perform any additional work in conjunction with the #High Line# Support Work and the Owner agrees to perform such additional work, then the cost of such additional work shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F.
- (v) Except as set forth in paragraph (b)(1)(v) below, no temporary or permanent certificates of occupancy may be issued pursuant to Section 98-25, paragraph (d), for #floor area# in a #development# or #enlargement# which causes the #floor area ratio# of such #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT] until the #High Line# Support Work described in paragraph (b)(1) of this Appendix F shall have been substantially completed or finally completed, as the case may be.
- (vi) Notwithstanding anything to the contrary in this paragraph (b)(1), if certification is initially made pursuant to Section 98-25(a) with respect to additional #floor area# to be added to a #building# or portion of a #building# located outside of the Tenth Avenue Zone as described in Section 98-423(g)(iii) only, then the conditions to certification pursuant to Section 98-25, paragraph (d) for a permanent or temporary certificate of occupancy shall not apply to such #building# or portion of a #building# and the following conditions shall apply instead:
- (a) Owner shall deliver a letter of credit or other security reasonably satisfactory to the City in an amount reasonably determined by the City as sufficient for the City to perform the #High Line# Support Work described in paragraph (b)(1) of this Appendix F, which letter of credit or other security may be drawn or exercised by the City in the event of a default by Owner in accordance with paragraph (c)(ii) of this Appendix F; and
- (b) Owner shall enter into an agreement with the City in a form reasonably acceptable to the City requiring Owner to commence the #High Line# Support Work described in paragraph (b)(1) of this Appendix F no later than September 1, 2017, subject to force majeure as determined by the Chairperson, and shall thereafter diligently prosecute the same to completion pursuant to an agreed-upon schedule, subject to force majeure as determined by the Chairperson.

- (c) In the event Owner is in default of its obligations pursuant to the agreements required by paragraph (b)(1)(vi) of this Appendix F:
  - (1) the City shall be entitled to draw the letter of credit or exercise the other security described in paragraph (b)(1)(i)(a) and to take possession of the #High Line# Support Easement Volumes following delivery of notice to Owner that the City intends to perform the #High Line# Support Work in accordance with provisions to be set forth in the restrictive declaration described in paragraph (a)(1)(ii);
  - (2) the City shall return to Owner any contribution made to the #High Line# Improvement Fund with respect to additional #floor area# to be added to a #building# or portion of a #building# located within the Tenth Avenue Zone as described in Section 98-423(g)(iii); and
  - (3) no additional building permit may be issued pursuant to Section 98-25, paragraph (a) with respect to a #development# or #enlargement# to be located within the Tenth Avenue Zone as described in Section 98-423(g)(iii), nor may any temporary or permanent certificates of occupancy be issued pursuant to Section 98-25, paragraph (d), for #floor area# in such a #development# or #enlargement# which causes the #floor area ratio# on a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT DATE OF THE EFFECTIVE DATE OF THE TEXT AMENDMENT].

- (d) Option to Offer an Additional #High Line# Support Easement Volume:
  - (1) Owner, at its sole option, may elect to offer to the City an easement comprising up to 7,500 square feet of #floor area# within the #building# adjacent to the #High Line# and at the vicinity of the level of the #High Line bed# as an additional #High Line# Support Easement Volume by written notice to the Chairperson of the City Planning Commission, with a copy to the Commissioner of the Department of Parks and Recreation. Such written notice shall be delivered contemporaneously with the Owner's first request for the certification of the Chairperson described in paragraph (a) of Section 98-25 (High Line Improvement Bonus) that relates to a #building# or portion of a #building# within the Tenth Avenue Zone as described in Section 98-423(g)(iii).
  - (2) If Owner elects to exercise such option, the Owner shall provide an appraisal from an appraiser reasonably acceptable to the City who is a member of the American Institute of Real Estate Appraisers (or its successor organization) establishing the fair market value of the additional #High Line# Support Easement Volume to be so dedicated. The term "fair market value" shall mean the price at which such additional #High Line# Support Easement Volume would change hands between

a willing buyer and a willing seller, both acting rationally, at arm's length, in an open and unrestricted market. The appraisal shall determine such fair market value of the additional #High Line# Support Easement Volume based on its highest and best lawful as-of-right uses, valued in an unimproved core and shell physical condition (including any existing structural elements, such as the demising wall separating the #High Line# from the additional easement volume) and considered unencumbered by any leases, mortgages or other matters that will be released or otherwise subordinate to the grant of such additional #High Line# Support Easement Volume to the City. The appraisal shall not assume that as-of-right uses of the additional #High Line# Support Easement Volume may enjoy any access to and from the #High Line#. Any other appraisal assumptions or instructions not set forth herein shall be subject to approval by the City.

- (3) If such option is exercised by Owner, the City shall have up to 60 days from the delivery of the written notice described in paragraph (d)(1) to irrevocably accept or decline the exercise of the option by written notice to Owner. If the City does not so accept or decline the option within said 60 day period, then the option shall be deemed declined and neither the City nor Owner shall have any further rights or obligations under this paragraph (d).
- (4) If such option is exercised by Owner and accepted by the City, the restrictive declaration described in paragraph (a)(1)(ii) of this Appendix F shall provide or shall be amended to include the additional #High Line# Support Easement Volume within the grant to the

City, and the value of the additional #High Line# Support Easement Volume as set forth in the appraisal shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F.

- (5) In the event that the City requests Owner to perform any work in conjunction with the dedication of the additional #High Line# Support Easement Volume and the Owner agrees to perform such work, then the cost of such additional work shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F. All costs of fitting-out, operating, maintaining, repairing and replacing the additional #High Line# Support Easement Volume shall be exclusively the responsibility of the City and not the Owner.

No. 5

**CD 4 C 120143 ZMM**  
**IN THE MATTER OF** an application submitted by Jamestown Premier Chelsea Market, LP pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 16th Street, Ninth Avenue, West 15th Street and Tenth Avenue, as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

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

jy11-25

**EMPLOYEES RETIREMENT SYSTEM**

■ INVESTMENT MEETING

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Tuesday, July 24, 2012 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

jy17-23

**EQUAL EMPLOYMENT PRACTICES COMMISSION**

■ MEETING

The next meeting of the Equal Employment Practices Commission will be held in the Commission's Conference Room/Library at 253 Broadway, (Suite 602) on Thursday, July 26, 2012 at 9:15 A.M.

jy20-26

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**FRANCHISE ADMINISTRATION**

■ PUBLIC HEARING

NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE PUBLIC HEARING to be held on Monday, August 6, 2012 commencing at 2:30 P.M. at 22 Reade Street, Borough of Manhattan in the matter of a proposed assignment of a public pay telephone franchise from the current franchisee, Comet Communications, Inc. ("Comet"), to Vector Telecom LLC. Vector Telecom, LLC is proposing to acquire Comet's interest in, and to assume Comet's obligations under, Comet's franchise agreement with the City of New York, which grants the non-exclusive right and consent to install, operate, repair, maintain, upgrade, remove and replace public pay telephones on, over and under the inalienable property of the City.

Copies of the proposed assignment and assumption agreement and the existing franchise agreement may be viewed at the Department of Information Technology and Telecommunications, 2 Metrotech Center, 4th Floor, Brooklyn, New York 11201, from July 13, 2012 through August 6, 2012, between the hours of 9:30 A.M. and 3:30 P.M., excluding Saturdays, Sundays and holidays. Hard copies of the proposed assignment and assumption agreement and existing franchise agreement may be obtained, by appointment, at a cost of \$.25 per page. All payments shall be made at the time of pickup by check or money order made payable to the New York City Department of Finance. The proposed assignment and assumption agreement and existing franchise agreement may also be obtained in PDF form at no cost, by email request. Interested parties should contact Roxanne Chambers at (212) 788-6610 or by email at RChambers@doitt.nyc.gov.

NOTE: Individuals requesting sign language interpreters at the public hearing should contact the Mayor's Office of Contract Services, Public Hearing Unit, 253 Broadway, 9th Floor, New York, New York 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC

HEARING. TDD users should call Verizon relay service. The Hearing may be cablecast on NYC Media Group channels.

jy13-a6

**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, **July 24, 2012 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 BROOKLYN 13-2905 - Block 26,5 lot 43 - 50 Court Street - Borough Hall Skyscraper Historic District A Renaissance Revival style office/commercial building designed by William E. Lehman in 1913. Application is to replace a marquee. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF BROOKLYN 13-1085 - Block 777, lot 77- 120 Montague Street - Brooklyn Heights Historic District A Greek Revival style residence constructed in 1840-1849 and altered prior to designation. Application is to install a trash enclosure. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF BROOKLYN 13-3663 - Block 300, lot 7- 118 Congress Street - Cobble Hill Historic District A row of four Italianate style rowhouses built c. 1850s and altered for institutional use, and a two-story building built c. 1983. Application is to alter the front and rear facades of the rowhouses and construct rooftop additions, and to demolish the modern building and construct five rowhouses. Zoned R6. Community District 6.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF BROOKLYN 13-2798 - Block 312, lot 23- 244 Baltic Street - Cobble Hill Historic District An Italianate style carriage house built c. 1860. Application is to replace the garage door. Community District 6.

BINDING REPORT  
 BOROUGH OF QUEENS 12-7189 - Block 5917, lot 1- Building 207 and 207A - Fort Totten Historic District A Colonial Revival style semi-attached residence designed by the Office of the Quartermaster General and built in 1905. Application is to install a barrier-free access lift and ramps, and to remove windows. Community District 7.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF BRONX 12-9366 - Block 5939, lot 463- 5241 Independence Avenue - Riverdale Historic District A vacant lot. Application is to construct a new house. Zoned R-1-1, NA-2. Community District 8.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF BRONX 13-2287 - Block 2829, lot 19- 1989 Morris Avenue - Morris Avenue Historic District A brick rowhouse designed by John Hauser and built in 1906. Application is to legalize the replacement of the stoop, the construction of walls and a gate, and the installation of an areaway fence without Landmarks Preservation Commission permits. Community District 5.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF MANHATTAN 13-0009 - Block 46, lot 3- 100 Broadway - American Surety Company Building - Individual Landmark A neo-Renaissance style office building designed by Bruce Price and built in 1894-96, and enlarged in the 1920s with additions designed by Herman Lee Meader. Application is to alter the facade and install storefront infill. Community District 1.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF MANHATTAN 13-1700 - Block 178, lot 19- 225 West Broadway - Tribeca East Historic District Two dwellings built circa 1810, which were subsequently combined, and highly altered in the twentieth century. Application is to install new storefront infill, replace metal steps, and install signage. Community District 1.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF MANHATTAN 13-2707 - Block 107, lot 34- 246 Front Street, aka 267 1/2 Water Street - South Street Seaport Historic District An empty lot. Application is to construct a new building. Zoned C6-4. Community District 1.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF MANHATTAN 13-1857 - Block 521, lot 13- 307-309 Mott Street - NoHo East Historic District A pair of Italianate style tenement buildings, built c. 1867-68. Application is to legalize alterations to facade while a permit is pending, legalize the installation of entrances without Landmarks Preservation Commission permits, and to install light fixtures and new windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
 BOROUGH OF MANHATTAN 13-0884 - Block 544, lot 72- 27 East 4th Street - NoHo Historic District Extension A garage and repair shop designed by Herman Kron and



built in 1945-46. Application is to demolish the existing building and construct a new building. Zoned M1-5B. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-1414 - Block 530, lot 25-37 Great Jones Street - NoHo Historic District Extension  
A utilitarian style garage and warehouse building designed by Lewis C. Patton and built in 1917-18. Application is to alter the front and rear facades and construct a rooftop addition. Zoned M1-5B. Community District 2.

**MODIFICATION OF USE AND BULK**  
BOROUGH OF MANHATTAN 13-1415 - Block 530, lot 25-37 Great Jones Street - NoHo Historic District Extension  
A utilitarian style garage and warehouse building designed by Lewis C. Patton and built in 1917-18. Application is to request that the Landmarks Preservation Commission issue a report to City Planning Commission relating to an application for a Modification of Use Pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5B. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-8706 - Block 567, lot 14-16 East 10th Street - Greenwich Village Historic District  
A Greek Revival style rowhouse with Italianate style detailing built in 1848. Application is to construct rooftop bulkheads, railings, and excavate the cellar level and rear yard. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-1729 - Block 487, lot 6-498 Broome Street - SoHo-Cast Iron Historic District  
A store building designed by Ernest Greis, and built in 1885. Application is to construct a rooftop addition, replace windows, and install storefront infill. Zoned M1-5A. Community District 2.

**MODIFICATION OF USE AND BULK**  
BOROUGH OF MANHATTAN 13-1441 - Block 487, lot 6-498 Broome Street - SoHo-Cast Iron Historic District  
A store building designed by Ernest Greis, and built in 1885. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for Modification of Use Pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-6967 - Block 465, lot 10-106 East 10th Street - St. Mark's Historic District  
A late Italianate style rowhouse, designed by J. J. Jardine and built in 1867. Application is to construct a rooftop bulkhead, modify a parapet, and excavate the rear yard. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-7092 - Block 465, lot 12-110 East 10th Street - St. Mark's Historic District  
A late Italianate style rowhouse, designed by J. J. Jardine and built in 1867. Application is to excavate the rear yard. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-1191 - Block 897, lot 16-15 Rutherford Place, aka 216 East 16th Street - Stuyvesant Square Historic District  
A Greek Revival style meeting house and seminary building designed by Charles Bunting and built in 1861. Application is to alter the areaway, install gates, deck, and a storage shed. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-1089 - Block 717, lot 43-400 West 20th Street, aka 169 9th Avenue - Chelsea Historic District  
A residential building with a commercial ground floor built in 1845. Application is to install storefront infill. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-6033 - Block 719, lot 44-400 West 22nd Street, aka 195 9th Avenue - Chelsea Historic District  
A one-story building built as an extension to 400 West 22nd Street. Application is to install storefront infill and legalize the installation of a rooftop fence without Landmarks Preservation Commission permit(s). Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-5106 - Block 830, lot 37-250-252 Fifth Avenue, aka 1-5 West 28th Street - Madison North Square Historic District  
A neo-Classical style bank building designed by McKim, Meade and White and built between 1907 and 1928. Application is to construct a new building, construct a rooftop addition, replace doors, alter openings, and install a canopy. Zoned M1-6/C5-2. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-3682 - Block 805, lot 81-130 West 30th Street - 130 West 30th Street Building-Individual Landmark  
An Assyrian Revival style office building designed by Cass Gilbert and built in 1927-1928. Application is to install storefront infill and a canopy, and modify the rear facade. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-2619 - Block 835, lot 41-350 Fifth Avenue - The Empire State Building - Individual Landmark and Interior Landmark  
An Art Deco style office building with an Art Deco style lobby, all designed by Shreve, Lamb, and Harmon, and built in 1930-31. Application is to establish a master plan

governing the future installation of elevator controls. Community District 5.

**ADVISORY REPORT**  
BOROUGH OF MANHATTAN 13-0241 - Block 1257, lot 2-Bryant Park - Scenic Landmark  
A formal French style garden designed in 1933 by Lusby Simpson and reconstructed and partially redesigned by Hanna/Olin in 1988-91. Application is to establish a master plan governing seasonal installations. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-1337 - Block 1144, lot 47-136 West 73rd Street - Upper West Side/Central Park West Historic District  
A neo-Grec/ Queen Anne style rowhouse designed by Gilbert A. Shellenger and built in 1882-83. Application is to construct a rear addition. Zoned R8B. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-1777 - Block 1126, lot 29-135 Central Park West - Upper West Side/ West 73-74th Street Historic District  
A Beaux-Arts style apartment building designed by Clinton & Russell and built in 1904-07. Application is to replace steps at entrances. Community District 7.

**BINDING REPORT**  
BOROUGH OF MANHATTAN 13-3171 - Block 1148, lot 14-Columbus Avenue, Between West 76th Street and West 77th Street - Upper West Side/Central Park West Historic District  
A commercial thoroughfare laid out in 1811. Application is to install plantings and seating, on the sidewalk. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-4384 - Block 1128, lot 11-41 West 75th Street - Upper West Side/Central Park West Historic District  
A Renaissance Revival style rowhouse designed by George M. Walgrove and built in 1890-91. Application is to alter the rear facade and excavate the cellar. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-5646 - Block 1202, lot 11-53 West 88th Street - Upper West Side/Central Park West Historic District  
A Romanesque Revival Style rowhouse, designed by Neville & Bagge and built in 1892-94. Application is to legalize the construction of a stoop and areaway walls in non-compliance with Certificate of No Effect 09-6151. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-9093 - Block 1409, lot 50-170 East 75th Street - Upper East Side Historic District Extension  
An Arts and Crafts style rowhouse designed by Hill and Stout and built in 1880-81, and converted into an automobile stable in 1902. Application is to construct additions and modify a dormer. Zoned C1-8X. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-3786 - Block 1391, lot 54-50 East 77th Street - Upper East Side Historic District  
An Art Deco style hotel with a separate apartment wing designed by Sylvan Bien and built in 1929-30. Application is to establish a Master Plan governing window replacement in the apartment wing. Community District 8.

**ADVISORY REPORT**  
BOROUGH OF MANHATTAN 13-1327 - Block 1502, lot 1-2 East 91st Street - Andrew Carnegie Mansion - Individual Landmark, Carnegie Hill Historic District  
A neo-Georgian style mansion with Beaux-Arts elements designed by Babb, Cook & Willard, and built in 1899-1903. Application is to install an electrical sidewalk vault. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-5341 - Block 1988, lot 1-3320 Broadway - Clermont Theater Building - Individual Landmark  
A neo-Renaissance style theater building designed by Gaetano Ajello and built in 1913-14. Application is to replace storefront infill, install signage, create a below grade entrance and install a lift. Community District 9.

fy11-24

## BOARD OF STANDARDS AND APPEALS

### ■ PUBLIC HEARING

#### AUGUST 7, 2012, 10:00 A.M.

**NOTICE IS HEREBY GIVEN** of a public hearing, Tuesday morning, **August 7, 2012, 10:00 A.M.**, at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

#### SPECIAL ORDER CALENDAR

**548-69-BZ**  
APPLICANT – Eric Palatnik, P.C., for BP North America, owner.  
SUBJECT – Application March 27, 2012 – Extension of Term for a previously granted Variance for the continued operation of a gasoline service station (*BP North America*) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district.  
PREMISES AFFECTED – 107-10 Astoria Boulevard, southeast corner of 107th Street, Block 1694, Lot 1, Borough of Queens.  
**COMMUNITY BOARD #3Q**

**69-91-BZ**  
APPLICANT – The Law Office of Fredrick A. Becker, for The 61 West 62nd Street Condominium, owner; TSI Lincoln LLC

dba New York Sports Club, lessee.  
SUBJECT – Application April 11, 2012 – Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (*New York Sports Club*) which expired on November 26, 2012; an Amendment for the decrease in floor area; Waiver of the Rules. C4-7 (L) zoning district.  
PREMISES AFFECTED – 49-61 West 62nd Street, northeasterly corner of West 62nd Street and Columbus Avenue, Block 1115, Lot 7502, Borough of Manhattan.  
**COMMUNITY BOARD #7M**

**93-97-BZ**  
APPLICANT – Eric Palatnik, P.C., for Pi Associates, LLC, owner.  
SUBJECT – Application March 13, 2012 – Amendment to a previously granted Variance (72-21) to permit the change in use of a portion of the existing second floor (5902sf) which is currently occupied by 13 off street accessory parking spaces to UG 6 office use. C4-3 zoning district.  
PREMISES AFFECTED – 136-21 Roosevelt Avenue, between Main Street and Union Street, Block 4980, Lot 11, Borough of Queens.  
**COMMUNITY BOARD #7Q**

**72-04-BZ**  
APPLICANT – Eric Palatnik, P.C., for Bway-129 St. Gasoline Corp., owner.  
SUBJECT – Application December 5, 2011 – Extension of Term (§11-411) of a previously approved variance, which permitted the erection and maintenance of an automotive service station (UG 16B) with accessory uses which expired on June 3, 2010; Waiver of the Rules of Practice and Procedure. R6/C1-2 zoning district.  
PREMISES AFFECTED – 141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Borough of Queens.  
**COMMUNITY BOARD #7Q**

#### APPEALS CALENDAR

**45-03-A thru 62-03-A & 64-03-A**  
APPLICANT – Joseph Loccisano, P.C., for Willowbrook Road Associates LLC, owner.  
SUBJECT – Application October 3, 2011 – Proposed construction of a single family dwelling partially not fronting on a legally mapped street and located within the bed of a mapped street contrary to Article 3, Section 35 of the General City Law. R3-1 zoning district.  
PREMISES AFFECTED – Hall Avenue, north side of Hall Avenue, 542.56' west of the corner formed by Willowbrook Road and Hall Avenue, Block 2091, Lot 60,80, Borough of Staten Island.  
**COMMUNITY BOARD #2SI**

**83-12-A & 84-12-A**  
APPLICANT – Richard G. Leland, Esq./Fried Frank, for Frank Ferrovicchio, owner; Millennium Billboards LLC, lessee.  
SUBJECT – Application April 6, 2012 – Appeal from determination of Bronx Borough Commissioner of the Department of Buildings regarding right to maintain existing advertising sign in commercial district.  
PREMISES AFFECTED – 653 Bruckner Boulevard, intersection of Brucker Boulevard and Timpson Place, Block 2603, Lot 115, Borough of Bronx.  
**COMMUNITY BOARD #2BX**

**164-12-A**  
APPLICANT – Joseph A. Sherry, for Breezy Point Cooperative, Inc., owner; Robert Hauck, lessee.  
SUBJECT – Application June 11, 2012 – Site and building not fronting a mapped street contrary to Art. 3 Sect.36 GCL and Sect 27-291 Admin. Code of City of New York. The building is in the bed of a mapped street contrary to Art 3 Sect. 35 of the Gen. City Law.  
PREMISES AFFECTED – 210 Oceanside Avenue, Block 16350, Lot 400, Borough of Queens.  
**COMMUNITY BOARD #14Q**

#### AUGUST 7, 2012, 1:30 P.M.

**NOTICE IS HEREBY GIVEN** of a public hearing, Tuesday afternoon, **August 7, 2012, at 1:30 P.M.**, at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

#### ZONING CALENDAR

**2-12-BZ**  
APPLICANT – Rothkrug Rothkrug & Spector, LLP, for Tehjila Development, LLC, owner.  
SUBJECT – Application January 3, 2012 – Variance (§72-21) for the construction of a three story with cellar, two family dwelling on a vacant lot, contrary to side yard requirement (ZR23-48); less than the required number of parking spaces (ZR25-21) and location of one parking space within the front yard (ZR23-44). R5 Zoning district.  
PREMISES AFFECTED – 95-36 115th Street, 335.29' south of intersection of 95th Avenue and 115th Street, Block 9416, Lot 24, Borough of Queens.  
**COMMUNITY BOARD #9Q**

**11-12-BZ**  
APPLICANT – Law Office of Fredrick A. Becker, for Marc Edelstein, owner.  
SUBJECT – Application November 17, 2012 – Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R-2 zoning district.  
PREMISES AFFECTED – 3599 Bedford Avenue, East side of Bedford Avenue, between Avenue N and Avenue O, Borough of Brooklyn, Block 7679, Lot 13, Borough of Brooklyn.  
**COMMUNITY BOARD #14BK**

**61-12-BZ**  
APPLICANT – Sheldon Lobel, P.C., for Martha Schwartz, owner; Altamarea Group, lessee.  
SUBJECT – Application March 15, 2012 – Variance (§72-21) to permit a Use Group 6 restaurant in a portion of the cellar and first floor of the existing two-story and cellar building. M1-5B zoning district.  
PREMISES AFFECTED – 216 Lafayette Street, between Spring Street and Broome Street, 25' of frontage along

Lafayette Street, Block 482, Lot 28, Borough of Manhattan.  
**COMMUNITY BOARD #2M**

**141-12-BZ**

APPLICANT – Eric Palatnik, for Won Hoon Cho, Inc., owner.  
SUBJECT – Application May 3, 2012 – Re-Instatement (§§11-411 & 11-412) of a previously approved variance which permitted retail (UG 6) in a residential district which expired on October 14, 1989; Amendment to permit the installation of three (3) new awnings with signage; and changes to the interior layout; Waiver of the Rules. R4 zoning district.  
PREMISES AFFECTED – 65-02/10 164th Street, southwest corner of 65th Street, Block 6762, Lot 53, Borough of Queens.  
**COMMUNITY BOARD #8Q**

*Jeff Mulligan, Executive Director*

**fy20-23**

**TRANSPORTATION****■ PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 p.m. on Wednesday August 1, 2012. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

**#1** In the matter of a proposed revocable consent authorizing Aging in America, Inc. to continue to maintain and use a tunnel under and across Fort Lurting Avenue, between Pelham Parkway South and Esplanade, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2011 to June 30, 2021 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2011 to June 30, 2012 - \$10,737  
For the period July 1, 2012 to June 30, 2013 - \$10,800  
For the period July 1, 2013 to June 30, 2014 - \$11,114  
For the period July 1, 2014 to June 30, 2015 - \$11,428  
For the period July 1, 2015 to June 30, 2016 - \$11,742  
For the period July 1, 2016 to June 30, 2017 - \$12,056  
For the period July 1, 2017 to June 30, 2018 - \$12,370  
For the period July 1, 2018 to June 30, 2019 - \$12,684  
For the period July 1, 2019 to June 30, 2020 - \$12,998  
For the period July 1, 2020 to June 30, 2021 - \$13,312

the maintenance of a security deposit in the sum of \$13,400 and the insurance shall be in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) per occurrence, and Five Million Dollars (\$5,000,000) aggregate.

**#2** In the matter of a proposed revocable consent authorizing FG Forest Hills SH, LLC to continue to maintain and use light poles, together with electrical conduits, and benches on and in the sidewalk of 72nd Avenue, east of 112th Street, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2011 to June 30, 2021 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2011 to June 30, 2021 - \$1,800

the maintenance of a security deposit in the sum of \$4,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate

**#3** In the matter of a proposed revocable consent authorizing Ivan F. Marshalleck to continue to maintain and use a stoop and a fenced-in area on St. Nicholas Avenue, north of 145th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

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

the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be the amount of One Million dollars (1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#4** In the matter of a proposed revocable consent authorizing Seward Park Housing Corporation to continue to maintain and use (2) conduits under and across Pitt Street and Clinton Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides among others terms and condition for compensation payable to the city according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$10,387  
For the period July 1, 2009 to June 30, 2010 - \$10,699  
For the period July 1, 2010 to June 30, 2011 - \$11,026  
For the period July 1, 2011 to June 30, 2012 - \$11,347  
For the period July 1, 2012 to June 30, 2013 - \$11,677  
For the period July 1, 2013 to June 30, 2014 - \$12,007  
For the period July 1, 2014 to June 30, 2015 - \$12,337  
For the period July 1, 2015 to June 30, 2016 - \$12,667  
For the period July 1, 2016 to June 30, 2017 - \$12,997  
For the period July 1, 2017 to June 30, 2018 - \$13,327

the maintenance of a security deposit in the sum of \$20,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#5** In the matter of a proposed revocable consent authorizing SNYT LLC to continue to maintain and use a logo and planted areas on the east sidewalk of Seventh Avenue, between West 52nd Street and West 53rd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2011 to June 30, 2021 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2011 to June 30, 2021 - \$436

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of One Million dollars (1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#6** In the matter of a proposed revocable consent authorizing Three Twenty Five Cooperative, Inc. to continue to maintain and use an accessibility ramp on the west sidewalk of Central Park West, north of West 92nd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2011 to June 30, 2021 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2011 to June 30, 2021 - \$25

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be the amount of One Million dollars (1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**fy12-a1**

**PROPERTY DISPOSITION****CITYWIDE ADMINISTRATIVE SERVICES****OFFICE OF CITYWIDE PURCHASING****■ SALE BY SEALED BID****SALE OF: 3,000 LBS. OF UNCLEAN AUTOMOTIVE RADIATORS AND CORES (ASSORTED), USED.**

S.P.#: 12027

DUE: August 2, 2012

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, Office of Citywide Purchasing, 18th Floor Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal contact Gladys Genoves-McCauley (718) 417-2156.

**fy20-a2**

**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**

*“Compete To Win” More Contracts!  
Thanks to a new City initiative - “Compete to Win” - the NYC Department of Small Business Services offers a new set of FREE services to help create more*

*opportunities for minority and women-owned businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.*

**● Win More Contracts at nyc.gov/competetowin**

*“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.”*

**ADMINISTRATION FOR CHILDREN’S SERVICES****■ SOLICITATIONS**

*Human / Client Services*

**NON-SECURE DETENTION GROUP HOMES** – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 06811N0004 – DUE 05-31-13 AT 2:00 P.M. – The Administration for Children’s Services, Division of Youth and Family 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 5/31/13.

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.  
Administration for Children’s Services, 150 William Street, 9th Floor, New York, NY 10038.  
Patricia Chabla (212) 341-3505; Fax: (212) 341-3625; patricia.chabla@dca.state.ny.us

**j1-n14**

**■ INTENT TO AWARD**

*Human / Client Services*

**NON-SECURE DETENTION SERVICES** – Renewal – PIN# 06811N0004003R001 – DUE 07-26-12 AT 5:00 P.M. – The Administration for Children’s Services (ACS) intends to utilize Boy’s Town New York contract renewal option for the provision of NSD services at the Bergen Street house located at 535 Bergen Street, Brooklyn, NY, a 12 bed capacity home. The renewal term is 7/1/2012 - 12/31/2014. Any information concerning the providers performance as well as any other relevant factors may be expressed by contacting the listed contact person via e-mail.

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.  
Administration for Children’s Services, 150 William Street, 9th Floor, New York, NY 10038.  
Patricia Chabla (212) 341-3617; patricia.chabla@dca.state.ny.us

**fy23**

**AGING****■ AWARDS**

*Human / Client Services*

**LEGAL SERVICES FOR THE ELDERLY** – Government to Government – PIN# 12512T0001001 – AMT: \$221,000.00 – TO: New York State Unified Court, 25 Beaver Street, New York, NY 10004.

**fy23**

**CITYWIDE ADMINISTRATIVE SERVICES****MUNICIPAL SUPPLY SERVICES****■ VENDOR LISTS**

*Goods*

**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: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509.

**j5-d31**

**DESIGN & CONSTRUCTION****■ AWARDS**

*Construction / Construction Services*

**RECONSTRUCTION OF COMBINED SEWERS AND APPURTENANCES IN GRANDVIEW AVENUE BETWEEN HIMROD STREET AND MENAHAN STREET, ETC., QUEENS** – Competitive Sealed Bids – PIN# 85012B0063 – AMT: \$1,852,927.05 – TO: Maspeth

Supply Co. LLC, 55-14 48th Street, Maspeth, NY 11378.  
PROJECT ID: SEQ002661. DDC PIN#: 8502012SE0008C.  
● **CONSTRUCTION OF CATCH BASINS AND APPURTENANCES IN VARIOUS LOCATIONS, STATEN ISLAND** – Competitive Sealed Bids – PIN# 85012B0079 – AMT: \$944,023.23 – TO: P and T II Contracting Corporation, 106-17 153rd Street, Jamaica, NY 11433. PROJECT ID: SECBR1. DDC PIN#: 8502010SE0043C.

☛ jy23

**ECONOMIC DEVELOPMENT CORPORATION**

**CONTRACTS**  
■ SOLICITATIONS

*Goods & Services*

**FACILITIES MANAGEMENT/CONSTRUCTION MANAGEMENT SERVICES** – Request for Proposals – PIN# 1685-00 – DUE 08-28-12 AT 4:00 P.M. – This project has Minority and Women Owned Business Enterprise (“M/WBE”) participation goals and all respondents will be required to submit an M/WBE Utilization Plan with their response. To learn more about NYCEDC’s M/WBE program visit <http://www.nycedc.com/opportunitymwbe>. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the [www.nyc.gov/buycertified](http://www.nyc.gov/buycertified) OR the Empire State Development’s Division of Minority and Women Business Development as M/WBE, please go to the <http://www.osd.ny.gov/MWBE/directorySearch.html>.

NYCEDC established the Kick Start Loan programs for Minority, Women and Disadvantaged Business Enterprise (M/W/DBE) interested in working on NYCEDC construction projects. Kick Start Loans facilitates financing for short-term mobilization needs such as insurance, labor, supplies and equipment. Bidders/subcontractors are strongly encouraged to visit the NYCEDC website at [www.nycedc.com/opportunitymwbe](http://www.nycedc.com/opportunitymwbe) to learn more about the program.

An optional pre-proposal session will be held on Tuesday, July 31, 2012 at 10:00 A.M. at NYCEDC. Those who wish to attend should RSVP by email to [facilitiesrfp@nycedc.com](mailto:facilitiesrfp@nycedc.com) on or before July 30, 2012.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 4:00 P.M. on Monday, August 6, 2012. Questions regarding the subject matter of this RFP should be directed to [facilitiesrfp@nycedc.com](mailto:facilitiesrfp@nycedc.com). Answers to all questions will be posted by Thursday, August 16, 2012, to [www.nycedc.com/RFP](http://www.nycedc.com/RFP).

Please submit seven (7) sets of your proposal.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*  
*Economic Development Corp., 110 William Street, 6th Floor, New York, NY 10038. Maryann Catalano (212) 312-3969; Fax: (212) 312-3918; [facilitiesrfp@nycedc.com](mailto:facilitiesrfp@nycedc.com)*

☛ jy23

**EDUCATION**

**CONTRACTS AND PURCHASING**  
■ SOLICITATIONS

*Goods*

**SPORT UNIFORMS** – Competitive Sealed Bids – PIN# B2056040 – DUE 08-13-12 AT 4:00 P.M. – If you cannot download this BID, please send an e-mail to [VendorHotline@schools.nyc.gov](mailto:VendorHotline@schools.nyc.gov) with the BID number and title in the subject line of your e-mail. For all questions related to this BID, please send an e-mail to [BHamilton@schools.nyc.gov](mailto:BHamilton@schools.nyc.gov) with the BID number and title in the subject line of your e-mail.

Bid opening date and time: August 14, 2012 at 11:00 A.M.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*  
*Department of Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov)*

☛ jy23

*Human / Client Services*

**PROFESSIONAL DEVELOPMENT FOR SCHOOL LEADERS AND TEACHERS** – Request for Proposals – PIN# R0929040 – DUE 08-28-12 AT 1:00 P.M. – The New York City Department of Education (NYCDOE), on behalf of the School Programs and Partnerships Division of Academics, Performance and Support, seeks proposals from organizations experienced in providing high quality professional development to school leadership and instructional staff across content areas, with an overall focus on improving the classroom environment for learning and leadership development, while providing best practices to prepare students for the challenges of postsecondary education and work. The goal is to train educators to proactively plan varied approaches to what students need to learn, how they will learn it, and/or how they can express what they have learned, in order to increase the likelihood that each student will learn as efficiently as possible. Partners are also sought to assist administrators in understanding the concepts of sustainable leadership, particularly in an environment where principals have discretion in decision-making, and are accountable for student success. Questions regarding this solicitation should be addressed to [ISPSupport@schools.nyc.gov](mailto:ISPSupport@schools.nyc.gov) no later than

August 15th, 2012. If you cannot download this MTAC, please send an e-mail to [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov) with the MTAC number and title in the subject.

This solicitation is open indefinitely. However, to ensure service for the 2013 year, proposal’s must be received no later than 1:00 P.M., August 28th, 2012.

There will be a pre-proposal conference on August 9th from 9:30 A.M. to 12:30 P.M. at St. Francis College, Founders Hall Auditorium, 180 Renssen Street, Brooklyn Heights, NY 11201.

*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 Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov)*

☛ jy23

**FINANCIAL INFORMATION SERVICES AGENCY**

**PROCUREMENT**  
■ AWARDS

*Services (Other Than Human Services)*

**BMC MAINFRAME RENEWAL** – Renewal – PIN# 12FY1300003 – AMT: \$1,760,210.55 – TO: BMC Software, Inc., 2101 City West Blvd., Houston, TX 77042. This agreement is for the Sole Source Superceding Perpetual License and Software Maintenance with BMC Software, Inc.

☛ jy23

**SOFTWARE MAINTENANCE SERVICES FOR BMC PRODUCTS** – Intergovernmental Purchase – PIN# 127FY1300007 – AMT: \$240,756.10 – TO: Four Points Technology, 14900 Conference Center Drive, Suite 100, Chantilly, VA 20161. According to Section 3-09, an agency may procure services through any federal or State agency provided that the price is fair and reasonable.

☛ jy23

**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*

**KIMBERLY CLARK 05701 WIPES OR EQUAL** – Competitive Sealed Bids – PIN# 331-13-001 – DUE 08-10-12 AT 11:00 A.M.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*  
*Coney Island Hospital, 2601 Ocean Parkway, Room 1N45, Brooklyn, NY 11235. Nadine Patterson (718) 616-4271; Fax: (718) 616-4614; [nadine.patterson@nychhc.org](mailto:nadine.patterson@nychhc.org)*

☛ jy23

**HEALTH AND MENTAL HYGIENE**

**AGENCY CHIEF CONTRACTING OFFICER**  
■ SOLICITATIONS

*Human / Client Services*

**NEW YORK/NY III SUPPORTED HOUSING CONGREGATE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 81608PO076300R0X00-R – DUE 09-18-12 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-nynycongregate-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 e-mailed to the above address. All proposals must be hand delivered at the Agency Chief Contracting Officer, Gotham Center, CN#30A, 42-09 28th Street, 17th Floor, Queens, NY 11101-4132, no later than September 18, 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, ACCO, Gotham Center, CN#30A, 42-09 28th Street, 17th Floor, Queens, NY 11101-4132. Huguette Beauport (347) 396-6633; [hbeaupor@health.nyc.gov](mailto:hbeaupor@health.nyc.gov)*

a6-s17

■ AWARDS

*Human / Client Services*

**PROVIDE PRIMARY HEALTH CARE TO ADOLESCENTS IN SCHOOL-BASED HEALTH CENTERS** – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13SH006601R0X00 – AMT: \$162,525.23 – TO: Morris Heights Health Center, Inc., 85 West Burnside Avenue, Bronx, NY 10453.  
● **PROVIDE PRIMARY HEALTH CARE TO ADOLESCENTS IN SCHOOL-BASED HEALTH CENTERS** – Negotiated Acquisition – Judgment required in evaluating proposals PIN# 13SH007301R0X00 – AMT: \$278,370.39 – TO: Montefiore Medical Center, 111 East 210th Street, Bronx, NY 10467.  
● **INFANT MORTALITY** – BP/City Council Discretionary – PIN# 12FN066801R0X00 – AMT: \$216,366.00 – TO: Northern Manhattan Perinatal Partnership, 127 West 127th Street, 3rd Floor, New York, NY 10027.  
● **MENTAL HEALTH SERVICES - HOUSING** – BP/City Council Discretionary – PIN# 13AZ002901R0X00 – AMT: \$1,516,923.00 – TO: Community Access, Inc., 666 Broadway, 3rd Floor, New York, NY 10012.  
● **MENTAL HEALTH SERVICES** – Required Method (including Preferred Source) – PIN# 13AZ002501R0X00 – AMT: \$6,809,811.00 – TO: Fountain House, Inc., 425 West 47th Street, New York, NY 10036.  
● **MENTAL HEALTH SERVICES** – Required Method (including Preferred Source) – PIN# 13AZ004301R0X00 – AMT: \$1,467,258.00 – TO: General Development and Orientation Council, Inc., 340 East 149th Street, 3rd Floor, Bronx, NY 10451.  
● **MENTAL HEALTH SERVICES** – Required Method (including Preferred Source) – PIN# 13AZ002101R0X00 – AMT: \$2,962,734.00 – TO: Greenwich House, Inc., 224 West 30th Street, New York, NY 10001.  
● **MENTAL HEALTH SERVICES** – Renewal – PIN# 07PO023701R2X00 – AMT: \$841,611.00 – TO: Goodwill Industries of Greater New York and Northern NJ, Inc., 4-21 27th Avenue, Astoria, NY 11102.  
● **MENTAL HEALTH SERVICES** – Renewal – PIN# 07PO023801R2X00 – AMT: \$2,451,612.00 – TO: Goodwill Industries of Greater New York and Northern NJ, Inc., 4-21 27th Avenue, Astoria, NY 11102.  
● **MENTAL HEALTH SERVICES** – Renewal – PIN# 07HH126400R2X00 – AMT: \$1,319,832.00 – TO: Henry Street Settlement, Inc., 265 Henry Street, New York, NY 10002.

☛ jy23

**HOUSING AUTHORITY**

**PURCHASING**  
■ SOLICITATIONS

*Goods*

**SCO VARIOUS LUMBER AND CONSTRUCTION PRODUCTS** – Competitive Sealed Bids – RFQ# 29727 TE – DUE 08-23-12 AT 10:30 A.M.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*  
*Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101.*  
*Bid documents available via internet ONLY:*  
*[http://www.nyc.gov/html/nycha/html/business/goods\\_materials.shtml](http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml)*  
*Terry Eichenbaum (718) 707-5265; Fax: (718) 707-5252; [terry.eichenbaum@nycha.nyc.gov](mailto:terry.eichenbaum@nycha.nyc.gov)*

☛ jy23

**OFFICE OF THE MAYOR**

■ SOLICITATIONS

*Human / Client Services*

**JAMAICA BAY SCIENCE CENTER RFEI** – Other – PIN# JBSRC071712 – DUE 11-02-12 AT 5:00 P.M. – The City of New York and the National Park Service are seeking partners to establish a top-tier center to promote the understanding of science and resilience in the urban ecosystem and coastal communities. On July 17, 2012, the City and NPS released a Request for Expressions of Interest (RFEI) to solicit proposals from organizations and academic institutions interested in partnering in the establishment of a center for science and resilience in the Jamaica Bay area.

With unrivaled access to the Bay and its associated parklands, and the support of key public and private partners, the center will serve as a leader for future research and best-practice replication in the area. New York City is already home to many of the nation’s leading cultural, artistic and educational institutions. The Jamaica Bay Science and Resilience Center represents a historic opportunity to restore the landscape and set the research agenda of what is now taking shape as the largest park in the nation’s largest city. Proposals are due November 2, 2012.

Additional information is available at the website of the Mayor’s Office of Long-Term Planning and Sustainability at: [www.nyc.gov/planyc](http://www.nyc.gov/planyc)

*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.*  
*Mayor’s Office, 253 Broadway, 10th Floor. Aaron Koch (212) 788-2644; Fax: (212) 788-1665; [akoch@cityhall.nyc.gov](mailto:akoch@cityhall.nyc.gov) [jamaicabayrfei@happoldconsulting.com](mailto:jamaicabayrfei@happoldconsulting.com)*

jy18-24

## AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

**NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, N.Y. 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay services.**

## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held at the Administration for Children's Services, 150 William Street, 9th Floor - Room 9J-2, Borough of Manhattan, on **Friday, August 3, 2012** commencing at 10:00 A.M. on the following:

**IN THE MATTER** of four (4) proposed negotiated acquisition extensions between the Administration for Children's Services of the City of New York and the contractors listed below, for the provision of Clinical Consultation Services. The term of the contracts will be from approximately June 1, 2012 to May 31, 2013.

### CONTRACTOR/ADDRESS

- 1) New York Foundling (Staten Island)  
590 Avenue of the Americas, New York, NY 10010  
**E-PIN#** 06807P0005CNVN001 **Amount** \$264,521
- 2) New York Foundling (Manhattan)  
590 Avenue of the Americas, New York, NY 10010  
**E-PIN#** 06807P0001CNVN001 **Amount** \$300,000
- 3) Jewish Board of Family & Children's Services  
135 West 50th Street, New York, NY 10020  
**E-PIN#** 06807P0003CNVN001 **Amount** \$1,983,235
- 4) Palladia, Inc.  
2006 Madison Avenue, New York, NY 10035  
**E-PIN#** 06807P0007CNVN001 **Amount** \$1,231,316

The proposed contractors have been selected by means of a Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

A copy of the draft contracts is available for inspection at the New York City Administration for Children's Services, Office of Child Welfare Services, 150 William Street, 9th Floor, Borough of Manhattan, on business days from **July 23 through August 3, 2012**, exclusive of holidays, between the hours of 10:00 A.M. and 4:00 P.M. Please contact Doron Pinchas of the Office of Child Welfare Services Contracts at (212) 341-3529 to arrange a visitation.

☛ jy23

## SPECIAL MATERIALS

## CITY PLANNING

### ■ NOTICE

### NEGATIVE DECLARATION

Project Identification	Lead Agency
111 Mercer Street – Special Permit	City Planning Commission
CEQR No. 12DCP178M	22 Reade Street
ULURP No. 120360ZSM	New York, NY 10007
Manhattan, Community District 2	Contact: Robert Dobruskin
SEQR Classification: Type I	(212) 720-3423

### Name, Description and Location of Proposal:

#### 111 Mercer Street – Special Permit

The applicant, Mercer 111, LLC, is seeking a special permit pursuant to Section 74-711 of the New York City Zoning Resolution (ZR) to modify the use regulations of ZR 42-00 for residential use and to modify the bulk regulations of ZR 43-17 for enlargement of the building at 111 Mercer Street within Block 499 and Lot 32. The proposed action would facilitate a proposal by the applicant to have the four floors above the ground floor occupied for residential use and to add a sixth floor penthouse and a first floor mezzanine to the existing five-story building. The proposed project would include 1,686 square feet of ground floor retail and four dwelling units, one on each floor, including a duplex unit. The proposed project is located on the western side of Mercer Street between Prince and Spring Streets (Block 499, Lot 32) in the SoHo Cast-Iron Historic District of Manhattan, Community District 2.

The site is developed with an existing five-story 74 foot 9 inch tall building totaling, 11,364 gross square feet. A building

height increase of 8'-4" is proposed with the addition of the sixth floor. The first floor is currently occupied by a retail store, which will not be affected by the proposed action. The remainder of the ground/ first floor space would be remodeled for use as a residential lobby with an elevator, stairway and landings. The remainder of the building is vacant.

The proposed action required LPC approval because the property lies within the SoHo Cast Iron Historic District. The applicant has a Certificate of No Effect dated 11/09/2011 which expires 11/09/2015 and a Certificate of Appropriateness dated 02/03/2012 which expires 11/22/2017 in connection with the Application and the use modification.

Absent the proposed action, the existing illegal non-conforming retail uses located on the cellar, first floor and mezzanine level would discontinue, the existing legal non-conforming retail use located on the cellar level would continue and the upper floors would retain their as-of-right uses. The build year for the project is 2013.

### Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, have completed its technical review of the Environmental Assessment Statement, dated July 6, 2012, prepared in connection with the ULURP Application (120360ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

### Supporting Statement:

1. The building at 111 Mercer Street is located within the SoHo-Cast Iron Historic District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate to protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program for historic structure. The applicant will enter into a Restrictive Declaration with LPC against the property that binds the applicant and all heir, successors, and assigns to the obligations and restrictions determined by the LPC to ensure the on-going protection, preservation, repair and maintenance of the building. Additionally, the applicant has obtained the following permits for the project, to ensure no impact to the historic architectural features: Certificate of No Effect (11/09/11) and Certificate of Appropriateness (02/03/12). Consequently, no significant adverse impacts to historic resources will occur.
2. No significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

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

Should you have any questions pertaining to this Negative Declaration, you may contact Lise Dorestant at (212) 720-3528.

☛ jy23

### NEGATIVE DECLARATION

Project Identification	Lead Agency
54 Greene Street Realty Corp.	City Planning
CEQR No. 09DCP030M	Contact: Robert Dobruskin
ULURP No. 090002ZSM	(212) 720-3423
Manhattan, Community District 2	
SEQR Classification: Type I	

### Name, Description and Location of Proposal:

#### 54 Greene Street Realty Corp.

The applicant, 54 Greene Street Realty Corp, is seeking a special permit pursuant to 74-711 of the Zoning Resolution to modify use sections of 42-14(D)(1)(b) and 42-14D(2)(b). The proposed action would facilitate the applicant to convert the second and fourth floors to Use Group 17D Joint Living-Work Quarters for Artists (JLWQA) and legalize Use Group 6 retail units on the ground floor and in the cellar (the "Proposed Action"). The proposed action also requires modification of ZR §42-14D (1) (b), which prohibits JLWQA in pre-1961 buildings with over 5,000 square feet of lot coverage, and modification of § 42-14D (2) (b), which prohibits Use Group 6 uses below the second floor in M1-5B districts. The subject project is located at 54 Greene Street (Block 474, Lot 7) within an M1-5B zoning district within the Soho Cast Iron Historic District of Manhattan, Community District 2.

Specifically, the proposed special permit would allow approximately 8,239 square feet on floors two and four to be converted into four JLWQA units (Use Group 17D) for a total of 9 JLWQA's within the existing six story building. The proposed action would also legalize approximately 4,418 sf of commercial retail space (Use Group 6) on a portion of the first and mezzanine floors, as well as 3,821 sf of retail space on the cellar level. The project site is developed with a 6-story, 33,404 square foot mixed-use building located within an M1-5B light manufacturing zoning district. In M1-5B zoning district, JLWQA's are not permitted as-of-right in buildings with more than 5,000 square feet of lot coverage. Uses in M1 districts do not permit commercial square footage to exceed 10,000 square feet per establishment. Commercial

retail uses (Use Group 6) are also not permitted as-of-right below the second floor of a building within an M1-5B district. The mezzanine level, first floor and two cellar units are currently occupied by non-conforming Use Group 6 (retail). The third unit on the cellar level is an existing legally non-conforming use pursuant to a Certificate of Occupancy. The second and fourth floors contain office and wholesale uses. The existing JLWQA's on floors three, five and six of the building were permitted pursuant to a ZR §74-782 Special Permit for residential loft occupancy issued by the New York City Planning Commission in connection with Application No. C88024ZSM.

The proposed action required LPC approval because the property lies within the Soho Cast Iron Historic District. The applicant has a Certificate of No Effect dated 9/01/2011 which expires 9/01/2015 in connection with the Application and the use modification.

Absent the proposed action, the existing illegal non-conforming retail uses located on the cellar, first floor and mezzanine level would discontinue, the existing legal non-conforming retail use located on the cellar level would continue and the upper floors would retain their as-of-right uses. The build year for the project is 2013.

### Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, have completed its technical review of the Environmental Assessment Statement, dated July 5, 2012, prepared in connection with the ULURP Application (090002ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

### Supporting Statement:

1. As indicated in the ULURP site plan, the subject property will provide a closed window condition with a minimum of 31dB window/wall attenuation along Greene Street and 33 dBA along Broome Street for the proposed JLWQA on the second and fourth floors. In addition, the existing building would also need to provide 26 dBA reduction along Greene Street and 28 dBA reduction along Broome Street for first floor commercial uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners. This would ensure that the proposed action would not result in significant adverse impacts due to noise.
2. The building at 54 Greene is located within the SoHo-Cast Iron Historic District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate to protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program for historic structure. The applicant will enter into a Restrictive Declaration with LPC against the property that binds the applicant and all heir, successors, and assigns to the obligations and restrictions determined by the LPC to ensure the on-going protection, preservation, repair and maintenance of the building. Additionally, the applicant has obtained the following permits for the project, to ensure no impact to the historic architectural features: Certificate of No Effect (09/01/11). Consequently, no significant adverse impacts to historic resources will occur.
3. No significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

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

Should you have any questions pertaining to this Negative Declaration, you may contact Lise Dorestant at (212) 720-3528.

☛ jy23

## MAYOR'S OFFICE OF ENVIRONMENTAL REMEDIATION

### ■ NOTICE

The New York City Office of Environmental Remediation (OER) has received a NYC Voluntary Cleanup Program (VCP) application from North 7th Management, LLC, for a site located at 247-251 North 7th, 253-255 North 7th Street and 248 North 8th Street, Block 2322, and Lots 30, 28, 11, and 10 in Williamsburg section of Brooklyn, New York. Site Nos. 12CVCP068K and 12CVCP069K are assigned to this project.

Information regarding this site, including the site cleanup plan, can be found at:  
<http://www.nyc.gov/html/oeer/html/repository/RBrooklyn.shtml>

The public comment period on the cleanup plan ends on August 23, 2012. Please send comments to Shaminder Chawla, NYCOER, 100 Gold Street, 2nd Fl., New York, NY 10038 or to [shaminderc@dep.nyc.gov](mailto:shaminderc@dep.nyc.gov)

☛ jy23