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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## QUEENS BOROUGH PRESIDENT

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Borough President of Queens, Helen Marshall, on **Thursday, January 10, 2013** at 10:30 A.M., in the Borough President's Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424, on the following items:

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

**CD11 - BSA #551-37 BZ** -- IN THE MATTER of an application submitted by Eric Palatnik PC and Manocher M. Mehrfar, pursuant to Section 11-411 of the NYC Zoning Resolution, to reopen and amend a previously granted variance to extend the term and allow the continued use as an automotive service station in an R1-2 district located at **233-02 Northern Boulevard**, Block 8166, Lot 20, Zoning Map 11a, Bayside, Borough of Queens.

**CD11 - BSA #68-91 BZ** -- IN THE MATTER of an application submitted by Sheldon Lobel, PC and Cumberland Farms, Inc., pursuant to Sections 11-411 and 11-412 of the NYC Zoning Resolution, to reopen and amend a previously granted variance to extend the term and allow for the continued use as an automotive service station, and waive the Board's Rules of Practice and Procedures in an R5D/C1-2 and R2A district located at **223-15 Union Turnpike**, Block 7780, Lot 1, Zoning Map 15a, Oakland Gardens, Borough of Queens.

**CD11 - BSA #295-12 BZ** -- IN THE MATTER of an application submitted by Sheldon Lobel, P.C. and Laura Danoff and Scott Danoff, pursuant to Section 72-21 of the NYC Zoning Resolution, for a variance permitting the expansion of an existing Use Group 4 Dentist's Office in an R1-2 district located at **49-33 Little Neck Parkway**, Block 8263, Lot 110, Zoning Map 11C, Little Neck, Borough of Queens.

**CD01 - BSA #315-12 BZ** -- IN THE MATTER of an application submitted by Akerman Senterfitt LLP on behalf of Yianni Constantinides, pursuant to Section 773-50 of the NYC Zoning Resolution, for a special permit allowing modification of rear yard requirements along a district boundary line for an existing building in a C4-3 district, located at **23-25 31st Street**, Block 835, Lots 27 & 31, Zoning Map 9a, Astoria, Borough of Queens.

j4-10

## 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, January 9, 2013 at 10:00 A.M.**

### BOROUGH OF QUEENS

No. 1

#### FLUSHING MEADOWS EAST

**CD 7 C 070352 ZMQ**  
**IN THE MATTER OF** an application submitted by Avery Fowler Owners pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 10b:

- changing from an M1-1 District to a C2-6A District property bounded by Avery Avenue, College Point Boulevard, Fowler Avenue, and the southerly centerline prolongation of Haight Street; and
- changing from an M1-2 District to a C2-6A District property bounded by Avery Avenue, the southerly centerline prolongation of Haight Street, Fowler Avenue, and 131st Street;

as shown on a diagram (for illustrative purposes only), dated October 15, 2012, and subject to the conditions of CEQR Declaration E-290.

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

d26-j9

**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, January 23, 2013 at 10:00 A.M.**

### BOROUGH OF MANHATTAN

No. 1

#### 53 GREENE STREET

**CD 2 C 120325 ZSM**  
**IN THE MATTER OF** an application submitted by 53 Greene Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

- Section 42-00 - to allow residential use (Use Group 2 uses) in portions of the ground floor and cellar, and on the 2nd – 6th floor and penthouse; and
- Section 42-14(D)(2)(b) - to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 6-story building and proposed penthouse, on property located at 53 Greene Street (Block 475, Lot 48), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

No. 2

### MANHATTAN CORE PARKING TEXT AMENDMENT CD 1-8 N 130105 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 I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens), and various other Sections, modifying the regulations governing off-street parking and loading in Manhattan.

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

### Article I: General Provisions

\* \* \*

#### Chapter 3

#### Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core

~~Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens~~

#### 13-00

#### GENERAL PURPOSES

(Sections 13-00 through 13-562 are to be deleted and re-written as new text, as follows. Long Island City regulations to be moved to Article I, Chapter 6)

The provisions of this Chapter establish special comprehensive regulations for off-street parking in the #Manhattan Core#, as defined in Section 12-10 (DEFINITIONS). These regulations reflect best practices to address sustainability goals, while accommodating the parking needs of residents and businesses in a more rational manner.

#### 13-01

#### General Provisions

Except as modified by the express provisions of this Chapter, the regulations of the underlying zoning districts or special purpose districts shall remain in effect.

#### 13-02

#### Definitions

##### Access zone

For the purposes of this Chapter, an "access zone" shall refer to the portion of an #accessory# off-street parking facility, #public parking garage# or an automobile rental establishment, occupied by:

- vehicular ramps between parking levels, or between a parking level and a vehicular entrance or exit, provided that such ramps are not used as parking spaces or associated maneuvering space;
- vehicular elevators;
- required reservoir spaces;
- portions of required accessible pedestrian egress routes, including any associated ramps or elevators; or
- bicycle parking spaces.

##### Automated parking facility

For the purposes of this Chapter, an "automated parking facility" shall refer to an #accessory# off-street parking facility or #public parking garage# where vehicular storage

and retrieval within such facility is accomplished entirely through a mechanical conveyance system. A parking facility with parking lift systems that require an attendant to maneuver a vehicle that is to be parked shall not be considered an #automated parking facility#.

#### Parking zone

For the purposes of this Chapter, a "parking zone" shall refer to the portion of an #accessory# off-street parking facility, #public parking garage# or an automobile rental establishment, occupied by permitted off-street parking spaces and associated maneuvering space, and any other portion of such parking facility not included in the #access zone#. In attended parking facilities with parking lift systems, the #parking zone# shall also include the lifted tray a vehicle is stored upon.

#### 13-03 Maps

Maps are located in Appendix A of this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

Map 1 – Locations where #public parking lots# are not permitted in the Midtown #Manhattan Core#

Map 2 – Locations where #public parking lots# are not permitted in the Downtown #Manhattan Core#

#### 13-04 Applicability

##### 13-041 Applicability of parking regulations within the Manhattan Core

The provisions of this Chapter shall apply to #accessory# off-street parking facilities, #public parking lots#, #public parking garages# and automobile rental establishments, as listed in Use Group 8, in the #Manhattan Core#, as follows:

- (a) for #accessory# off-street parking facilities, #public parking garages# and #public parking lots# constructed prior to (date of adoption), the number of parking spaces required or permitted shall be as set forth in Section 13-07 (Existing Buildings and Off-Street Parking Facilities in the Manhattan Core).
- (b) for #accessory# off-street parking facilities, automobile rental establishments and #public parking lots developed# or #enlarged# after (date of adoption), the as-of-right number of parking spaces permitted in a parking facility shall be as set forth in Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE).

Special rules shall apply to all such #accessory# off-street parking spaces, automobile rental establishments and #public parking lots#, as set forth in Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES).

- (c) Any increase in the number of off-street parking spaces in an #accessory# off-street parking facility or #public parking lot# resulting in a capacity not otherwise allowed under the applicable regulations of Section 13-10; or a new #public parking lot# in a location not permitted by Section 13-14 (Permitted Parking for Public Parking Lots), shall only be permitted by the City Planning Commission pursuant to the applicable special permit in Section 13-46 (Special Permits for Additional Parking Spaces).
- (d) #Public parking garages developed# or #enlarged# after (date of adoption) shall not be permitted as-of-right. Any #development# or #enlargement# of such #public parking garages# shall only be permitted in C1-5, C1-6, C1-7, C1-8, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts by the City Planning Commission pursuant to the applicable special permit in Section 13-46. Commercial vehicles may occupy spaces in permitted #public parking garages# in accordance with the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles).

##### 13-042 Applicability of special permits within the Manhattan Core

The following special permits shall not be applicable within the #Manhattan Core#:

- (a) Section 73-48 (Exceptions to Maximum Size of Accessory Group Parking Facilities);
- (b) Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas), except as set forth in Section 13-06 (Previously Approved Special Permits and Authorizations); and
- (c) Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments or Large-Scale General Developments).

##### 13-043 Applicability of loading regulations within the Manhattan Core

The provisions of Section 13-30 (OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE), inclusive, shall apply to all #accessory# off-street loading berths

provided in #developments# and #enlargements# within the #Manhattan Core# after (date of adoption).

#### 13-05 Exceptions

The provisions of this Chapter shall not apply to Roosevelt Island, in Community District 8 in the Borough of Manhattan. In the #Hudson Yards parking regulations applicability area#, as defined in Section 93-81, the provisions of this Chapter shall apply as specified in Section 93-80 (OFF-STREET PARKING REGULATIONS).

Additional modifications to the provisions of this Chapter are found in the following Special Purpose Districts:

- (a) the #Special Midtown District#, as set forth in Section 81-30 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive, Section 81-44 (Curb Cut Restrictions) and paragraph (c) of Section 81-84 (Mandatory Regulations and Prohibitions);
- (b) the #Special Lincoln Square District#, as set forth in Section 82-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);
- (c) the #Special Battery Park City District#, as set forth in Section 84-14 (Parking Regulations and Curb Cuts), inclusive;
- (d) the #Special United Nations Development District#, as set forth in Section 85-03 (Modifications of Use Regulations);
- (e) the #Special Lower Manhattan District#, as set forth in Section 91-50 (OFF-STREET PARKING, LOADING AND CURB CUT REGULATIONS), inclusive;
- (f) the #Special Park Improvement District#, as set forth in Section 92-05 (Maximum Number of Accessory Off-Street Parking Spaces);
- (g) the #Special Transit Land Use District#, as set forth in Section 95-09 (Special Regulations for Accessory Off-Street Parking and Curb Cuts);
- (h) the #Special Clinton District#, as set forth in Section 96-111 (Off-Street Parking Regulations);
- (i) the #Special Madison Avenue Preservation District#, as set forth in Section 99-06 (Off-Street Parking Regulations); and
- (j) the #Special Little Italy District#, as set forth in Sections 109-16 (Parking Regulations); 109-351 (Parking regulations), 109-352 (Curb cut regulations) and 109-521 (Modification of accessory off-street parking facilities).

#### 13-06 Previously Filed or Approved Special Permits or Authorizations

If, before (date of adoption), an application for an authorization or special permit relating to parking regulations in the #Manhattan Core# has been certified or referred by the City Planning Commission or has been filed with the Board of Standards and Appeals, such application may continue pursuant to the regulations in effect at the time such authorization or special permit was certified or referred by the Commission or filed with the Board. Such authorizations or special permits, if granted by the Commission or Board, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permits were certified or referred by the Commission or filed with the Board.

Any authorization or special permit relating to parking regulations in the #Manhattan Core# granted by the City Planning Commission or Board of Standards and Appeals prior to (date of adoption) may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permit was granted.

All such authorizations or special permits shall be subject to the provisions of Sections 11-42 (Lapse of Authorization of Special Permit Granted by the City Planning Commission) and 11-43 (Renewal of Authorization or Special Permit).

Notwithstanding the foregoing, any subsequent modifications to such authorizations or special permits that involve an increase in the number of off-street parking spaces provided shall only be as permitted by the applicable special permit provisions of Section 13-46 (Special Permits for Additional Parking Spaces).

#### 13-07 Existing Buildings and Off-Street Parking Facilities

The provisions of this Section shall apply to existing required or permitted #accessory# off-street parking spaces, #public parking lots# and #public parking garages# established prior to (date of adoption) in the #Manhattan Core#, as applicable, and to existing #buildings developed# without the provision of parking.

Existing required or permitted #accessory# off-street parking spaces, #public parking lots# and #public parking garages# established prior to (date of adoption) shall continue to be subject to the applicable zoning district regulations in effect prior to (date of adoption), except that:

- (a) any reduction or elimination of existing #accessory#

off-street parking spaces that were required under the applicable provisions in effect prior to April 29, 1982, or for public or publicly-assisted housing under the applicable provisions in effect prior to (date of adoption), shall be allowed only by authorization of the City Planning Commission pursuant to Section 13-443 (Reduction of the number of required existing parking spaces);

- (b) #enlargements#, #extensions# or any increase in the number of off-street parking spaces within such off-street parking facilities shall be allowed by the City Planning Commission as follows:

- (1) where the proposed increase in off-street parking spaces occurs in a #building developed# without the provision of parking, the Commission may authorize up to 15 off-street parking spaces pursuant to the provisions of Section 13-442 (Limited increase in parking spaces for existing buildings without parking);
- (2) where the proposed increase occurs in an existing off-street parking facility, and such proposed increase:
  - (i) does not exceed the number of parking spaces that would be permitted on the #zoning lot# if such #zoning lot# were vacant and #developed# with a new #building# pursuant to the applicable regulations of Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE), the Commission may permit such an increase pursuant to the provisions of Section 13-45 (Special Permit for Limited Increase of Parking Spaces in Existing Buildings or Parking Facilities); or
  - (ii) results in a capacity not otherwise allowed under the applicable regulations of Section 13-10, the Commission may permit such an increase, pursuant to the applicable provisions of Section 13-46 (Special Permits for Additional Parking Spaces);

- (c) #conversions# shall be permitted to retain all spaces in existing parking facilities. Additional #accessory# off-street parking spaces shall be permitted by the City Planning Commission pursuant to the applicable special permit provisions of Section 13-46.

- (d) an #accessory# off-street parking facility in possession of a license issued by the Department of Consumer Affairs pursuant to Section 20-321 of the New York City Administrative Code to maintain, operate or conduct a garage or parking lot (as defined therein) prior to January 1, 2012 may make #accessory# parking spaces available for public use in accordance with the provisions of Section 13-21 (Public Use and Off-Site Parking), provided that a copy of such license is filed with the Department of Buildings. However, any increase in the number of spaces in such a facility shall only be permitted in accordance with the applicable provisions of paragraph (b) of this Section.

#### 13-10 PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE

As-of-right off-street parking spaces located within #accessory# off-street parking facilities, automobile rental establishments and #public parking lots# in the #Manhattan Core# shall be permitted as set forth in this Section, inclusive.

#### 13-101 Calculating parking spaces in automated parking facilities

For the purpose of calculating parking spaces in #automated parking facilities#, each tray upon which a vehicle is stored shall constitute one off-street parking space. However, auxiliary parking trays may be exempted from constituting a parking space where the Commissioner of Buildings determines that such auxiliary parking trays are necessary to store and retrieve vehicles for the efficient operation of such #automated parking facility#.

#### 13-11 Permitted Parking for Residences

#Accessory# off-street parking spaces are permitted for #residences# in #developments# or #enlargements#, as follows:

- (a) for Community Districts 1, 2, 3, 4, 5, and 6, #accessory# off-street parking spaces may be provided for not more than 20 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.
- (b) for Community Districts 7 and 8, #accessory# off-street parking spaces may be provided for not more than 35 percent of the total number of new #dwelling units# contained in the #development# or

#enlargement#, or 200 spaces, whichever is less.

### 13-12 Permitted Parking for Non-Residential Uses

#Accessory# off-street parking spaces are permitted for non-residential uses# in #developments# or #enlargements#, as follows:

(a) #Transient hotels#

For #transient hotel developments# or #enlargements#, a maximum of 225 #accessory# off-street parking spaces shall be permitted. In no event may the number of parking spaces exceed 15 percent of the number of new #transient hotel# rooms.

(b) Hospitals

For hospital #developments# or #enlargements#, a maximum of 100 #accessory# off-street parking spaces are permitted.

(c) Retail #uses#

For #developments# or #enlargements# comprising #commercial uses# listed in Use Groups 6A, 6C, or 10A, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of #floor area#, or 10 spaces, whichever is less.

(d) Other #commercial#, #community facility# and #manufacturing uses#

For #developments# or #enlargements# comprising #community facility uses# other than hospitals, #commercial uses# other than those listed in paragraphs (a) and (c) of this Section, and #manufacturing uses#, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of such #community facility#, #commercial# or #manufacturing floor area#, or 100 spaces, whichever is less.

### 13-13 Permitted Parking for Zoning Lots with Multiple Uses

Where a #development# or #enlargement# contains a combination of #uses# for which parking regulations are set forth in Sections 13-11 (Permitted Parking for Residences), and 13-12 (Permitted Parking for Non-Residential Uses), the number of #accessory# off-street parking spaces for all such #uses# shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections. However, in no event shall the maximum number exceed 225 #accessory# off-street parking spaces.

### 13-14 Permitted Parking in Public Parking Lots

#Public parking lots#, with a maximum capacity of 150 spaces, are permitted in C2, C4, C6, C8, M1-5, M1-6, M2 and M3 Districts, except that:

(a) no #public parking lots# shall be permitted:

(1) within the area designated on Map 1 (Locations where #public parking lots# are not permitted in the Midtown #Manhattan Core#) in Appendix A of this Chapter;

(2) within the area designated on Map 2 (Locations where #public parking lots# are not permitted in the Downtown #Manhattan Core#) in Appendix A of this Chapter; and

(3) within the Preservation Area of the #Special Clinton District, as shown on the map in Appendix A of Article IX, Chapter 6; and

(b) for M1-5 Districts and M1-6 Districts, #public parking lots# shall only be permitted in the following locations:

(1) in M1-5 and M1-6 Districts north of 42nd Street and west of 10th Avenue;

(2) in the M1-5 Districts west of Ninth Avenue between 17th Street and 30th Street; and

(3) in the M1-5 District south of Canal Street.

In such districts, the City Planning Commission may permit a #public parking lot# in a location not allowed by this Section pursuant to the applicable special permit in Section 13-46 (Special Permits for Additional Parking Spaces). Any such proposed #public parking lots# located in the Preservation Area of the #Special Clinton District# shall also be subject to the additional findings set forth in Section 96-111 (Off-street parking regulations).

### 13-15 Permitted Parking for Automobile Rental Establishments

Automobile rental establishments, as listed in Use Group 8, are permitted, provided that:

(a) in C2 Districts, the number of automobiles that may be stored in such establishments shall not exceed 150 spaces;

(b) in C4, C6, and C8, the number of automobiles that

may be stored in such establishments shall not exceed 225 spaces; and

(c) in M1, M2, and M3 Districts, the number of automobiles that may be stored in such establishments shall not exceed 300 spaces.

### 13-16 Permitted Parking for Car Sharing Vehicles and Commercial Vehicles

#Car sharing vehicles# and commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted within #accessory# off-street parking facilities, #public parking garages# and #public parking lots#, as follows:

(a) #Accessory# off-street parking facilities

#Car sharing vehicles# may occupy parking spaces in an #accessory# off-street parking facility, provided that such #car sharing vehicles# shall not exceed 20 percent of all parking spaces in such facility, or five spaces, whichever is greater.

(b) #Public parking garages# and #public parking lots#

(1) In C1-5, C1-6, C1-7, C1-8, C1-9, C2 and C4 Districts, vehicles stored by automobile rental establishments and #car sharing vehicles# shall be permitted, provided such vehicles do not exceed, in total, 40 percent of the total number of parking spaces permitted within the #public parking garage# or #public parking lot#.

(2) In C5, C6, C8, M1, M2 and M3 Districts, vehicles stored by automobile rental establishments and #car sharing vehicles# shall be permitted, provided such vehicles do not exceed, in total, 40 percent of the total number of parking spaces permitted within the #public parking garage# or #public parking lot#. In addition, commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted, provided that the total amount of parking spaces occupied by commercial vehicles, including any #car sharing vehicles# and automobile rental establishment vehicles, shall not exceed, in total, 50 percent of the total number of parking spaces permitted within the #public parking garage# or #public parking lot#.

### 13-20 SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES

All #accessory# off-street parking facilities, automobile rental establishments, and #public parking lots developed#, #enlarged# or #extended# in the #Manhattan Core# after (date of adoption) shall comply with the applicable provisions of this Section, inclusive.

### 13-21 Public Use and Off-Site Parking

All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefor is made to the landlord.

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

### 13-22 Enclosure and Screening Requirements

(a) #Accessory# off-street parking facilities

All #accessory# off-street parking spaces shall be located within a #completely enclosed building#, with the exception of parking spaces #accessory# to a hospital, as listed in Use Group 4, and as provided in Section 13-46 (Special Permits for Additional Parking Spaces). In addition, such parking facilities shall comply with the following provisions:

(1) Screening

Any portion of an #accessory# off-street parking facility, except for entrances and exits, that is located above #curb level# shall be located behind permitted #commercial#, #community facility# or #residential floor area# so that no portion of such facility is visible from adjacent public sidewalks or #publicly accessible open areas#. Such #floor area# shall have a minimum dimension of 30 feet, as measured perpendicular to the #street wall# of the #building#.

Alternatively, for parking facilities or portions thereof, fronting upon a #narrow street# within a #Residence District#, off-street parking facilities may be screened by a densely-planted buffer strip, with a depth of at least 10 feet.

(2) Transparency

Portions of ground floor #commercial#

and #community facility uses# screening the parking facility shall comply with the transparency provisions of Section 132-32 (Ground Floor Level Transparency Requirements). However, where the #base flood elevation# is higher than the level of the #building's# adjoining sidewalk, such transparency requirement shall be measured from a height of one foot above the height of the #base flood elevation#, instead of the level of the adjoining sidewalk.

(b) Automobile rental establishments

All off-street parking within an automobile rental establishment shall be located within a #completely enclosed building# and shall comply with the screening provisions of paragraph (a) of this Section. #Accessory# office space and customer waiting areas associated with such establishments shall constitute #commercial floor area# for the purposes of such screening requirement.

(c) #Public parking lots# and certain permitted #accessory# parking lots

#Public parking lots# and open parking spaces #accessory# to a hospital shall provide screening in accordance with the provisions of 37-921 (Perimeter landscaping).

### 13-23 Floor Area

The definition of #floor area# in Section 12-10 shall be modified as follows for purposes of this Chapter:

(a) Attended parking facilities with parking lift systems

For portions of an attended parking facility with parking lift systems, individual lifted trays upon which a vehicle is stored which, in operation, rise to a height in excess of 23 feet, as measured above #curb level#, shall be considered #floor area# in an amount of 153 square feet, or the size of such lifted tray, whichever is greater.

(b) #Automated parking facilities#

Floor space used for off-street parking spaces in an #accessory automated parking facility# up to a height of 40 feet above #curb level# shall be exempt from the definition of #floor area# upon certification of the Chairperson of the City Planning Commission, pursuant to the provisions of Section 13-432 (Floor area exemption for automated parking facilities).

For portions of an #automated parking facility#, each tray upon which a vehicle is stored at a height in excess of 40 feet in parking facilities certified pursuant to 13-432, or 23 feet in all other #automated parking facilities#, shall be considered #floor area# in an amount of 153 square feet, or the size of such lifted tray, whichever is greater.

### 13-24 Curb Cut Restrictions

In addition to the provisions of this Section, inclusive, additional restrictions on curb cuts in the #Manhattan Core# are found in the following Special Purpose Districts:

(a) the #Special Midtown District#, as set forth in Section 81-44 (Curb Cut Restrictions);

(b) the #Special Lincoln Square District#, as set forth in paragraph (b) of Section 82-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);

(c) the #Special Battery Park City District#, as set forth in Section 84-144 (Location of curb cuts);

(d) the #Special Lower Manhattan District#, as set forth in Section 91-52 (Curb Cut Regulations);

(e) the #Special Park Improvement District#, as set forth in Section 92-05 (Maximum Number of Accessory Off-Street Parking Spaces);

(f) the #Special Transit Land Use District#, as set forth in Section 95-09 (Special Regulations for Accessory Off-Street Parking and Curb Cuts);

(g) the #Special Clinton District#, as set forth in paragraph (f) of Section 96-21 (Special Regulations for 42nd Street Perimeter Area);

(h) the #Special Madison Avenue Preservation District#, as set forth in Section 99-06 (Off-street Parking Regulations); and

(i) the #Special Little Italy District#, as set forth in Section 109-352 (Curb cut regulations).

### 13-241 Location of curb cuts

For #accessory# off-street parking facilities, automobile rental establishments and #public parking lots#, curb cuts are required for entry and exit to such parking facilities. Such curb cuts:

(a) shall not be permitted within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, is not

likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report;

- (b) shall not be located within two and one-half feet of any #side lot line# of the #zoning lot#, or prolongation thereof;
- (c) for #accessory# off-street parking facilities and automobile rental establishments, shall not be located on a #wide street#, except where authorized pursuant to Section 13-441 (Curb cuts); and
- (d) for #public parking lots#, shall not be permitted on the following #wide streets#, except where authorized pursuant to Section 13-441 (Curb cuts):
- (1) Fifth Avenue;
  - (2) Avenue of the Americas, from 23rd Street to 32nd Street;
  - (3) Seventh Avenue, from 23rd Street to 32nd Street;
  - (4) 14th Street, from Seventh Avenue to Fourth Avenue;
  - (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
  - (6) Church Street, from Park Place to Worth Street;
  - (7) Worth Street, from Centre Street to Church Street; and
  - (8) Canal Street, from the Bowery to West Broadway.

### 13-242

#### Maximum width of curb cuts

- (a) #Accessory# off-street parking facilities

For curb cuts accessing off-street parking spaces #accessory# to #residences# in the #Manhattan Core#, the provisions of Sections 25-631 (Location of curb cuts in certain districts), and 36-532 (Location and width of curb cuts accessing residential parking spaces in certain districts) shall apply, as applicable.

In addition, the maximum width of a curb cut shall be 22 feet for curb cuts accessing off-street parking spaces #accessory# to #residences# in R9 or R10 Districts, C1 and C2 Districts mapped within R9 and R10 Districts, and in all other #Commercial Districts# where, as set forth in the tables in Section 34-112 or 35-23, as applicable, the equivalent #Residential District# is R9 or R10. This maximum curb cut width of 22 feet shall also apply to curb cuts accessing off-street parking spaces #accessory# to #commercial# or #community facility uses#, and to curb cuts accessing off-street parking facilities with parking spaces #accessory# to a mix of #uses#.

- (b) Automobile rental establishments

For curb cuts accessing automobile rental establishments, the maximum width of a curb cut shall be 22 feet.

- (c) #Public parking lots#

For curb cuts accessing #public parking lots#, the curb cut provisions of paragraph (c) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply.

### 13-25

#### Reservoir Spaces

For the purpose of determining required reservoir spaces, fractions equal to or greater than one-half resulting from the calculations in this Section shall be considered to be one reservoir space.

- (a) Attended parking facilities

For attended #accessory# off-street parking facilities or #public parking lots# with more than 25 off-street parking spaces, off-street reservoir space at the vehicular entrance shall be provided to accommodate:

- (1) five percent of the total number of parking spaces provided in parking facilities with more than 25 parking spaces and up to 50 parking spaces;
- (2) ten percent of the total number of parking spaces provided in parking facilities with more than 50 parking spaces and up to 100 parking spaces;
- (3) ten parking spaces in parking facilities with more than 100 off-street parking spaces and up to 200 parking spaces; and
- (4) five percent of the total number of parking spaces provided in parking facilities with more than 200 off-street parking spaces. However such number of reservoir spaces need not exceed 50.

- (b) #Automated parking facilities#

For #automated parking facilities#, off-street reservoir space at the vehicle entrance shall be provided at the rate set forth in paragraph (a) of this Section.

Each individual parking location where a driver is permitted to leave a vehicle for transfer to a mechanized automobile storage and retrieval unit shall constitute one reservoir space. Additional reservoir spaces may be located where drivers queue to access such locations for vehicle transfer. In addition, the number of reservoir spaces required pursuant to this Section may be reduced where the Commissioner of Buildings determines that the operational characteristics of such #automated parking facility# warrant such a reduction.

- (c) Automobile rental establishments

For automobile rental establishments, off-street reservoir space at the vehicle entrance shall be provided at the rate set forth in paragraph (a) of this Section.

- (d) Self-parking facilities

For self-parking #accessory# off-street parking facilities and #public parking lots# where entering vehicles are required to stop before a mechanically-operated barrier before entering such parking facility, such barrier shall be placed a minimum of 20 feet beyond the #street line#.

### 13-26

#### Pedestrian Safety and Access

For all #accessory# off-street parking facilities, the following safety features shall be provided at all vehicular exit points:

- (a) a 'stop' sign which shall be clearly visible to drivers. Such signage shall comply with the standards set forth in the Manual of Uniform Traffic Control Devices (MUTCD) issued by the Federal Highway Administration (FHWA) for a conventional single lane road; and
- (b) a speed bump, which shall be located within the exit lane of the parking facility. Such speed bump shall:
  - (1) span the width of the vehicular travel lane;
  - (2) have a minimum height of two inches, as measured from the adjoining grade of the exit lane, and shall have a maximum depth of twelve inches; and
  - (3) shall be located a minimum of four feet beyond the #street line#, as measured perpendicular to the #street line#.

### 13-27

#### Minimum and Maximum Size of Parking Facilities

For all #accessory# off-street parking facilities and automobile rental establishments, the minimum and maximum size requirements for the #parking zone# for such parking facilities shall be set forth in this Section. The #access zone# of such parking facilities shall not have a minimum or maximum gross surface area.

For the purpose of calculating surface area in attended parking facilities with parking lift systems, the lifted tray upon which a vehicle is stored shall constitute surface area.

- (a) Attended parking facilities

The minimum gross surface area, in square feet, of the #parking zone# of an attended #accessory# off-street parking facility shall be 180 times the number of off-street parking spaces provided. However, for portions of an attended parking facility with parking lift systems, such minimum surface area requirement for any elevated spaces may be reduced to 153 times the number of elevated spaces able to be provided on lifted trays.

The maximum gross surface area, in square feet, of such parking facility shall not exceed 200 times the number of off-street parking spaces provided.

- (b) #Automated parking facilities#

No minimum or maximum surface area requirement shall be required in off-street parking facilities that the Commissioner of Buildings determines to be #automated parking facilities#.

- (c) Automobile rental establishments

The maximum gross surface area, in square feet, of the #parking zone# of an automobile rental establishment, shall be established at the rate set forth in paragraph (a) of this Section.

- (d) Self-park facilities

The gross surface area, in square feet, of the #parking zone# of a self-parking #accessory# off-street parking facility shall be a minimum of 300 times the number of off-street parking spaces provided, and a maximum of 350 times the number of off-street parking spaces provided. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings.

Such minimum and maximum #parking zone# requirements of this Section may be modified by the Chairperson of the City Planning Commission pursuant to the certification set forth in Section 13-431 (Reduction of minimum facility size).

### 13-30

#### OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE

All #accessory# off-street loading facilities #developed# or #enlarged# in the #Manhattan Core# after (date of adoption) shall comply with the applicable provisions of this Section, inclusive.

In addition to the provisions of this Section, additional restrictions on loading berths in the #Manhattan Core# are found in the following Special Purpose Districts:

- (a) the #Special Midtown District#, as set forth in Sections 81-312 (Prohibitions of off-street parking or off-street loading facilities, 81-44 (Curb Cut Restrictions) and 81-84 (Mandatory Regulations and Prohibitions);
- (b) the #Special Lincoln Square District#, as set forth in Section 82-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);
- (c) the #Special Battery Park City District#, as set forth in Sections 84-143 and 84-342 (Off-street loading); and
- (d) the #Special Lower Manhattan District#, as set forth in Section 91-52 (Curb Cut Regulations) and 91-53 (Waiver of Requirements for Accessory Off-Street Loading Berths)

### 13-31

#### Modification of Minimum Size of Loading Berth

For all permitted or required #accessory# loading berths, the minimum length requirements for hospitals and related facilities or prisons; hotels, offices or court houses; #commercial uses#; and wholesale, #manufacturing# or storage #uses#, set forth in Sections 36-681 (Size of required berths) and 44-581 (Size of required loading berths), shall be 37 feet.

### 13-32

#### Floor Area Exemption

In addition to the #floor area# exemption for #accessory# off-street loading berths set forth in Section 12-10 (DEFINITIONS), for #buildings# with a total #floor area# in excess of 100,000 square feet, up to 300 square feet of floor space may be exempted from the definition of #floor area# where such #buildings# allocate a permanent space for dumpster storage, and such storage space has a minimum dimension of 12 feet by 25 feet. Such dumpster storage space shall be adjacent to a #building's# loading berth.

### 13-33

#### Modification of Provisions for a Zoning Lot with Uses Subject to Different Loading Requirements

The provisions of Sections 36-63 and 44-53 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Loading Requirements) shall not apply.

### 13-34

#### Location of Access to the Street

In addition to the provisions of Sections 25-75, 36-682 and 44-582 (Location of Access to the Street), no entrance or exit to an #accessory# off-street loading berth shall be located on a #street# with a roadbed width of less than 20 feet, as measured curb to curb.

### 13-35

#### Modification of Loading Berth Requirements

The provisions of Sections 25-75 (Location of Access to the Street), 36-65 and 44-55 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) shall be modified to allow the Commissioner of Buildings to reduce or waive the applicable loading berth requirements, provided that:

- (a) the #zoning lot# only has frontage upon a #street#, or portion thereof, where curb cuts or entrances and exits to #accessory# off-street loading berths are not permitted;
- (b) the #zoning lot# has frontage along a #street# where curb cuts accessing a loading berth are otherwise permitted, but there is no access to such #zoning lot# from the #street# due to the presence of:
  - (1) a #building# existing on (date of adoption) containing #residences#;
  - (2) a #non-residential building# existing on (date of adoption) that is three or more #stories# in height; or
  - (3) a #building# designated as a landmark or considered a contributing #building# in an Historic District designated by the Landmarks Preservation Commission; or
- (c) there are subsurface conditions, ventilation requirements from below-grade infrastructure or other site planning constraints that would make accommodating such loading berths infeasible.

In the case of paragraph (c), as set forth in this Section, the Commissioner shall require a loading berth of not less than 33 feet in depth, if such a berth can be accommodated in



consideration of the relevant site restraints. The Commissioner of Buildings may request reports from licensed engineers or registered architects in considering such reduction or waiver.

### 13-40 CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE MANHATTAN CORE

#### 13-41 General Provisions

The City Planning Commission may grant certifications, authorizations and special permits in accordance with Section 13-40 (CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE MANHATTAN CORE), inclusive. All such special permits and authorizations, in addition to meeting the requirements, conditions and safeguards prescribed by the Commission as specified in this Section, shall conform to and comply with all of the applicable regulations, except as otherwise specified herein.

#### 13-42 Requirements for Applications

An application to the City Planning Commission for the grant of a certification, authorization or special permit under the provisions of Section 13-40 (CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE MANHATTAN CORE) shall include a site plan showing the location of all existing and proposed #buildings or other structures# on the #zoning lot#, the location of all vehicular entrances and exits and off-street parking spaces, and such other information as may be required by the Commission.

#### 13-43 Certifications in the Manhattan Core

##### 13-431 Reduction of minimum facility size

An off-street parking facility in the #Manhattan Core# may provide a gross unobstructed surface area less than the minimum size required by Section 13-27 (Minimum and maximum size of parking facilities) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the proposed layout of such parking facility, including, but not limited to, the arrangement of parking spaces, travel aisles and reservoir spaces, where applicable, is sufficient to accommodate the requisite vehicular navigation and turning movements associated with such a facility. In order to make such a determination, the applicant shall provide the Chairperson with dimensioned plan drawings which depict the proposed vehicular movement through the facility, including any relevant maneuverability or turning radius information.

Where the Chairperson certifies that an #accessory# off-street parking facility may be reduced in size because vehicles will be limited in length, such restriction shall be noted on the certificate of occupancy.

##### 13-432 Floor area exemption for automated parking facilities

Floor space used for off-street parking spaces in an #accessory automated parking facility#, up to a height of 40 feet above #curb level#, shall be exempt from the definition of #floor area# upon certification of the Chairperson of the City Planning Commission to the Commissioner of Buildings that:

- (a) the entire #automated parking facility# will be contained within a #completely enclosed building#;
- (b) the portion of the #street wall# of such #automated parking facility# below a height of 14 feet, as measured above #curb level#, complies with the screening provisions of Section 13-222 (Screening requirements for accessory off-street parking facilities), and the portion of the #street wall# above a height of 14 feet, will be similar in composition to the portion of the #building's street wall# immediately above such #automated parking facility#, including but not limited to, the choice of building materials and arrangement and amount thereof; and
- (c) such #automated parking facility# is within a #building# with a #floor area ratio# of at least 2.0.

Any application for such certification shall include relevant plan, elevation and section drawings demonstrating compliance with the provisions of this Section.

#### 13-44 Authorizations in the Manhattan Core

##### 13-441 Curb cuts

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

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

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

##### 13-442 Limited increase in parking spaces for existing buildings without parking

The City Planning Commission may, by authorization, allow an off-street parking facility in the #Manhattan Core# with a maximum capacity of 15 spaces in an existing #building developed# without the provision of parking, provided that the conditions of paragraph (a) and the findings of paragraph (b) are met.

##### (a) Conditions

As a condition for approval, the parking facility shall comply with the applicable provisions of Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES), except that such parking facility need not comply with the provisions of Section 13-222 (Screening requirements for accessory off-street parking facilities).

##### (b) Findings

The Commission shall find that:

- (1) the location of the vehicular entrances and exits to the parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
- (2) the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets#, including any lanes designated for specific types of users or vehicles, due to the entering and leaving movement of vehicles; and
- (3) such parking facility will not be inconsistent with the character of the existing streetscape.

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

##### 13-443 Reduction of the number of required existing parking spaces

For off-street parking facilities built prior to (date of adoption), the City Planning Commission may authorize a reduction of the number of required #accessory# off-street parking spaces where the Commission finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area, as applicable.

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

##### 13-45 Special Permit for Limited Increase of Parking Spaces in Existing Buildings or Parking Facilities

The City Planning Commission may permit an increase in the number of parking spaces within an existing off-street parking facility, where such increase does not exceed the number of parking spaces that would be permitted on the #zoning lot# if such #zoning lot# were vacant and #developed# with a new #building# pursuant to Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE), provided that the conditions of paragraph (a) and the findings of paragraph (b) of this Section are met. Such increase in the number of parking spaces shall be determined in relation to a new #building# that is comparable to the #building# containing the parking facility in terms of its #floor area#, #use#, #proportion of #uses# if different #uses# exist, and #dwelling units#, if any. Any #non-complying floor area# or #dwelling units# shall be excluded from such calculation

##### (a) Conditions

The proposed parking facility shall comply with the applicable provisions of Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES), except that such parking facility need not comply with the provisions of Section 13-22 (Enclosure and Screening Requirements).

##### (b) Findings

The Commission shall find, with such increase in the number of parking spaces, that:

- (1) the location of the vehicular entrances and exits to such parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
- (2) the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets#, including any lanes designated

for specific types of users or vehicles, due to the entering and leaving movement of vehicles; and

- (3) such parking facility will not be inconsistent with the character of the existing streetscape.

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

##### 13-46 Special Permits for Additional Parking Spaces

In accordance with the special permit provisions of Sections 13-461 through 13-464, the City Planning Commission may permit the off-street parking facilities listed in paragraph (a) of this Section, provided that such parking facilities comply with the conditions of paragraph (b) and the findings of paragraphs (c) and (d) of this Section.

##### (a) Eligible parking facilities

The City Planning Commission may permit, the following:

- (1) on-site or off-site, open or enclosed #accessory# off-street parking facilities with any capacity not otherwise allowed under the applicable regulations of Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE);
- (2) #public parking lots# with any capacity not otherwise allowed under the applicable regulations of Section 13-10, or #public parking lots# in locations not permitted by Section 13-14 (Permitted Parking for Public Parking Lots); or
- (3) #public parking garages#, in the zoning districts permitted pursuant paragraph (d) of Section 13-041 (Applicability of parking regulations within the Manhattan Core). The Commission may also permit floor space in such #public parking garages# used for off-street parking spaces in any #story# located not more than 23 feet above #curb level# to be exempt from the definition of #floor area# as set forth in Section 12-10.

##### (b) Conditions

The proposed parking facility shall comply with the applicable provisions of Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES). Proposed #public parking garages# shall utilize the applicable regulations for #accessory# off-street parking facilities.

##### (c) Findings

The Commission shall find that:

- (1) the location of the vehicular entrances and exits to such parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
- (2) the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets#, including any lanes designated for specific types of users or vehicles, due to the entering and leaving movement of vehicles;
- (3) for #public parking garages#, that where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion; and
- (4) such parking facility will not be inconsistent with the character of the existing streetscape.

##### (d) Additional findings

The Commission shall also find that each proposed off-street parking facility complies with the additional findings set forth in one of the following Sections, as applicable:

- (1) Section 13-461 (Additional parking spaces for residential growth) shall apply to any such parking facility serving the parking needs of a predominantly #residential development# or #enlargement# that has or will have an area of less than 1.5 acres;
- (2) Section 13-462 (Additional parking spaces for health care, arts or public assembly uses) shall apply to any such parking facility serving the parking needs of a any #use# listed in paragraph (a) of Section 13-462 that has or will have an area of less than 1.5 acres;
- (3) Section 13-463 (Additional parking spaces for economic development uses) shall apply to any such parking facility serving the parking needs of a non-#residential use# not otherwise listed in paragraph (a) of Section 13-462 that has or will have an area of less than 1.5 acres, or



reduction or elimination of existing #accessory# off street parking spaces that were required under the applicable provisions of the zoning district regulations in effect prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens:

(e) #Car sharing vehicles# may occupy existing required or permitted #accessory# off street parking spaces established prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such #accessory# off street parking spaces, whichever is greater.

(d) #Accessory residential# off street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

(e) #Car sharing vehicles# may occupy parking spaces in #public parking lots# and #public parking garages# established prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens; however, the number of spaces so occupied shall not exceed 40 percent of all parking spaces in such parking facilities.

**13-013  
Previously approved special permits or authorizations**

Whenever, under the applicable provisions of the Zoning Resolution in effect prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens, the City Planning Commission or the Board of Standards and Appeals has granted any special permit or authorization, the status of such approved special permit or authorization shall not be altered by the provisions of this Chapter. However, the provisions of this Chapter shall apply to the renewal of any special permit or authorization for a #public parking lot#.

**13014  
Commercial vehicle parking in public parking facilities**

Notwithstanding the definition of #public parking garages# and #public parking lots# in Section 12-10 (DEFINITIONS), commercial and public utility motor vehicle parking shall be permitted within such facilities when located in C52, C52.5, C53, C55, C5P, C64, C64.4, C65, C65.5, C66, C66.5, C67, C 8 and M16 Districts, provided that:

(a) such vehicles do not exceed 20 feet in length; and

(b) the number of spaces provided for such vehicles is limited to not more than 10 spaces or 10 percent of the total number of spaces permitted within the #public parking garages# or #public parking lots#, whichever is less.

**13-10  
PERMITTED ACCESSORY OFF STREET PARKING SPACES**

**13-11  
General Provision**

#Accessory# off street parking spaces are not permitted in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or in Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), except as set forth in this Chapter.

**13-12  
Residential Development**

#Accessory# off street parking spaces are permitted only for #developments# or #enlargements# containing #residential use#, as follows:

(a) For the area south of 60th Street and its prolongations, the number of #accessory# off street parking spaces shall not exceed 20 percent of the number of new #dwelling units# contained in the #development# or #enlargement# or 200 spaces, whichever is less.

(b) For the area north of 60th Street and its prolongations in Community Districts 7 and 8, the number of #accessory# off street parking spaces shall not exceed 35 percent of the number of new #dwelling units# contained in the #development# or #enlargement# or 200 spaces, whichever is less.

(c) Within Area A in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), the number of #accessory# off street parking spaces shall not exceed 50 percent of the #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.

Within Areas B and C, as shown on the map in Section 13-01, the number of #accessory# off street parking spaces shall not exceed 100 percent of the #dwelling units# contained in the #development# or #enlargement#.

All such #accessory# off street parking spaces shall be located within a #completely enclosed building# and shall be used exclusively by the occupants of the #residential development# or #enlargement#.

**13-13  
Non-Residential Development**

**13-131  
Transient hotels**

For #transient hotel developments# or #enlargements#, a maximum of 150 #accessory# off street parking spaces are permitted if there is only one entrance to the #accessory group

parking facility# and 225 #accessory# off street parking spaces are permitted if there are two or more entrances. In no event may the number of parking spaces exceed 15 percent of the number of #transient hotel# rooms in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or 50 percent of the number of #transient hotel# rooms in Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability). All such parking spaces shall be located within a #completely enclosed building# and shall be used primarily for the personnel, guests and occupants of the #transient hotel#.

**13-132  
Hospitals**

For hospital #developments# or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, a maximum of 100 #accessory# off street parking spaces, open or enclosed, are permitted.

For hospital #developments# or #enlargements# in Area A in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), a maximum of 150 #accessory# off street parking spaces, open or enclosed, are permitted if there is only one entrance to the #accessory# group parking facility and 225 #accessory# off street parking spaces, open or enclosed, are permitted if there are two or more entrances.

Within Areas B and C, as shown on the map in Section 13-01, #accessory# off street parking may be provided in accordance with the underlying district regulations.

Such parking spaces are to be used exclusively by the hospital staff, patients and visitors.

**13-133  
Community facility, commercial or manufacturing developments**

For #community facility#, #commercial# or #manufacturing developments# or #enlargements#, in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and Area A in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), the maximum number of #accessory# off street parking spaces permitted for each #development# or #enlargement# shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. All such parking spaces shall be located within a #completely enclosed building# and shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

Within Areas B and C, as shown on the map in Section 13-01, the maximum number of #accessory# off street parking spaces permitted for each #development#, #enlargement#, or alteration shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. In the event that the permitted number of #accessory# off street spaces would be less than 15, an #accessory# parking facility of up to 15 spaces may be provided. All spaces shall be located within a #completely enclosed building#, except a maximum of 15 spaces which may be open, and shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

**13-134  
Multiple use development**

Where a #development# or #enlargement# contains a combination of #uses# for which #accessory# parking space regulations are set forth in Sections 13-12 (Residential Developments), 13-131 (Transient hotels), 13-132 (Hospitals) and 13-133 (Community facility, commercial or manufacturing developments), the number of #accessory# off street parking spaces shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections; however, in no event may the maximum number of #accessory# off street parking spaces exceed 225 spaces. All #accessory# off street parking spaces shall be located within a #completely enclosed building#. The exclusive or primary #use# provisions of Sections 13-12, 13-131, 13-132, and 13-133 shall be applicable to the number of spaces provided for each #use#.

**13-14  
Additional Regulations for Permitted Accessory Off Street Parking Spaces**

**13-141  
Location of accessory off street parking spaces**

No #accessory# off street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

**13-142  
Location of access to the street**

(a) The entrances and exits to all permitted #accessory# off street parking spaces shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location:

- (1) is not hazardous to traffic safety;
- (2) not likely to create traffic congestion; and
- (3) will not unduly inhibit surface traffic or pedestrian flow.

The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base the determination on such report.

(b) In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, the entrances and exits to all permitted

#accessory# off street parking spaces shall not be located on a #wide street# except by authorization of the City Planning Commission, pursuant to Sections 13-53 (Departmental Reports) and 13-553 (Curb cuts):

(e) In Areas A, B and C, in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), the entrances and exits to all permitted #accessory# off street parking spaces shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Sections 13-53 and 13-553:

- (1) Queens Boulevard;
- (2) Queens Plaza;
- (3) 21st Street;
- (4) Skillman Avenue;
- (5) 44th Drive;
- (6) Thomson Avenue; and
- (7) Jackson Avenue.

**13-143  
Maximum size of permitted accessory group parking facilities**

The gross unobstructed surface area, in square feet, of a permitted #accessory group parking facility# including stalls, aisles, driveways and maneuvering areas shall not exceed 200 times the number of #accessory# off street parking spaces provided. This size limitation shall not be applicable to off street parking spaces permitted under the provisions of Section 13-133 (Community facility, commercial or manufacturing developments) where such spaces are exclusively #accessory#, no charge, self parking spaces in enclosed facilities with a capacity limited to 100 automobiles. In such facilities, the gross unobstructed surface area, in square feet, shall not exceed 300 times the number of #accessory# off street parking spaces provided.

**13-144  
Car sharing vehicles**

Notwithstanding the provisions of Sections 13-12 and 13-13, inclusive, #car sharing vehicles# may occupy parking spaces in #accessory# off street parking facilities; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all parking spaces in such facilities, whichever is greater. #Accessory residential# off street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

**13-20  
PERMITTED PUBLIC PARKING LOTS**

**13-21  
General Provisions**

Except in the areas listed in Section 13-22, #public parking lots# with a maximum capacity of 150 spaces are permitted in C2, C4, C6, C8, M2 and M3 Districts subject to the regulations set forth in Section 13-23 (Additional Regulations for Permitted Public Parking Lots):

**13-22  
Areas Where Public Parking Lots Are Not Permitted**

**13-221  
Midtown Manhattan core**

No #public parking lots# are permitted in the area bounded by 60th Street and its prolongations, First Avenue, 22nd Street and Eighth Avenue, except as provided in Section 13-552 (Public parking lots).

**13-222  
Downtown Manhattan core**

No #public parking lots# are permitted within the area bounded by Worth Street, Centre Street, Frankfort Street, South Street, Whitehall Street, State Street, Battery Place, West Street, Morris Street, Greenwich Street, Liberty Street, Church Street, Vesey Street, West Broadway, Park Place and Church Street, except as provided in Section 13-552 (Public parking lots).

**13-223  
Special Clinton District**

No #public parking lots# are permitted in the area bounded by 42nd Street, Tenth Avenue, 50th Street and Eighth Avenue, except as provided in Section 06-111 (Off street parking regulations):

**13-224  
Manufacturing Districts**

#Public parking lots# are not permitted in M1-5 and M1-6 Districts, except as provided in Section 13-552. However, within these districts, #public parking lots# are permitted on the frontage of the Avenue of the Americas, from 23rd Street to 22nd Street, to a depth of 100 feet; the M1-5 and M1-6 Districts north of 42nd Street and west of Tenth Avenue; the M1-5 District east of First Avenue between 24th Street and 41st Street; the M1-5 District west of Ninth Avenue between 17th Street and 30th Street, and the M1-5 District south of Canal Street.

**13-225  
In portions of Queens Community Districts 1 and 2**

Within Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability),

no #public parking lots# are permitted, except as provided in Section 13-552.

**13-23 Additional Regulations for Permitted Public Parking Lots**

**13-231 Location of access to the street**

- (a) The entrances and exits to all permitted #public parking lots# shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner may refer such matter to the Department of Transportation or its successor for a report and may base the determination on such report.
- (b) The entrances and exits to a permitted #public parking lot# shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Section 13-53 (Departmental Reports) and 13-553 (Curb cuts):
  - (1) Fifth Avenue;
  - (2) Avenue of the Americas, from 23rd Street to 32nd Street;
  - (3) Seventh Avenue, from 23rd Street to 32nd Street;
  - (4) 14th Street, from Seventh Avenue to Fourth Avenue;
  - (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
  - (6) Church Street, from Park Place to Worth Street;
  - (7) Worth Street, from Centre Street to Church Street; and
  - (8) Canal Street, from the Bowery to West Broadway.

**13-232 Surfacing and screening**

The applicable regulations set forth in Sections 26-55 or 44-44 (Surfacing) and Sections 26-56 or 44-45 (Screening) shall be met.

**13-30 PERMITTED PUBLIC PARKING GARAGES WITHIN PORTIONS OF QUEENS COMMUNITY DISTRICTS 1 AND 2**

**13-31 General Provisions**

Within Area C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Availability), notwithstanding any underlying district regulations, #public parking garages# with a maximum capacity of 150 spaces are permitted as of right within any zoning district subject to the regulations set forth in Section 13-32 (Additional Regulations for Permitted Public Parking Garages).

**13-32 Additional Regulations for Permitted Public Parking Garages**

**13-321 Location of access to the street**

- (a) The entrances and exits to all permitted #public parking garages# shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base a determination on such report.
- (b) The entrances and exits to a permitted #public parking garage# shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Section 13-553 (Curb cuts):
  - (1) Vernon Boulevard;
  - (2) 44th Drive;
  - (3) Jackson Avenue;
  - (4) 21st Street;
  - (5) Queens Plaza; and
  - (6) Queens Boulevard.

**13-40 REQUIRED ACCESSORY OFF STREET PARKING SPACES**

**13-41 General Provisions**

Except as otherwise set forth in this Section and Section 13-

42 or by the provisions of Section 13-012 (Existing off street parking facilities), no #accessory# off street parking spaces are required for any #development# or #enlargement# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Availability).

**13-42 Residential Development**

#Accessory# off street parking spaces are only required for public or publicly assisted housing #developments# or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, only as set forth below:

- (a) For public or publicly assisted housing, as such categories are defined in Section 25-25 (Modification of Requirements for Public or Publicly Assisted Housing or Non-Profit Housing for the Elderly), the minimum number of #accessory# off street parking spaces required for new #dwelling units# provided in the #development# or #enlargement# as a percentage of such new #dwelling units# are as follows:

	South of 60th Street and its Prolongations (in percent)	North of 60th Street and its Prolongations (in percent)
Publicly assisted housing as defined in Section 25-25(a)	15.0	20.0
Public housing developments or dwelling units for low income tenants as defined in Section 25-25(b)	12.0	12.0
Federal rent subsidy program as defined in Section 25-25(c)	13.5	17.5

- (b) The requirements of this Section shall not apply to #developments# or #enlargements# on #zoning lots# having a #lot area# of 10,000 square feet or less.
- (c) Required parking shall be waived for #developments# or #enlargements# if the required number of #accessory# off street parking spaces resulting from the application of the table in paragraph (a) results in 15 spaces or less.
- (d) All required #accessory# off street parking spaces may be located either on the same #zoning lot# as the #development# or #enlargement# or on another #zoning lot# in accordance with the applicable zoning district regulations and shall be subject to the restrictions on location and #use# of #accessory# off street parking spaces in Sections 25-51 through 25-55, inclusive, and the additional regulations for permitted or required #accessory# off street parking spaces set forth in Sections 25-61 through 25-66, inclusive, or Sections 36-51 through 36-57, inclusive. The waiver provisions of Sections 25-27 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) or 36-24 (Waiver of Requirements) shall also be applicable.

- (e) If a public or publicly assisted housing #development# or #enlargement#, as such categories are defined in Section 25-25 (Modification of Requirements for Public, Publicly Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly), provides additional #accessory# off street parking spaces within the #group parking facility# that satisfies the minimum number of spaces required by this Section, then the permitted #accessory# spaces are not subject to the regulations set forth in paragraph (c) of Section 13-12 (Residential Development), 13-141 (Location of accessory off street parking spaces) and 13-143 (Maximum size of permitted accessory group parking facilities).
- (f) All such parking spaces shall be used exclusively by the occupants of the #residential development# or #enlargement# and occupants of nearby public or publicly assisted housing projects, except that #car sharing vehicles# may occupy #accessory# off street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. #Accessory residential# off street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

- (g) Parking is not required for #non profit residences for the elderly# or #dwelling units# for the elderly as defined in paragraph (c) of Section 25-25 (Modification of Requirements for Public, Publicly Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly).

**13-50 SPECIAL PERMITS AND AUTHORIZATIONS**

**13-51 General Provisions**

The City Planning Commission may grant special permits and authorizations, pursuant to Sections 13-55, inclusive, and 13-56, inclusive.

All such special permits and authorizations, in addition to meeting the requirements, conditions and safeguards prescribed by the Commission, shall conform to and comply with all of the applicable zoning district regulations of the Zoning Resolution, except as otherwise specified herein.

**13-52 Requirements for Applications**

An application to the City Planning Commission for the grant of a special permit or authorization under the provisions of this Section shall include a site plan showing the location of all #buildings or other structures# on the site, the location of all vehicular entrances and exits and off street parking spaces, and such other information as may be required by the Commission.

**13-53 Departmental Reports**

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, all applications for the grant of a special permit or authorization pursuant to this Section shall be referred to the Department of Transportation, or its successor, for its report with respect to the anticipated traffic impact resulting from such #use# at the proposed location and to the Department of Environmental Protection or its successor for its report on air quality at the proposed location. If such agencies shall report thereon within one month from the date of referral, the City Planning Commission shall, in its determination, give due consideration to such report and, further, shall have the power to substantiate the appropriate findings solely on the basis of the reports by such agencies with respect to the issues referred. If such agencies do not report within one month, the Commission may make a final determination without reference thereto. In no case shall a special permit or authorization be granted if the proposed #use# would cause a violation of ambient air quality standards or exacerbate an existing violation of such standards.

**13-54 Relationship to Public Improvement Projects**

In all cases, the City Planning Commission shall deny a special permit application or authorization whenever the #use# will interfere with a public improvement project (including housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the City Council or the Commission, as determined from the Calendar of each agency issued prior to the date of the public meeting on the application for a special permit or authorization.

**13-55 Authorizations**

**13-551 Accessory off street parking spaces**

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

- (a) the #building# does not have #accessory# off street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. For the purposes of this paragraph, (b), such need shall exist where there are special circumstances and there are no reasonably viable alternatives to on-site enclosed parking spaces;
- (c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic;
- (d) the parking spaces will not adversely affect pedestrian movement;
- (e) the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#; and
- (f) the curb cut accessing such parking spaces will not be inconsistent with the character of the existing streetscape.

**13-552 Public parking lots**

The City Planning Commission may authorize #public parking lots# with a capacity of not more than 150 spaces in C2, C4, C6, C8 and M1 Districts or in Areas A, B or C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Availability), provided that the otherwise applicable regulations set forth in Sections 26-55 or 44-44 (Surfacing), and Sections 26-56 or 44-45 (Screening) are met.

As a condition for authorizing any such #public parking lots#, the Commission shall make the following findings:

- (a) such #use# will not be incompatible with, or adversely affect, the growth and development of #uses# comprising vital and essential functions in the general area within which such #use# is to be located;
- (b) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;
- (c) such #use# is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and



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

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, or requirements for shielding of floodlights and for locations of entrances and exits.

**13-553  
Curb cuts**

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

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

**13-56  
Special Permits**

**13-561  
Accessory off-street parking spaces**

The City Planning Commission may, by special permit, subject to the otherwise applicable zoning district regulations, allow on-site or off-site, open or enclosed, #accessory# off-street parking facilities with any capacity not otherwise allowed under Section 13-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES), provided the Commission finds that:

- (a) such parking spaces are needed for, and will be used by, the occupants, visitors, customers or employees of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater;
- (b) within the vicinity of the site, there are insufficient parking spaces available;
- (c) the facility will not create or contribute to serious traffic congestion nor will unduly inhibit vehicular and pedestrian movement;
- (d) the facility is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
- (e) adequate reservoir space is provided at the vehicular entrance to accommodate vehicles equivalent in number to 20 percent of the total number of parking spaces, up to 50 parking spaces, and five percent of any spaces in excess of 200 parking spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this finding.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including traffic improvements, if necessary, and limitations on #signs# or requirements for shielding or floodlights or for locations of entrances and exits.

**13-562  
Public parking garages and public parking lots**

The City Planning Commission may, by special permit, allow #public parking garages# and #public parking lots# not otherwise permitted, pursuant to the applicable provisions of Section 74-52 (Parking Garages or Public Parking Lots in High-Density Central Areas).

\* \* \*

**Chapter 6  
Comprehensive Off-Street Parking Regulations in Long Island City**

The provisions of this Chapter establish special comprehensive regulations for off-street parking in #Long Island City#, as defined in Section 16-02 (Definitions). These regulations will allow the city to plan for the parking needs of residents and businesses in a more rational manner and help facilitate a mass transit, pedestrian-oriented Central Business District.

**16-01  
General Provisions**

Except as modified by the express provisions of this Chapter, the regulations of the underlying zoning districts or special purpose districts shall remain in effect.

**16-02  
Definitions**

Long Island City

For the purpose of this Chapter, "Long Island City" shall refer to the portion of Queens Community Districts 1 and 2

within the boundaries shown on Map 1 (#Long Island City# and Subareas) in Appendix A of this Chapter.

**16-03  
Maps**

Maps are located in Appendix A of this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

Map 1 - #Long Island City# and Subareas

Map 2 - Locations where curb cuts are prohibited

**16-04  
Subareas**

In order to carry out the purposes and provisions of this Chapter, three subareas, Subareas A, B and C, are established within #Long Island City#, the boundaries of which are shown on Map 1 (#Long Island City# and Subareas) in Appendix A of this Chapter.

**16-05  
Applicability**

**16-051  
Applicability of parking regulations within Long Island City**

The provisions of this Chapter shall apply to #accessory# off-street parking facilities, #public parking lots# and #public parking garages# in #Long Island City#, as follows:

- (b) for #accessory# off-street parking facilities, #public parking garages# and #public parking lots# constructed prior to October 25, 1995, the number of parking spaces required or permitted shall be set forth in Section 16-07 (Existing Buildings and Off-Street Parking Facilities in Long Island City).
- (c) for #accessory# off-street parking facilities, #public parking lots# and #public parking garages developed# or #enlarged# after October 25, 1995, the number of parking spaces permitted in a parking facility shall be as set forth in Section 16-10 (PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY). Special rules shall apply to all such #accessory# off-street parking spaces, #public parking lots# and #public parking garages#, as set forth in Section 16-20 (SPECIAL RULES FOR LONG ISLAND CITY PARKING FACILITIES).
- (d) any increase in the number of off-street parking spaces in an #accessory# off-street parking facility, #public parking lot# or #public parking garage# resulting in a capacity not otherwise allowed under the applicable regulations of Section 16-10, shall only be permitted by the City Planning Commission pursuant to the applicable special permit in Section 16-35 (Special Permits), inclusive.

**16-052  
Applicability of parking regulations for large-scale residential developments within Long Island City**

The provisions of this Chapter shall not apply to #large-scale residential developments# utilizing the provisions of Sections 78-41 (Location of Accessory Parking Spaces) or 78-42 (Parking Regulations for Commercial and Community Facility Uses).

**16-053  
Applicability of Special Purpose Districts within Long Island City**

Additional modifications to the provisions of this Chapter are found in the following Special Purpose Districts:

- (a) the #Special Long Island City Mixed Use District#, as set forth in Section 117-54 (Off-Street Parking and Loading Regulations); and
- (b) the #Special Southern Hunters Point District#, as set forth in Section 125-50 (PARKING REGULATIONS), inclusive.

**16-06  
Previously Approved Special Permits or Authorizations**

Any authorization or special permit relating to parking regulations in #Long Island City# granted by the City Planning Commission or Board of Standards and Appeals prior to October 25, 1995, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permit was granted. Such authorizations or special permits shall be subject to the provisions of Sections 11-42 (Lapse of Authorization of Special Permit Granted by the City Planning Commission) and 11-43 (Renewal of Authorization or Special Permit). However, the provisions of this Chapter shall apply to the renewal of any special permit or authorization for a #public parking lot#.

Any subsequent modifications to such authorizations or special permits that involve an increase in the number of off-street parking spaces provided shall only be permitted by the applicable special permit provisions of Section 16-35 (Special Permits).

**16-07  
Existing Buildings and Off-Street Parking Facilities**

Existing #buildings developed# without the provision of parking, and existing required or permitted #accessory# off-

street parking spaces, #public parking lots# and #public parking garages# established prior to October 25, 1995 shall be subject to the applicable zoning district regulations in effect prior to October 25, 1995, except that:

- (a) any reduction or elimination of existing #accessory# off-street parking spaces that were required under the applicable provisions in effect prior to October 25, 1995 shall not be permitted;
- (b) #enlargements#, #extensions# or any increase in the number of off-street parking spaces within such off-street parking facilities shall be permitted by the City Planning Commission:
  - (1) where the proposed increase in off-street parking spaces occurs in a #building developed# without the provision of parking, the Commission may authorize up to 15 off-street parking spaces pursuant to the provisions of Section 16-341 (Limited increase in parking spaces for existing buildings without parking);
  - (2) where the proposed increase occurs in an existing off-street parking facility, and such proposed increase results in a capacity not otherwise allowed under the applicable regulations of Section 16-10 (PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY), the Commission may permit such an increase, pursuant to the applicable provisions of Section 16-35 (Special Permits), inclusive;

**16-10  
PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY**

Off-street parking spaces located within #accessory# off-street parking facilities, #public parking lots# and #public parking garages# in #Long Island City# shall be allowed as set forth in this Section, inclusive.

**16-11  
Permitted Parking for Residences**

#Accessory# off-street parking spaces are permitted for #residences# in #developments# or #enlargements#, as follows:

- (a) within Subarea A, #accessory# off-street parking spaces may be provided for not more than 50 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.
- (b) within Subareas B and C, #accessory# off-street parking spaces may be provided for not more than 100 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#.

All such #accessory# off-street parking spaces shall be used exclusively by the occupants of the #residential development# or #enlargement#.

**16-12  
Permitted Parking for Non-Residential Uses**

#Accessory# off-street parking spaces are permitted for non-#residential uses# in #developments# or #enlargements#, as follows:

- (a) #Transient hotels#
 

For #transient hotel developments# or #enlargements#, a maximum of 150 #accessory# off-street parking spaces are permitted if there is only one entrance to the #accessory group parking facility# and a maximum of 225 #accessory# off-street parking spaces are permitted if there are two or more entrances. In no event may the number of parking spaces exceed 50 percent of the number of new #transient hotel# rooms. All such parking spaces shall be used primarily for the personnel, guests and occupants of the #transient hotel#.
- (b) Hospitals
 

For hospital #developments# or #enlargements# in Subarea A, a maximum of 150 #accessory# off-street parking spaces, open or enclosed, are permitted if there is only one entrance to the #accessory# group parking facility and a maximum of 225 #accessory# off-street parking spaces, open or enclosed, are permitted if there are two or more entrances.

For hospital #developments# or #enlargements# within Subareas B and C, #accessory# off-street parking may be provided in accordance with the underlying district regulations.

All such parking spaces are to be used exclusively by the hospital staff, patients and visitors.
- (c) Other #commercial#, #community facility# and #manufacturing uses#
 

For #developments# or #enlargements# in Subarea A comprising #community facility uses# other than hospitals, #commercial uses# other than #transient hotels#, and #manufacturing uses#, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of such #community facility#.

#commercial# or #manufacturing floor area#, or 100 spaces, whichever is less. All such parking spaces shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

Within Subareas B and C, the maximum number of #accessory# off-street parking spaces permitted for each #development#, #enlargement#, or alteration shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. In the event that the permitted number of #accessory# off-street spaces would be less than 15, an #accessory# parking facility of up to 15 spaces may be provided. All spaces shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

#### 16-13 Permitted Parking for Zoning Lots with Multiple Uses

Where a #development# or #enlargement# contains a combination of #uses# for which parking regulations are set forth in Sections 16-11 (Permitted Parking for Residences), and 16-12 (Permitted Parking for Non-Residential Uses), the number of #accessory# off-street parking spaces for all such #uses# shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections. However, in no event shall the maximum number exceed 225 #accessory# off-street parking spaces. The exclusive or primary #use# provisions of Sections 16-11 and 16-12 shall be applicable to the number of spaces provided for each #use#.

#### 16-14 Permitted Parking in Public Parking Lots

No #public parking lots# shall not be permitted within #Long Island City#, except where authorized by the City Planning Commission in accordance with the provisions of Section 16-342 (Public parking lots).

#### 16-15 Permitted Parking for Public Parking Garages

#Public parking garages# may be #developed# or #enlarged# with #Long Island City# in accordance with the underlying district regulations. However, within Subarea C, notwithstanding any underlying district regulations, #public parking garages# with a maximum capacity of 150 spaces are permitted as-of-right within any zoning district.

#### 16-16 Permitted Parking for Car Sharing Vehicles and Commercial Vehicles

#Car sharing vehicles# and commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted as follows:

- (a) #Accessory# off-street parking facilities

#Car sharing vehicles# may occupy parking spaces in an #accessory# off-street parking facility, provided that such #car sharing vehicles# shall not exceed 20 percent of all parking spaces in such facility, or five spaces, whichever is greater. #Accessory residential# off-street parking spaces shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord.

- (b) #Public parking garages# and #public parking lots#

(1) #Car sharing vehicles# shall be permitted within #public parking garages# and, where authorized pursuant to Section 16-342, #public parking lots#, provided such vehicles do not exceed, in total, 40 percent of the total number of parking spaces permitted.

(2) Commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted within #public parking garages# and, where authorized pursuant to Section 16-342 #public parking lots#, provided that the total amount of parking spaces occupied by commercial vehicles, shall not exceed 10 percent of the total number of parking spaces permitted, or 10 spaces, whichever is less.

#### 16-20 SPECIAL RULES FOR LONG ISLAND CITY PARKING FACILITIES

All #accessory# off-street parking facilities, #public parking lots# and #public parking garages developed# or #enlarged# after October 25, 1995 in #Long Island City# shall comply with the applicable provisions of this Section, inclusive.

#### 16-21 Off-Site Parking

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

#### 16-22 Enclosure, Surfacing and Screening Requirements

All #accessory# off-street parking spaces shall be located within a #completely enclosed building#, with the exception of:

- (a) parking spaces #accessory# to a hospital, as listed in Use Group 4; and

- (b) up to 15 off-street parking spaces #accessory# to #commercial uses# other than a #transient hotel#, as listed in Use Group 5, #community facility uses# other than hospitals, or #manufacturing use#.

#### 16-23 Curb Cut Restrictions

In addition to the provisions of this Section, inclusive, additional restrictions on curb cuts in #Long Island City# are found in the following Special Purpose Districts:

- (a) the #Special Long Island City Mixed Use District#, as set forth in paragraph (b) of Section 117-54 (Off-Street Parking and Loading Regulations); and
- (b) the #Special Southern Hunters Point District#, as set forth in Section 125-55 (Location of Curb Cuts).

#### 16-231 Location of curb cuts

For #accessory# off-street parking facilities, #public parking lots# and #public parking garages#, curb cuts accessing entrances and exits to such parking facilities:

- (a) shall not be permitted within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, is not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report; and

- (b) for #accessory# off-street parking facilities and #parking garages#, such curb cuts shall not be located on a #wide streets# designated on Map 2 (Locations where curb cuts are prohibited) in Appendix A of this Chapter, except where authorized pursuant to Section 16-343 (Curb cuts).

#### 16-24 Minimum and Maximum Size of Parking Facilities

The gross unobstructed surface area, in square feet, of a permitted #accessory group parking facility# including stalls, aisles, driveways and maneuvering areas shall not exceed 200 times the number of #accessory# off-street parking spaces provided. This size limitation shall not be applicable to off-street parking spaces permitted under the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-Residential Uses) where such spaces are exclusively #accessory#, no-charge, self-parking spaces in enclosed facilities with a capacity limited to 100 automobiles. In such facilities, the gross unobstructed surface area, in square feet, shall not exceed 300 times the number of #accessory# off-street parking spaces provided.

#### 16-30 AUTHORIZATIONS AND SPECIAL PERMITS

##### 16-31 General Provisions

The City Planning Commission may grant authorizations and special permits, pursuant to Sections 16-34, inclusive, and 16-35, inclusive.

All such special permits and authorizations, in addition to meeting the requirements, conditions and safeguards prescribed by the Commission, shall conform to and comply with all of the applicable zoning district regulations of the Zoning Resolution, except as otherwise specified herein.

##### 16-32 Requirements for Applications

An application to the City Planning Commission for the grant of a special permit or authorization under the provisions of this Section shall include a site plan showing the location of all #buildings or other structures# on the site, the location of all vehicular entrances and exits and off-street parking spaces, and such other information as may be required by the Commission.

##### 16-33 Relationship to Public Improvement Projects

In all cases, the City Planning Commission shall deny a special permit application or authorization whenever the #use# will interfere with a public improvement project (including housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the City Council or the Commission, as determined from the Calendar of each agency issued prior to the date of the public meeting on the application for a special permit or authorization.

##### 16-34 Authorizations

##### 16-341 Limited increase in parking spaces for existing buildings without parking

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

- (a) the #building# does not have #accessory# off-street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which

they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. For the purposes of this paragraph, (b), such need shall exist where there are special circumstances and there are no reasonably viable alternatives to on-site enclosed parking spaces;

- (c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic;
- (d) the parking spaces will not adversely affect pedestrian movement;
- (e) the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#; and
- (f) the curb cut accessing such parking spaces will not be inconsistent with the character of the existing streetscape.

#### 16-342 Public parking lots

The City Planning Commission may authorize #public parking lots# with a capacity of not more than 150 spaces in #Long Island City#, provided that the otherwise applicable regulations set forth in Sections 36-55 or 44-44 (Surfacing), and Sections 36-56 or 44-45 (Screening) are met.

As a condition for authorizing any such #public parking lots#, the Commission shall make the following findings:

- (a) such #use# will not be incompatible with, or adversely affect, the growth and development of #uses# comprising vital and essential functions in the general area within which such #use# is to be located;
- (b) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;
- (c) such #use# is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
- (d) the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, or requirements for shielding of floodlights and for locations of entrances and exits.

#### 16-343 Curb cuts

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

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

#### 16-35 Special Permits

##### 16-351 Accessory off-street parking spaces

The City Planning Commission may, by special permit, subject to the otherwise applicable zoning district regulations, allow onsite or off-site, open or enclosed, #accessory# off-street parking facilities with any capacity not otherwise allowed under Section 16-10 (PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY), provided the Commission finds that:

- (a) such parking spaces are needed for, and will be used by, the occupants, visitors, customers or employees of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater;
- (b) within the vicinity of the site, there are insufficient parking spaces available;
- (c) the facility will not create or contribute to serious traffic congestion nor will unduly inhibit vehicular and pedestrian movement;
- (d) the facility is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
- (e) adequate reservoir space is provided at the vehicular entrance to accommodate vehicles

equivalent in number to 20 percent of the total number of parking spaces, up to 50 parking spaces, and five percent of any spaces in excess of 200 parking spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this finding.

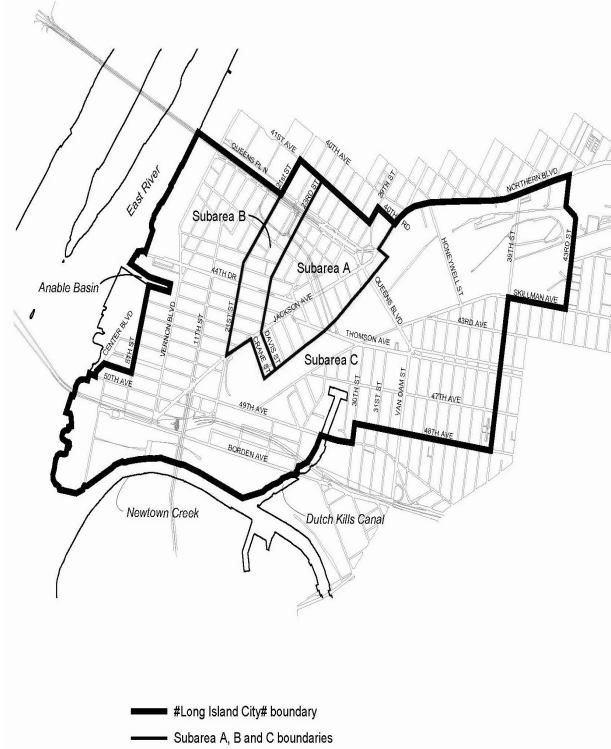
The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including traffic improvements, if necessary, and limitations on #signs# or requirements for shielding or floodlights or for locations of entrances and exits.

16-352 Public parking garages and public parking lots

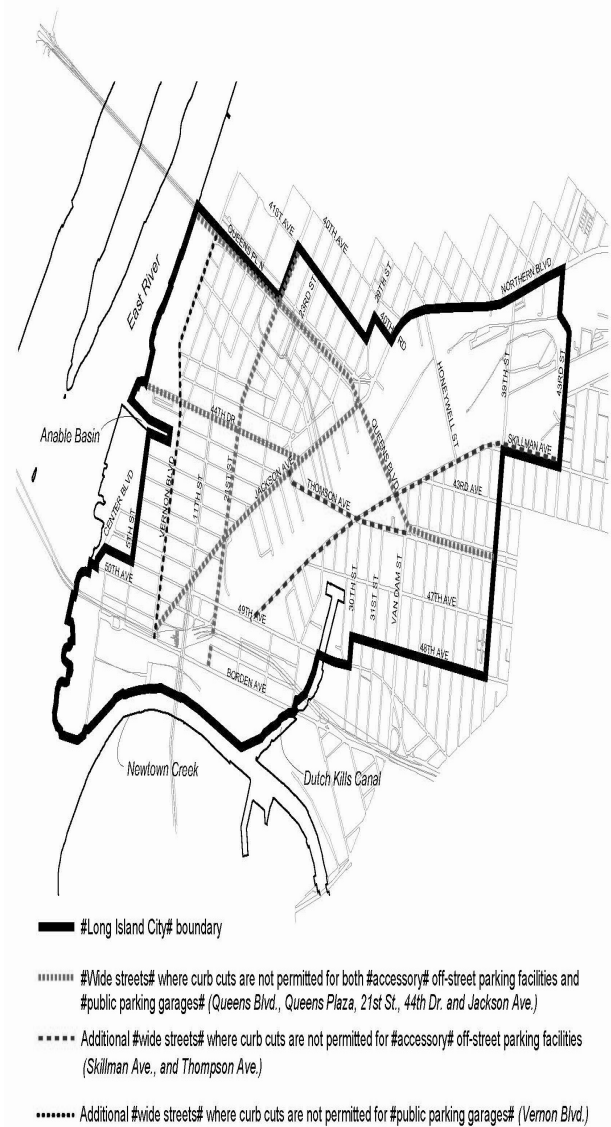
The City Planning Commission may, by special permit, allow #public parking garages# and #public parking lots# not otherwise permitted, pursuant to the applicable provisions of Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

Appendix A Long Island City Parking Maps

Map 1 - #Long Island City# and Subareas



Map 2 - Locations where curb cuts are prohibited



Article II: Residence District Regulations

Chapter 3 Residential Bulk Regulations in Residence Districts

23-635 Special bulk regulations for certain sites in Community District 4, Borough of Manhattan

Within the boundaries of Community District 4 in the Borough of Manhattan, excluding the #Special Clinton District#, for #developments# or #enlargements# in R8 Districts without a letter suffix, on #zoning lots# larger than 1.5 acres that include #residences# for which #public funding#, as defined in Section 23-911 (General definitions) is committed to be provided, the City Planning Commission may authorize modifications of height and setback regulations and in conjunction therewith reduce the amount of required off-street parking, provided the Commission finds that such modifications will facilitate the provision of such #residences#, and such modifications will not unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# on the #zoning lot# or nearby properties, #open space# or #streets# and that the reduction in parking is consistent with the needs of the residents. Prior to issuing a building permit for any #development# or #enlargement# utilizing modifications granted by this authorization, the Department of Buildings shall be furnished with written notice of a commitment from the appropriate funding agency for the provision of such #public funding#.

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

Chapter 5 Accessory Off-Street Parking and Loading Regulations

25-023 Applicability of regulations in the Manhattan Core and Long Island City Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens

Special regulations governing permitted or required #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article 1, Chapter 3, and special regulations governing #accessory# off-street parking in #Long Island City#, as defined in Section 16-02 (Definitions), are set forth in Article 1, Chapter 6.

Article III: Commercial District Regulations

Chapter 2 Use Regulations

32-17 Use Group 8 C2 C4 C6 C8

C. Automotive Service Establishments

Automobile rental establishments, except that in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, in #Long Island City#, as defined in Section 16-02 (Definitions), -the number of automobiles that may be stored in such establishments in C2, C4 or C6 Districts shall not exceed 100 spaces and the maximum size in square feet of such storage area shall not exceed 200 times the number of parking spaces provided, exclusive of entrance/exit ramps #Public parking garages# or #public parking lots# with capacity of 150 spaces or less, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), and provided that such #public parking lots# are not permitted as of right in C6-1A Districts and such #public parking garages# are not permitted as of right in C2-5, C2-6, C2-7, C2-8, C4-5, C4-5A, C4-5X, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts. #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#.

In the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these #uses# are subject to the provisions of Article I, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article 1, Chapter 6.

32-21 Use Group 12 C4 C6 C7 C8

D. Automotive Service Establishments

#Public parking garages# or #public parking lots# with capacity of 150 spaces or less, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), and provided that such #public parking lots# are not permitted as-of-right in C7 Districts and such #public parking garages# are not permitted as-of-right in C4-5, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or

M3-2 Districts. #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#.

In the #Manhattan Core#, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these #uses# are subject to the provisions of Article I, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article 1, Chapter 6.

32-32 By the City Planning Commission

#Public parking garages#:

- C1 Limited in capacity to 100 spaces
C2-1 C2-2 C2-3 C2-4 C4-1 C4-2 C4-3 C4-4 C7 C8-1 C8-2 C8-3 With capacity of more than 150 spaces
C2-5 C2-6 C2-7 C2-8 C4-5 C4-6 C4-7 C5 C6 C7 C8-4 With any capacity

#Public parking lots#:

- C1 Limited in capacity to 100 spaces
C2 C4 C6 C7 C8 With capacity of more than 150 spaces
C5 C7 With any capacity

\* \* \* In the #Manhattan Core#, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these #uses# are subject to the provisions of Article I, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article 1, Chapter 6.

Article III: Commercial District Regulations

Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-024 Applicability of regulations in the Manhattan Core and Long Island City Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens

Special regulations governing permitted or required #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article 1, Chapter 3, and special regulations governing #accessory# off-street parking in #Long Island City#, as defined in Section 16-02 (Definitions), are set forth in Article 1, Chapter 6.

Article IV: Manufacturing District Regulations

Chapter 2 Use Regulations

42-12 Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that foodstores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, foodstores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, automobile rental establishments, #public parking garages# and #public parking lots# in Use Group 8C and 12D are subject to the provisions of Article I, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), #public parking garages# and #public parking lots# in Use Group 8C and 12D are subject to the provisions of Article I,

## Chapter 6.

\* \* \*

**42-32  
By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

\* \* \*

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1  
#Public parking garages##\*\* with capacity of more than 150 spaces

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2  
#Public parking garages##\*\* with any capacity

M1 M2 M3  
#Public parking lots# with capacity of more than 150 spaces\*\*

\* \* \*

\*\* In the #Manhattan Core#, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these #uses# are subject to the provisions of Article 1, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article 1, Chapter 6.

\* \* \*

**Chapter 4  
Accessory Off-Street Parking and Loading Regulations**

\* \* \*

**44-022  
Applicability of regulations in the Manhattan Core and Long Island City Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens**

Special regulations governing permitted or required #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article I, Chapter 3, and special regulations governing #accessory# off-street parking in #Long Island City#, as defined in Section 16-02 (Definitions), are set forth in Article I, Chapter 6.

\* \* \*

**Article V: Non-Conforming Uses and Non-Complying Buildings**

\* \* \*

**Chapter 2 - Non-Conforming Uses**

\* \* \*

**52-31  
General Provisions**

For the purposes of this Chapter, a change of #use# is a change to another #use# listed in the same or any other Use Group. However, a change in ownership or occupancy shall not, by itself, constitute a change of #use#.

A #non-conforming use# may be changed to any conforming #use#, and the applicable district #bulk# regulations and #accessory# off-street parking requirements shall not apply to such change of #use# or to alterations made in order to accommodate such conforming #use#, but shall apply to any #enlargement#.

In all zoning districts which mandate compliance with the Quality Housing Program, the provisions of Article II, Chapter 8, shall apply to such change of #use#.

However, notwithstanding the provisions above, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the #conversion# of non-residential floor area# to #residences# shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion within Existing Buildings), unless such #conversions# meet the requirements for #residences# of Article II (Residence District Regulations).

A #non-conforming use# may be changed to another #non-conforming use# only in accordance with the provisions of this Chapter.

Any such change of #use# permitted by this Chapter shall conform to the applicable district regulations on #accessory# off-street loading berths as set forth in Section 52-41 (General Provisions) and on #accessory signs#, except that in #Residence Districts# such change shall conform to the regulations on #accessory signs# applicable in a C1 District.

In the #Manhattan Core#, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, a #non-conforming use# may be changed to an automobile rental establishment, #public parking garage# or #public parking lot# in Use Groups 8 and 12D only pursuant to the provisions of Article I, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), a #non-conforming use# may be changed to a #public parking garage# or #public parking lot# in Use Groups 8 and 12D only pursuant to the provisions of Article I, Chapter 6.

In the case of a conflict between these provisions and retail continuity provisions that apply to the ground floor of #buildings#, a #non-conforming use# on the ground floor in such #building# may be changed only to a #conforming use#.

\* \* \*

**52-41  
General Provisions**

\* \* \*

For #non-conforming use# in #Residence Districts#,

#accessory# off-street parking spaces or loading berths shall be subject to the provisions of Sections 25-66 or 25-77 (Screening).

In the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, #enlargements# or #extensions# of #nonconforming uses# which involve the provision of off-street parking are subject to the regulations set forth in Article I, Chapter 3, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #enlargements# or #extensions# are subject to the regulations set forth in Article I, Chapter 6.

In the case of a conflict between these provisions and retail continuity provisions that apply to the ground floor of #buildings#, a #non-conforming use# on the ground floor in such #building# may be changed only to a #conforming use#.

\* \* \*

**Article VII: Administration**

\* \* \*

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

\* \* \*

**73-45  
Modification of Off-Site Parking Provisions**

In all districts, the Board of Standards and Appeals may modify the provisions regulating the location of #accessory# off-street parking spaces provided off the site, in accordance with the provisions of this Section which are applicable in the specified district. However, in no event shall #accessory# off-street parking spaces be permitted off-site in a #public parking garage#.

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3, shall apply.

In all cases, the Board may impose appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \*

**73-47  
Rental of Accessory Off-Street Parking Spaces to Non-Residents**

In C1 or C5 Districts, for a term not to exceed five years, the Board of Standards and Appeals may permit off-street parking spaces #accessory# to #residences# or #non-profit hospital staff dwellings# to be rented for periods of less than one week, to persons who are not occupants of such #residences# or #non-profit hospital staff dwellings#, provided that such rental of spaces conforms to the provisions set forth in Section 36-46 (Restrictions on Use of Accessory Off-Street Parking Spaces) and that the following special findings are made:

- that the number of spaces to be rented or the location of access, thereto, is such as to draw a minimum of vehicular traffic to and through #streets# having predominantly #residential# frontages;
- that the total number of spaces to be rented to nonresidents does not exceed 100; and
- that where the total number of spaces to be rented to nonresidents exceeds 20, reservoir space is provided at the vehicular entrance to accommodate 10 automobiles or 20 percent of the spaces so rented, whichever amount is less.

The Board may impose appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs# or requirements for the shielding of floodlights.

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3, shall apply.

\* \* \*

**73-48  
Exceptions to Maximum Size of Accessory Group Parking Facilities**

The Board of Standards and Appeals may permit #accessory group parking facilities# with more than 150 spaces in #Commercial# or #Manufacturing Districts# or for hospital and related facilities in #Residence Districts# in accordance with the provisions of this Section provided that such provisions shall not apply to #accessory# off-street parking spaces provided in #public parking garages# in accordance with the provisions of Section 36-57 or 44-46 (Accessory Off-Street Parking Spaces in Public Parking Garages).

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3, shall apply.

\* \* \*

**74-52  
Parking Garages or Public Parking Lots in High Density Central Areas**

In C1-5, C1-6, C1-7, C1-8 or C1-9 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with a capacity of not more than 100 spaces, and in C2-5, C2-6, C2-7, C2-8, C4-5, C4-5A, C4-5X, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts, the Commission may permit #public parking garages# with any capacity or #public parking lots# with more than 150

spaces, and in C5 and C6-1A Districts, the Commission may permit #public parking garages# or #public parking lots# with any capacity, provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met.

\* \* \*

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including limitations on #signs#, or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# where the regulations set forth in Article I, Chapter 3, shall apply, except as provided in Section 13-06 (Previously Approved Special Permits or Authorizations).

**74-53  
Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments or Large-Scale General Developments**

The City Planning Commission may permit #group parking facilities accessory# to #uses# in #large-scale residential developments# or #large-scale community facility developments# or #large-scale general developments# with more than the prescribed maximum number of parking spaces set forth in Sections 25-12, 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) or may permit modifications of the applicable provisions of Sections 25-11, 36-11 and 44-11 (General Provisions) so as to permit off-street parking spaces #accessory# to such #uses# to be located on the roof of a #building#.

As a condition of permitting such exceptions or modifications, the Commission shall make the following findings:

- that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
- that such #use# has adequate reservoir space at the vehicular entrance to accommodate either 10 automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles;
- that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby; and
- that where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, where the regulations set forth in Article I, Chapter 3, shall apply, or to the #Long Island City#, as defined in Section 16-02 (Definitions), where the regulations set forth in Article I, Chapter 6 shall apply.

\* \* \*

**Article VIII: Special Purpose Districts**

\* \* \*

**Chapter 1  
Special Midtown District**

\* \* \*

**81-30  
OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS****81-31  
General Provisions**

The regulations of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens) and the applicable underlying district regulations of Article III, Chapter 6, or Article IV, Chapter 4, relating to Off-Street Loading Regulations, shall apply throughout the #Special Midtown District#, except as otherwise provided in this Section.

**81-311  
Applicability of more restrictive provisions**

In the event of a conflict between the provisions in this Chapter and those contained in Article I, Chapter 3, the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered those which permit:

- fewer number of parking spaces;
- more exclusive use of parking spaces; and
- more limited location of curb cuts.

**81-311  
81-312  
Prohibitions of off-street parking or off-street loading facilities**



Notwithstanding the provisions of Article I, Chapter 3, prohibitions of off-street parking facilities or #accessory# off-street loading berths or restrictions as to their location or access, as provided in Sections 81-44 (Curb Cut Restrictions) or 81-84 (Mandatory Regulations and Prohibitions), may be waived only in accordance with the applicable provisions of Sections 81-44 or 81-84.

**81-40 MANDATORY DISTRICT PLAN ELEMENTS**

**81-44 Curb Cut Restrictions**

Along all avenues in Midtown and along 57th, 53rd, 42nd and 34th Streets, no driveway curb cuts for parking facilities or loading berths shall be permitted except for the following:

- (a) the Commissioner of Buildings may approve a curb cut where there are no alternative means of access to off-street loading berths from other #streets# bounding the #zoning lot#; or
(b) the City Planning Commission may authorize curb cuts where such curb cuts are needed for required loading berths. Such loading berths must be adjacent to a fully enclosed maneuvering area on the #zoning lot# at least equal in area to the area of the required loading berth and arranged so as to permit head-in and head-out truck movements to and from the #zoning lot#. The City Planning Commission will refer such applications to the Department of Transportation for their comment.

In addition, for #zoning lots# with frontage along such avenues and #streets# in Midtown where curb cuts are prohibited, the Commissioner of Buildings may waive required off-street loading berths pursuant to the provisions set forth in Section 13-35 (Modification of Loading Berth Requirements).

Where a curb cut is permitted as indicated in this Section, the maximum width of such curb cut shall be 15 feet for one-way traffic and 25 feet for two-way traffic. These curb cut requirements shall be in addition to any other applicable City rules or regulations concerning driveway curb cuts.

The above exceptions do not apply to Fifth Avenue, or between 43rd and 50th Streets, to Seventh Avenue or Broadway and no curb cuts shall be permitted in these cases. Between 43rd and 50th Streets, access to #accessory# off-street loading berths or off-street parking facilities shall not be permitted on Seventh Avenue or Broadway or, except where the length of a #narrow street block# frontage between the #street lines# of Seventh Avenue and Broadway exceeds 75 feet but is less than 125 feet, within 50 feet of the Seventh Avenue or Broadway #street line#. #Interior lots# between 43rd and 50th Streets with a #street# frontage only on Seventh Avenue or Broadway shall not contain loading berths.

**81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT**

**81-73 Special Sign and Frontage Regulations**

**81-731 Special regulations for signs, transparency, banners and canopies**

Within that area of the Theater Subdistrict whose boundaries are described in Section 81-72 (Use Regulations Modified), the following provisions apply along #wide street# frontages. Within the Theater Subdistrict Core, the following provisions also apply along #narrow street# frontages.

- (a) At least 50 percent of the #street wall# of a #development# or ground floor #enlargement# shall be glazed at the ground floor level with clear, untinted, transparent material and not more than 50 percent of such transparent surface shall be painted or obstructed with #signs#.

For the purpose of the glazing requirements, the #street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less, and shall exclude any area of #street wall# occupied by #accessory# off-street loading berths or entrances and exits to #accessory# off-street parking provided pursuant to the required under provisions of Section 81-30 (OFF-STREET PARKING AND OFFSTREET LOADING REGULATIONS). For the purposes of this Section, clear, unobstructed openings in the surface of a #street wall# provided for a stairway entrance into a subway relocated onto a #zoning lot# in accordance with the requirements of Section 81-46 (Off-Street Relocation or Renovation of a Subway Stair) or a through #block# connection provided in accordance with the requirements of paragraph (h) of Section 37-53 (Design Standards for Pedestrian Circulation Spaces) shall be treated as transparent glazed surfaces.

- (b) Canopies (as defined in the Building Code) and awnings shall not be permitted on the exterior of any #building#.

For the purposes of this Section, any #signs# which do not comply with the regulations of this Section may be continued for one year after May 13, 1982, provided that after the expiration of that period such #non-conforming sign# shall terminate; a #sign# which the Chairperson of the City Planning Commission certifies as an integral part of the #building# shall not be required to terminate.

**Chapter 2 Special Lincoln Square District**

**82-50 OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

The regulations of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens) and the applicable underlying district regulations of Article III, Chapter 6, relating to Off-Street Loading Regulations, shall apply in the #Special Lincoln Square District# except as otherwise provided in this Section. In addition, the entrances and exits to all off-street loading berths shall not be located on a #wide street# except by authorization as set forth in this Section.

- (a) #Accessory# off-street parking spaces
#Accessory# off-street parking spaces are permitted only by the applicable special permit of the City Planning Commission pursuant to Section 13-46 (Special Permits for Additional Parking Spaces), inclusive 13-561 (Accessory off-street parking spaces).
(b) Curb cuts
The City Planning Commission may authorize curb cuts within 50 feet of the intersection of any two #street lines#, or on #wide streets# where such curb cuts are needed for off-street loading berths, provided the location of such curb cuts meets the findings in Section 13-553-13-441.
(c) Waiver of loading berth requirements
The City Planning Commission may authorize a waiver of the required off-street loading berths where the location of the required curb cuts would:
(1) be hazardous to traffic safety;
(2) create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement; or
(3) interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities.

The Commission shall refer these applications to the Department of Transportation for its comments.

**82-60 PUBLIC PARKING GARAGES**

In that portion of the #Special Lincoln Square District# located within a C4-7 District, the City Planning Commission may permit #public parking garages# with any capacity pursuant to Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

**82-70 EXISTING PUBLICLY ACCESSIBLE OPEN AREAS OR OTHER PUBLIC AMENITIES**

**Chapter 4 Special Battery Park City District**

**84-00 GENERAL PURPOSES**

**84-031 Special permit uses**

The following #uses# are permitted only by special permit of the City Planning Commission:

In Zone A, #public parking garages# as provided for in C5 Districts, pursuant to Section 74-52.

As a condition precedent to the granting of such special permit, the Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or future development in nearby areas or on the use or enjoyment of the #Esplanade# or other public facilities.

**84-10 ZONE A GENERAL DISTRICT REGULATIONS**

**84-14 Parking Regulations and Curb Cuts**

**84-141 Accessory off-street parking spaces**

Except as provided in Section 84-142 (Accessory off-street parking spaces for buildings containing hotel uses), #accessory# off-street parking spaces may be provided only for #residential uses# subject to the provisions of this Section. The ownership requirement for #accessory# off-street parking is satisfied by an interest commensurate with the interest of the principal #use#. Such #accessory# parking spaces shall be #completely enclosed#. No portion of any #accessory# parking facility may be constructed at a height of more than 23 feet above #curb level#. Except as otherwise provided in this Section, no #accessory# off-site parking shall be permitted.

Parking facilities #accessory# to #residential uses# on a #zoning lot# shall contain no more than 200 off-street parking spaces or a number of spaces equal to 20 percent of the number of #dwelling units# on such #zoning lot#, whichever is less. The size in square feet of an #accessory# off-street parking facility, exclusive of entrance and exit ramps, shall not exceed 200 times the number of parking spaces provided.

#Accessory# parking facilities shall be constructed so that no exhaust vents open onto any #street# or park or onto the #Esplanade# and so that no portion of the facility, other than entrances and exits, is visible from adjoining #zoning lots#, #streets# or parks or the #Esplanade#.

The City Planning Commission may, upon application, authorize permitted #accessory# off-street parking spaces to be located anywhere within Zone A without regard for #zoning lot lines#, provided that the Commission shall find that:

- (a) the #accessory# off-street parking spaces and required curb cuts are located within subzones A-1, A-2 or A-3 for #zoning lots# within subzones A-1, A-2 or A-3, or within subzones A-5 or A-6 for #zoning lots# in subzones A-5 or A-6, as indicated in Appendices 2 and 3; parking setbacks in Appendices 2.5 and 3.4; and curb cut locations in Appendices 2.6 and 3.5;
(b) such #accessory# off-street parking spaces will be conveniently located in relation to the #buildings# containing #residences# to which such off-street spaces are #accessory#, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#;
(c) such location of #accessory# off-street parking spaces will permit better site planning;
(d) the #accessory# off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement;
(e) the #accessory# off-street parking facility is located so as to draw a minimum of additional vehicular traffic to and through local residential #streets#; and
(d) such #accessory# off-street parking facility shall contain parking spaces #accessory# to #residential uses# only; and
(e) such parking facility complies with the findings in paragraphs (c)(1), (c)(2) and (c)(4) of Section 13-46 (Special Permits for Additional Parking Spaces).

Whenever off-street parking spaces are authorized to be located without regard to #zoning lot lines# in accordance with the provisions of this Section, the number of spaces generated by each #building# shall be recorded in that building's certificate of occupancy (temporary and permanent). In addition, any certificate of occupancy for the #accessory# off-street parking facility shall state the number of parking spaces authorized to be relocated from each #zoning lot#.

**84-142 Accessory off-street parking spaces for buildings containing hotel uses**

For the #zoning lot# south of First Place and east of Battery Place, #accessory# off-street parking spaces for hotel #uses# may be provided at the rate established for #transient hotels# in Section 13-12 (Permitted Parking for Non-Residential Uses) or 13-13 (Permitted Parking for Zoning Lots with Multiple Uses), as applicable, only in accordance with this Section. Such #accessory# parking facilities shall contain no more than 15 percent of the number of #transient hotel# rooms or 225 spaces, whichever is less.

In the case of a #building# containing both #residential# and hotel #uses#, the number of #accessory# off-street parking spaces shall not exceed the number of spaces permitted for each #use# in accordance with this Section and Section 84-141 (Accessory off-street parking spaces); however, in no event may the maximum number of #accessory# off-street parking spaces exceed 225 spaces.

**84-143 Off-street loading**

Enclosed #accessory# off-street loading berths shall be provided in conformity with the requirements set forth in the following table and under rules and regulations promulgated by the Commissioner of Buildings for the #uses# listed in the table.

REQUIRED OFF-STREET LOADING BERTHS
Table with 3 columns: Type of #Use#, For #Floor Area# (in square feet), Required Berths. Rows include Supermarkets and Hotels with various floor area ranges and corresponding berth requirements.

All required off-street loading berths shall have a minimum length of 33 feet, a minimum width of 12 feet and a minimum vertical clearance of 14 feet, except that required off-street loading berths for hotels, as permitted by Section 84-12 (Use Regulations), shall be allowed to have a minimum vertical clearance of 12 feet.

\* \* \*
Article IX - Special Purpose Districts

\* \* \*
Chapter 1
Special Lower Manhattan District

\* \* \*
91-50
OFF-STREET PARKING, LOADING AND CURB CUT REGULATIONS

The off-street parking regulations of Article 1, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and the loading regulations of the underlying districts apply to the #Special Lower Manhattan District#, except as supplemented or modified by the provisions of this Section.

\* \* \*
91-511
Authorization for off-site parking facilities for converted buildings

The City Planning Commission may authorize #accessory# residential off-site parking spaces for #non-residential buildings# erected prior to January 1, 1977, or portions thereof, that are #converted# to #residential use#, to be provided in a fully-enclosed #building# on a #zoning lot# within the #Special Lower Manhattan District# other than the #zoning lot# that contains the #residential use#, provided the Commission finds that:

- (a) such #accessory# off-site parking spaces are conveniently located in relation to the #residential use#, and in no case further than 600 feet from the #zoning lot# containing the #residential use#;
(b) such location of the #accessory# off-site parking facility will permit better site planning for the #building converted# to #residential use#;
(c) the #accessory# off-site parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement;
(d) that the #accessory# off-site parking facility is located so as to draw a minimum of additional vehicular traffic to and through local residential #streets#; and
(c) that such #accessory# off-site parking facility shall contain parking spaces #accessory# only to #residential uses#; and
(d) such parking facility complies with findings in paragraphs (c)(1), (c)(2) and (c)(4) of Section 13-46 (Special Permits for Additional Parking Spaces).

The number of #accessory# off-site parking spaces authorized in accordance with the provisions of this Section shall be recorded on the certificates of occupancy, temporary and permanent, for both the #residential use# and the #accessory# off-site parking facility.

91-52
Curb Cut Regulations

All curb cuts shall be prohibited on #streets# indicated on Map 5 in Appendix A, except that:

- (a) The Commissioner of Buildings may approve a curb cut where there are no alternative means of access to required off-street loading berths from other #streets# bounding the #zoning lot#.
(b) The City Planning Commission may authorize curb cuts for loading berths, provided:
(1) such loading berths are adjacent to a fully enclosed maneuvering area on the #zoning lot#;
(2) such maneuvering area is at least equal in size to the area of the loading berth; and
(3) there is adequate space to permit head-in and head-out truck movements to and from the #zoning lot#.

The City Planning Commission may refer such applications to the Department of Transportation for comment.

- (c) The City Planning Commission may authorize curb cuts for #accessory# parking for #residences#, provided such curb cuts:
(1) will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement; and
(2) will not interfere with the efficient functioning of required pedestrian circulation spaces, or public transit facilities.

The City Planning Commission may refer such applications to the Department of Transportation for comment.

No curb cuts may be approved or authorized on Battery Place, Broad Street, Broadway, Liberty Street west of Broadway, Park Row South or Wall Street.

In addition, for #zoning lots# with frontage on #streets#

where curb cuts are prohibited, the Commissioner of Buildings may waive required off-street loading berths pursuant to the provisions set forth in Section 13-35 (Modification of Loading Berth Requirements).

Where a curb cut is approved or authorized pursuant to this Section, the maximum width of a curb cut, including splays, shall be 15 feet for a #street# with one-way traffic and 25 feet for a #street# with two-way traffic.

\* \* \*
Chapter 2
Special Park Improvement District

92-00
GENERAL PURPOSES

\* \* \*
92-05
Maximum Number of Accessory Off-Street Parking Spaces

Within the portion of the #Special Park Improvement District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive. For all other portions of the #Special Park Improvement District#, the provisions of this Section shall apply.

In no case shall the number of #accessory# off-street parking spaces for a #residential use# exceed 40 percent of the number of #dwelling units#. In no case shall curb cuts for vehicular access be located on Fifth Avenue or Park Avenue or on a #street# within 50 feet of its intersection with the #street line# of Fifth Avenue or Park Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District. All parking spaces #accessory# to #residences# shall be designed and operated exclusively for the long term storage of the private passenger motor vehicles used by the occupants of such #residences#.

The parking requirements set forth in Sections 25-21, 25-31, 36-21 or 36-31 shall not apply to any #development# for which the Commissioner of Buildings has certified that there is no way to provide the required parking spaces with access to a #street# in conformity with the provisions of this Section.

The maximum number of permitted, and the minimum number of required #accessory# off-street parking spaces, for #zoning lots# in the area of the Special District located within Manhattan Community District 8, are set forth in Article I, Chapter 3.

\* \* \*
Chapter 3
Special Hudson Yards District

93-00
GENERAL PURPOSES

\* \* \*
93-05
Applicability of District Regulations

\* \* \*
93-052
Applicability of Article I, Chapter 3

#Public parking lots# authorized pursuant to Section 13-552 prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted pursuant to Section 13-561 prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Article I, Chapter 3, in their entirety shall be applied to Subdistrict F. The following provisions of Article I, Chapter 3 governing #automated parking facilities#, as defined in Section 13-02 (Definitions), automobile rental establishments, commercial vehicle parking, and off-street loading berths shall apply to Subdistricts A, B, C, D and E, as applicable:

- (a) for #automated parking facilities#, the provisions of Section 13-101 (Calculating parking spaces in automated parking facilities), paragraph (b) of Section 13-25 (Reservoir Spaces), and paragraph (b) of Section 13-27 (Minimum and Maximum Size of Parking Facilities);
(b) for automobile rental establishments, the provisions of Section 13-15 (Permitted Parking for Automobile Rental Establishments, paragraph (b) of Section 13-22 (Enclosure and Screening Requirements), Section 13-241 (Location of curb cuts), paragraph (b) of Section 13-242 (Maximum width of curb cuts), paragraph (c) Section 13-25, and paragraph (c) of Section 13-27;
(c) for commercial vehicle parking, the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles); and
(d) for off-street loading berths, the provisions of Section 13-30 (OFF-STREET PARKING REGULATIONS IN THE MANHATTAN CORE), inclusive.

Additional provisions of Article I, Chapter 3, shall be applicable as specified in Section 93-80, inclusive.

\* \* \*
93-80
OFF-STREET PARKING REGULATIONS

In Subdistricts A, B, C, D and E, the regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking

and Loading Regulations in the Manhattan Core

Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

In Subdistrict F, the regulations of Article I, Chapter 3, shall apply.

\* \* \*
93-821
Permitted parking when the reservoir surplus is greater than or equal to zero

When the #reservoir surplus# is greater than or equal to zero, off-street parking spaces may be provided only in accordance with the provisions of this Section.

- (a) For #residences#, #accessory# off-street parking spaces may be provided for not more than 30 percent of the total number of #dwelling units#, except that where such #dwelling units# are comprised of #low income floor area#, #moderate income floor area# or #middle income floor area#, as defined in Section 23-911, #accessory# off-street parking spaces may be provided for not more than eight percent of the total number of such #dwelling units#.
(b) For Use Group 5 #transient hotels#, the applicable provisions of Section 13-12 (Permitted Parking for Non-Residential Uses) 13-121 shall apply with respect to the number of permitted #accessory# off-street parking spaces, provided that the number of such spaces does not exceed 0.16 for every 1,000 square feet of #floor area#.
(c) For Use Group 6B offices, not more than 0.16 #accessory# off-street parking spaces may be provided for every 1,000 square feet of #floor area#.

\* \* \*
93-822
Permitted parking when a reservoir deficit exists

When a #reservoir deficit# exists, additional off-street parking spaces may be provided in accordance with the provisions of this Section. However, this Section shall not apply in the Eastern Rail Yard Subarea A1.

- (a) The number of permitted #accessory# off-street parking spaces for Use Group 5 hotels may exceed 0.16 for every 1,000 square feet of #floor area#, up to the number permitted by the applicable provisions of Section 13-12 (Permitted Parking for Non-Residential Uses) Section 13-121.
(b) The number of permitted #accessory# off-street parking spaces for Use Group 6B offices may be increased by up to 33 percent of the number permitted pursuant to Section 93-821, paragraph (b).

\* \* \*
93-823
Parking permitted by special permit

When a #reservoir deficit# exists, the City Planning Commission may allow, by special permit, Use Group 6B offices to exceed the number of #accessory# off-street parking spaces permitted by Section 93-822, provided that: in accordance with the provisions of Section 13-561, except that finding (a) of Section 13-561 shall not apply.

- (a) within the vicinity of the site, there are insufficient parking spaces available;
(b) the facility will not create or contribute to serious traffic congestion nor unduly inhibit vehicular and pedestrian movement;
(c) the facility is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
(d) adequate reservoir space is provided at the vehicular entrance to accommodate vehicles equivalent in number to 20 percent of the total number of parking spaces, up to 50 parking spaces, and five percent of any spaces in excess of 200 parking spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this finding.

In addition, the Commission shall find that the number of #accessory# off-street parking spaces in excess of the number permitted by Section 93-821, proposed to be added by the #development# or #enlargement# that is the subject of the application under review, does not exceed the #reservoir deficit#; and that such additional #accessory# off-street parking spaces, when added to the sum of the parking spaces specified in paragraphs (e)(2)(i), (e)(2)(ii) and (e)(2)(iii) of Section 93-821 does not exceed 5,905 spaces, except insofar as the limit of 5,905 spaces set forth in paragraph (e)(2) has been adjusted pursuant to the provisions of paragraph (e)(3) of Section 93-821. In making such finding, the Commission shall not consider any prior certification or any special permit that has lapsed in accordance with the provisions of this Resolution.

\* \* \*
93-83
Use and Location of Parking Facilities

The provisions of this Section shall apply to all off-street parking spaces within the #Special Hudson Yards District#.

(a) All off-street parking spaces #accessory# to #residences# shall be used exclusively by the occupants of such #residences#. Except in the Eastern Rail Yard Subarea A1, all off-street parking spaces #accessory# to Use Group 5 #transient hotels# and Use Group 6B offices may be made available for public use. No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#. The provisions of Section 13-141 (Location of accessory off-street parking spaces), inclusive, shall apply.

(b) All off-street parking spaces shall be located within facilities that, except for entrances and exits, are:

- (1) entirely below the level of any #street# or publicly accessible open area upon which such facility, or portion thereof, fronts; or
(2) located, at every level above-grade, behind #commercial#, #community facility# or #residential floor area#, so that no portion of such parking facility is visible from adjoining #streets# or publicly accessible open areas.

Chapter 5
Special Transit Land Use District

95-00
GENERAL PURPOSES

95-09
Special Regulations for Accessory Off-Street Parking and Curb Cuts

Within the portion of the #Special Transit Land Use District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive. For all other portions of the #Special Transit Land Use District#, the provisions of this Section shall apply.

On any #zoning lot# on which a transit easement volume is provided, the required #accessory# off-street parking requirements for #residential uses# of the applicable underlying districts shall be reduced to a maximum of 20 percent.

In no case within the Special District shall curb cuts for vehicular access be located on a #street# containing transit lines or on a #street# within 50 feet of its intersection with the #street lines# of such a #street#.

The #accessory# parking requirements shall not apply to any #development# or #enlargement# for which the Commissioner of Buildings has certified that there is no way to provide the required parking spaces with access to a #street# in conformity with the provisions of this Section.

Chapter 6
Special Clinton District

96-10
PRESERVATION AREA

96-111
Off-street parking regulations

#Accessory# off-street parking spaces, #public parking lots# or #public parking garages# are not permitted within the Preservation Area except by the applicable special permit as set forth in Section 13-46 (Special Permits for Additional Parking Spaces), inclusive Sections 13-561 (Accessory off-street parking spaces) and 13-562 (Public parking garages and public parking lots).

In addition, the Commission shall find that:

- (a) the property has been or will be vacated pursuant to the provisions of Section 96-108; and
(b) the applicant has followed the relocation procedures set forth in Section 96-23.

96-21
Special Regulations for 42nd Street Perimeter Area

The provisions of this Section shall apply in all #Commercial Districts# within the area bounded by the following:

(f) Special curb cut and parking provisions requirements

No curb cuts shall be permitted on 42nd Street. The parking provisions requirements of the #Special Hudson Yards District# shall apply within the 42nd Street Perimeter Area, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS), except that such parking provisions requirements shall not apply to any #development# or #enlargement# for which a special permit was granted prior to January 19, 2005.

Any #development# or #enlargement# for which a building permit has been lawfully issued prior to December 31, 2004 shall comply with either the

parking regulations in effect at the time the permit was issued, or the provisions requirements of this paragraph, (f).

Chapter 9
Special Madison Avenue Preservation District

99-00
GENERAL PURPOSES

99-06
Off-Street Parking Regulations

Within the portion of the #Special Madison Avenue District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive. For all other portions of the #Special Madison Avenue District#, the provisions of this Section shall apply.

Where #accessory# off-street parking is provided, in no case shall curb cuts for vehicular access be located on Madison Avenue or on a #street# within 50 feet of its intersection with the #street line# of Madison Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District.

The maximum number of permitted, and the minimum number of required, #accessory# off-street parking spaces for #developments# or #enlargements# in the area of the Special District located within Community District 8 are set forth in Article I, Chapter 3.

Article X - Special Purpose Districts

Chapter 9 - Special Little Italy District

109-10
PRESERVATION AREA (Area A)

109-16
Parking Regulations

No #accessory# off-street parking is permitted or required for any #development# or #enlargement# in Area A, except as set forth herein.

The City Planning Commission, by special permit, may allow #accessory# off-street parking facilities for any #development# or #enlargement# on a #zoning lot# pursuant to the applicable authorization or special permit in Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core), provided that the following findings are made:

- (a) that such off-street parking spaces be used solely as #accessory# parking facilities for #residential use# and that the number of such spaces shall not exceed 20 percent of the total number of new #dwelling units#;
(b) that within the vicinity of the site there is insufficient parking space available; and
(c) that such parking facilities will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic or pedestrian flow.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for shielding, color and intensity of lighting, screening and signage, or for location of entrances and exits.

109-30
HOUSTON STREET CORRIDOR (Area B)

109-35
Parking and Curb Cuts

109-351
Parking regulations

The parking regulations of the underlying district shall apply except that the City Planning Commission may permit additional #accessory# off-street parking facilities, or a reduction in the required amount of such facilities, provided the following findings are made:

- (a) that in the case of a reduction of such required facilities, there is sufficient parking available or, in the case of additional parking facilities, there is insufficient parking available within the vicinity of the site;
(b) that such parking facilities will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic or pedestrian flow.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for shielding, color and intensity of lighting, screening and signage or for location of entrances and exits.

109-351
109-352
Curb cut regulations

There shall be not more than one curb cut on each #street line# frontage of a #zoning lot#.

Article XI - Special Purpose Districts

Chapter 7
Special Long Island City Mixed Use District

117-02
General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

(c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict are set forth in Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in Long Island City) Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and in Portions of Community Districts 1 and 2 in the Borough of Queens), and such provisions are further modified by Section 117-54 (Off-street Parking and Loading Regulations).

117-54
Off-street Parking and Loading Regulations

- (a) The off-street parking provisions of Article I, Chapter 6 Chapter 3, shall apply, except that:
(1) the prohibition of curb cuts accessing entrances and exits to #accessory# off-street parking facilities on certain #wide streets#, as set forth in paragraph (b) of Section 16-231 (Location of curb cuts), provisions of paragraph (b) of Section 13-142 (Additional regulations for permitted accessory off-street parking spaces) shall also apply to Northern Boulevard, Crescent Street and 23rd Street; and
(2) the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-Residential Uses) Section 13-133 (Community facility, commercial or manufacturing developments) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 2,000 square feet of #floor area# or 250 spaces, whichever is less.
(b) Curb cuts shall not be permitted within 40 feet of a #zoning lot line# that abuts the Sunnyside Yard.

Article XII - Special Purpose Districts

Chapter 1
Special Garment Center District

121-10
PRESERVATION AREA

121-11
Special Use Regulations

121-111
Use Group A

Changes of #use# to Use Group A #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, Use Group A #uses# may not be used to satisfy the preservation requirement. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, Use Group A #uses# may not be used to satisfy the preservation requirement.

- In Use Group 6A: All #uses#
In Use Group 6C: All #uses# except loan offices, telegraph offices and travel bureaus
In Use Group 6D: All #uses#
In Use Group 9A: Blueprinting or photostating establishments
Musical instrument repair shops

Printing establishments, limited to 2,500 square feet of #floor area# per establishment for production

Typewriter or other small business machine sales, rentals or repairs

In Use Group 12B:

All #uses#

Additional #uses#:

#Accessory uses#

Automobile rental establishments

#Public parking lots# and #public parking garages#, pursuant to the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan)

Wholesale establishments, with a minimum of 15 percent of #accessory# storage

Wholesale showrooms

\* \* \*

121-40 PARKING PROVISIONS FOR REQUIREMENTS IN PRESERVATION AREA P-2

Within Preservation Area P-2, as shown in Appendix A of this Chapter, the underlying parking requirements shall not apply. In lieu thereof, the parking provisions regulations of the Special Hudson Yards District, as set forth in Section 93-80 (OFF-STREET PARKING) shall apply.

\* \* \*

Chapter 3 Special Mixed Use District

\* \* \*

123-70 PARKING AND LOADING

For #Special Mixed Use Districts# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive, and for #Special Mixed Use Districts# located within #Long Island City#, as defined in Section 16-02 (Definitions), the provisions of Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in Long Island City) shall apply, inclusive. For all other #Special Mixed Use Districts#, the provisions of this Section, inclusive, shall apply.

\* \* \*

Chapter 5 Special Southern Hunters Point District

\* \* \*

125-50 PARKING REGULATIONS

The regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in Long Island City) Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall apply, except as set forth in this Section.

\* \* \*

125-53 Maximum Size of Permitted Accessory Group Parking Facilities

In the East River Subdistrict, Section 16-13 (Permitted Parking for Zoning Lots with Multiple Uses) 13-134 (Multiple use development) shall apply except that the maximum number of spaces shall be 780. Section 16-21 (Off-Site Parking) 13-141 (Location of accessory off-street parking spaces) shall not apply.

In the Newtown Creek Subdistrict, Section 16-13 13-134 shall apply except that the maximum number of spaces shall not exceed 40 percent of the number of #dwelling units# within the #development# or #enlargement#.

Nos. 3, 4, 5 & 6 PIER 57 No. 3

CD 4 C 130100 ZMM IN THE MATTER OF an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M1-5 District property bounded by:

- 1. a line perpendicular to the U.S. Bulkhead Line and passing through a point along such line at a distance of 80 feet southerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the southerly street line of West 16th Street and the U.S. Bulkhead Line;
2. a line midway between 11th Avenue and the U.S. Bulkhead Line;
3. a line 375 feet southerly of Course No. 1; and
4. the U.S. Pierhead Line;

as shown on a diagram (for illustrative purposes only) dated November 5, 2012.

No. 4

CD 4 C 130101 ZMM IN THE MATTER OF an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 62-834 of the Zoning Resolution to modify the use regulations of Section 62-241 (Uses on existing piers and platforms), the waterfront yard requirements of Section 62-332 (Rear yards and waterfront yards), the height and setback requirements of Section 62-342 (Developments on piers), the waterfront public access requirements of Section 62-57 (Requirements for Supplemental Public Access Areas), and the visual corridor requirements of Section 62-513 (Permitted obstructions in visual corridors), in connection with a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue side between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District\*.

\*Note: The site is proposed to be rezoned by changing a M2-3 District to a M1-5 District under a concurrent related application C 130100 ZMM.

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

No. 5

CD 4 C 130102 ZMM IN THE MATTER OF an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District\*.

\*Note: The site is proposed to be rezoned by changing an M2-3 District to an M1-5 District under a concurrent related application C 130100 ZMM.

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

No. 6

CD 4 C 130103 ZMM IN THE MATTER OF an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 74 spaces on portions of the ground floor and caisson level of a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District\*.

\*Note: The site is proposed to be rezoned by changing an M2-3 District to an M1-5 District under a concurrent related application C 130100 ZMM.

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

NOTICE

In accordance with Section 7.6 of the Hudson River Park Act and Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)) and the regulations promulgated pursuant thereto, public notice is hereby given that a public hearing will be held on Wednesday January 23, 2013, at 10:00 A.M., in Spector Hall at the City of New York Department of City Planning, 22 Reade Street, in Lower Manhattan, to hear comments on the Draft Environmental Impact Statement (DEIS) regarding the proposed redevelopment of Pier 57 in Hudson River Park (the "Project"). Such public hearing will be held jointly with the City Planning Commission's Uniform Land Use Review Procedure (ULURP) public hearing concerning the Project. The proposed Project is located on the west side of the Miller Highway (Route 9A) between West 14th Street and West 16th Street (Block 662, Lot 3 and p/o Marginal Street Wharf or Place). It involves the redevelopment, reuse and enlargement of the historic Pier 57 structure including the headhouse as a world-class commercial, cultural, educational and public space destination with approximately 428,000 gross square feet of retail, restaurant, other commercial, and educational and cultural uses; 110,000 gross square feet of public open space; a 141 slip marina; and an approximately 75-space accessory parking garage. The Project would also modify the existing access routes to the pier to improve pedestrian access and allow for proper vehicular access and servicing. The Project is expected to be completed in 2015.

The Notice of Completion and the DEIS for the Project were issued in accordance with Article 8 of the State Environmental Quality Review Act by the lead agency, Hudson River Park Trust ("HRPT"), on October 25, 2012 and both are available on http://www.hudsonriverpark.org or for public review at HRPT's offices at Pier 40, Suite 201, 353 West Street, New York, New York between the hours of 9:00 A.M. and 5:30 P.M., Monday through Friday, public holidays

excepted. A CD of the entire DEIS and/or a paper copy of the executive summary of the DEIS are available at no charge upon request. A paper copy of the entire DEIS is available for purchase. Additionally, copies of the DEIS have been provided to federal, state, and local elected representatives, involved and interested agencies, Manhattan Community Boards #1, 2, and 4, and others. A full copy of the DEIS will be available for inspection at the public hearing. To inspect and/or obtain copies of the DEIS, please contact Noreen Doyle at the address above or by telephone at (212) 627-2020. Written comments may be submitted by e-mail to Pier57comments@hrpt.ny.gov or by mail to the attention of Noreen Doyle, Hudson River Park Trust, 353 West Street, Pier 40, 2nd floor, New York, NY 10014. Written comments, whether received at the Public Hearing or submitted directly to HRPT, will be afforded the same weight as oral testimony, and those wishing to submit lengthy or complex testimony are urged to do so in writing. Written comments on the DEIS following the hearing will be accepted until 5:00 P.M. on February 4, 2013.

As more particularly described in the DEIS and Land Use Review Application, the project would require discretionary approvals from HRPT, the City Planning Commission, the New York State Department of Environmental Conservation, and possibly other agencies, including the New York State Department of Transportation. With regard to City Planning Commission approvals, the following actions are required for the project: (1) Zoning Map Amendment to change the zoning of the project site from an M2-3 District to an M1-5 District; (2) Special Permit pursuant to (a) Section 62-834(b) - to modify the use regulations of Sections 62-241 (Uses on existing piers and platforms), the waterfront yard regulations of Section 62-332 (Rear yards and waterfront yards) and the height and setback requirements of Section 62-342 (Developments on piers); and (b) Section 62-834(c) - to modify the waterfront public access requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) and the visual corridor requirements of Section 62-513 (Permitted obstructions in visual corridors); (3) Special Permit pursuant to Section 74-922 - to modify the use regulations of Section 32-10 (Uses Permitted As-of-Right) to allow large retail establishments with no limitation on floor area per establishment; (4) Special Permit pursuant to Section 13-561 - to allow an enclosed accessory parking garage with a maximum capacity of 74 spaces in a portion of the cellar level; and (5) Certification by the Chairperson of the City Planning Commission to the Department of Buildings or Department of Business Services, as applicable, pursuant to Section 62-811 that a site plan has been submitted showing compliance, as modified by the special permits, with the provisions of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) and 62-60 (Design Requirements for Waterfront Public Access Areas).

Hudson River Park Trust, as lead agency, has classified the project as a SEQRA Type I action. The DEIS, which has been prepared in accordance with both City and State environmental review regulations and guidelines for the actions described above, discloses the range of potential environmental impacts that could result from the proposed project.

Potential significant adverse impacts have been identified in the areas of transportation (traffic and pedestrians) and noise. The DEIS includes discussions of potential mitigation measures to address the project's significant adverse impacts and of project alternatives.

BOROUGH OF BROOKLYN No. 7 DCAS OFFICE SPACE

CD 5 N 130163 PPK IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 400 Liberty Avenue (Block 3705, Lot 16) (Department of Probation office).

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

j8-23

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 11 - Thursday, January 10, 2013, at 7:30 P.M., Bensonhurst Center for Rehabilitation and Healthcare, 1740 84th Street, Brooklyn, NY

IN THE MATTER OF an application from the Pizza Daddy, LLC, doing business as, Pizza Daddy for review, pursuant to Section 366-a © of the New York City Charter for the grant of a new application for revocable consent to construct and operate an enclosed sidewalk cafe with 10 tables and 31 seats at 6422 Bay Parkway.

j4-10

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



## BOROUGH OF QUEENS

COMMUNITY BOARD NO. 04 - Tuesday, January 8, 2013 at 6:30 P.M., VFW Post #150, 51-11 108th Street, Corona, NY

## Public Hearings

NYC Department of Transportation  
Proposed Elmhurst neighborhood slow zone program that reduces speed limit from 30 mph to 20 mph.

## School Construction Authority

Request for temporary closure of the 44th Avenue segment between 97th Place and Junction Boulevard, also request that 97th Place be converted to a one-way moving north temporarily for the construction which will be in 3-years.

Central Queens Academy at 55-30 Junction Boulevard  
Request parking regulation changes for the areas on Junction Boulevard and 56th Avenue, extend current No Parking currently 7:00 A.M. to 4:00 P.M. school days to 7:00 A.M. to 6:00 P.M. school days.

j2-8

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

## BOROUGH OF QUEENS

COMMUNITY BOARD NO. 07 - Monday, January 14, 2013, at 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, Flushing, NY

## BSA# 327-88-BZ

136-36 39th Avenue  
Application filed pursuant to Sections 72-01 and 72-22 of the Zoning Resolution of the City of New York, as amended (The \*Resolution\*), it seeks an amendment of a previous resolution approved under BSA# 327-88-BZ by legalizing a 2,317 square foot mezzanine.

j8-14

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

## BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 02 - Monday, January 14, 2013, at 6:30 P.M., New York University-Silver Bldg., 32 Waverly Place, Rm. 401, New York, NY

## #N 110336ECM

IN THE MATTER OF an application from the Zucca Trattoria Inc., doing business as Zucca Trattoria, for review pursuant to Section 366-a(c) of the New York City Charter, for grant of a renewal for a revocable consent to operate an existing enclosed sidewalk cafe with 12 tables and 32 seats at 95 Seventh Avenue South on the e/s of the street between Grove and Barrow Streets.

## #N 110338ECM

IN THE MATTER OF an application from the Bac Bars Group LLC, doing business as Bayard's Alehouse, for review pursuant to Section 366-a(c) of the New York City Charter for grant of a renewal for a revocable consent to operate an existing enclosed sidewalk cafe with 14 tables and 32 seats at 533 Hudson Street a.k.a. 116 Charles Street on the s/w corner of the streets.

j8-14

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

## BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 01 - Tuesday, January 8, 2013 at 7:30 P.M., All Saints Episcopal Church, 2329 Victory Boulevard, Staten Island, NY

## #C 030409MMR

Northerleigh Park Demapping  
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development (HPD) and the NYC Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment of the City Map.

## #C 030410ZMR

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development (HPD) and the NYC Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the zoning map by establishing within a former park an R3X district property.

## #C 030411HAR

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter; UDAAP designation of property to facilitate the disposition of six single-family homes, located at 84/90/94/96/100 and 104 Burnside Avenue.

j2-8

## BOARD OF CORRECTION

## MEETING

Please take note that the next meeting of the Board of Correction will be held on January 14, 2013, at 9:00 A.M., in the Public Hearing Room of the Landmarks Preservation Commission, located at 1 Centre Street, 9th Floor, Room 924, New York, NY 10007.

At that time, there will be a discussion of various issues concerning New York City's correctional system.

j8-14

## FRANCHISE AND CONCESSION REVIEW COMMITTEE

## MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting on Wednesday, January 9, 2013 at 2:30 P.M., at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

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

d31-j9

## HOUSING AUTHORITY

## MEETING

## SPECIAL NOTICE

Please be advised that the New York City Housing Authority's Board Meeting scheduled for Wednesday, January 2, 2013 has been rescheduled to Wednesday, January 9, 2013 at 10:00 A.M. in the Board Room on the 12th Floor at 250 Broadway, N.Y., N.Y.

d28-j9

## HUDSON RIVER PARK TRUST

## NOTICE

**Notice of Joint Public Hearing on the Draft Environmental Impact Statement and the Land Use Review Application before City of New York City Planning Commission in connection with the Pier 57 Redevelopment Project in Hudson River Park**

## Project Identification:

CEQR No: 11HRP001M  
ULURP Nos.: 130100 ZMM, 13101 ZSM, 130102 ZSM, 130103 ZSM, 130104 ZCM

## Lead Agency and Contact Person:

Hudson River Park Trust  
Noreen Doyle, Exec V.P.  
Pier 40, Second Floor  
353 West Street  
New York, NY 10014  
Pier57comments@hrpt.ny.gov

In accordance with Section 7.6 of the Hudson River Park Act and Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)) and the regulations promulgated pursuant thereto, public notice is hereby given that a public hearing will be held on Wednesday January 23, 2013, at 10:00 A.M., in Spector Hall at the City of New York Department of City Planning, 22 Reade Street, in Lower Manhattan, to hear comments on the Draft Environmental Impact Statement (DEIS) regarding the proposed redevelopment of Pier 57 in Hudson River Park (the "Project"). Such public hearing will be held jointly with the City Planning Commission's Uniform Land Use Review Procedure (ULURP) public hearing concerning the Project. The proposed Project is located on the west side of the Miller Highway (Route 9A) between West 14th Street and West 16th Street (Block 662, Lot 3 and p/o Marginal Street Wharf or Place). It involves the redevelopment, reuse and enlargement of the historic Pier 57 structure including the headhouse as a world-class commercial, cultural, educational and public space destination with approximately 428,000 gross square feet of retail, restaurant, other commercial, and educational and cultural uses; 110,000 gross square feet of public open space; a 141 slip marina; and an approximately 75-space accessory parking garage. The Project would also modify the existing access routes to the pier to improve pedestrian access and allow for proper vehicular access and servicing. The Project is expected to be completed in 2015.

The Notice of Completion and the DEIS for the Project were issued in accordance with Article 8 of the State Environmental Quality Review Act by the lead agency, Hudson River Park Trust ("HRPT"), on October 25, 2012 and both are available on <http://www.hudsonriverpark.org> or for public review at HRPT's offices at Pier 40, Suite 201, 353 West Street, New York, New York between the hours of 9:00 and 5:30 P.M., Monday through Friday, public holidays excepted. A CD of the entire DEIS and/or a paper copy of the executive summary of the DEIS are available at no charge upon request. A paper copy of the entire DEIS is available for purchase. Additionally, copies of the DEIS have been provided to federal, state, and local elected representatives, involved and interested agencies, Manhattan Community Boards #1, 2, and 4, and others. A full copy of the DEIS will be available for inspection at the public hearing. To inspect and/or obtain copies of the DEIS, please contact Noreen Doyle at the address above or by telephone at (212) 627-2020. Written comments may be submitted by e-mail to Pier57comments@hrpt.ny.gov or by mail to the attention of Noreen Doyle, Hudson River Park Trust, 353 West Street, Pier 40, 2nd floor, New York, NY 10014. Written comments, whether received at the Public Hearing or submitted directly to HRPT, will be afforded the same weight as oral testimony, and those wishing to submit lengthy or complex testimony are urged to do so in writing. Written comments on the DEIS following the hearing will be accepted until 5:00 P.M. on February 4, 2013.

As more particularly described in the DEIS and Land Use Review Application, the project would require discretionary approvals from HRPT, the City Planning Commission, the New York State Department of Environmental Conservation, and possibly other agencies, including the New York State Department of Transportation. With regard to City Planning Commission approvals, the following actions are required for the project: (1) Zoning Map Amendment to change the zoning of the project site from an M2-3 District to an M1-5 District; (2) Special Permit pursuant to (a) Section 62-834(b) - to modify the use regulations of Sections 62-241 (Uses on existing piers and platforms), the waterfront yard regulations of Section 62-332 (Rear yards and waterfront yards) and the height and setback requirements of Section 62-342 (Developments on piers); and (b) Section 62-834(c) - to modify the waterfront public access requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) and the visual corridor requirements of Section 62-513 (Permitted obstructions in visual corridors); (3) Special Permit pursuant to Section 74-922 - to modify the use regulations of Section 32-10 (Uses Permitted As-of-Right) to allow large retail establishments with no limitation on floor area per establishment; (4) Special Permit pursuant to Section 13-561 - to allow an enclosed accessory parking garage with a maximum capacity of 74 spaces in a portion of the cellar level; and (5) Certification by the Chairperson of the City Planning Commission to the Department of Buildings or Department of Business Services, as applicable, pursuant to Section 62-811 that a site plan has been submitted showing compliance, as modified by the special permits, with the provisions of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) and 62-60 (Design Requirements for Waterfront Public Access Areas).

Hudson River Park Trust, as lead agency, has classified the project as a SEQRA Type I action. The DEIS, which has been prepared in accordance with both City and State environmental review regulations and guidelines for the actions described above, discloses the range of potential environmental impacts that could result from the proposed project. Potential significant adverse impacts have been identified in the areas of transportation (traffic and pedestrians) and noise. The DEIS includes discussions of potential mitigation measures to address the project's significant adverse impacts and of project alternatives.

Dated: December 21, 2012  
New York, New York

j8

## 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, **January 22, 2013 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF QUEENS 13-5380 - Block 1280, lot 12-35-30 81st Street - Jackson Heights Historic District  
A neo-Georgian style apartment building designed by M.W. Weinstein and built in 1940. Application is to alter areaway and to install barrier-free access ramps, a new stairway, railings, and doors and windows. Community District 3.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF QUEENS 13-8666 - Block 8031, lot 1-600 West Drive - Douglaston Historic District  
An altered Greek Revival style house, built in 1819 and converted to a clubhouse, with additions built in 1917 and 1921. Application to modify a railing and install a barrier free access lift. Community District 11.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 13-8277 - Block 154, lot 17-372 Fulton Street - (Former) Gage & Tollner Restaurant - Individual Landmark - Interior Landmark  
A late Italianate style townhouse built c. 1875, with a neo-Grec style storefront and ground floor restaurant interior installed in 1889-92. Application is to legalize exterior and interior alterations performed without Landmarks Preservation Commission permits. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 13-4753 - Block 1171, lot 57-188 Underhill Avenue - Prospect Heights Historic District  
A Renaissance Revival style store and flats building built c. 1915. Application is to construct a rear yard addition. Zoned R8X. Community District 8.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-6444 - Block 143, lot 25-14 Jay Street - Tribeca West Historic District  
A neo-Grec style store and loft building designed by Berger & Baylies and built in 1882. Application is to reconstruct a stair bulkhead and install a mechanical enclosure, fence, and railing. Community District 1.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-7939 - Block 172, lot 5-372 Broadway - Tribeca East Historic District  
An Italianate style store and loft building built in 1852-54. Application is to construct a rooftop addition, alter the lot-line facade and fire-escapes, and install storefront infill. Zoned C6-4A. Community District 1.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8032 - Block 174, lot 16-257 Church Street - Tribeca East Historic District  
An Italianate style store and loft building built in 1865-67. Application is to install storefront infill and a barrier-free access ramp. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8533 - Block 501, lot 15-130 Prince Street, aka 130-136 Prince Street - SoHo-Cast Iron Historic District  
A garage building built in 1925. A garage building built in 1925. Application is to alter the ground floor and to install storefront infill, and a decorative sidewalk. Zoned M1-5A. Community District 2.

## MODIFICATION OF USE AND BULK

BOROUGH OF MANHATTAN 13-9203 - Block 501, lot 15-130 Prince Street, aka 130-136 Prince Street - SoHo-Cast Iron Historic District  
A garage building built in 1925. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use Pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-5673 - Block 615, lot 79-107 Greenwich Avenue - Greenwich Village Historic District  
A Greek Revival style house built in 1842 and altered in the early 20th Century. Application is to alter the rear facade, excavate the cellar, construct a rear yard addition, and construct a rooftop bulkhead. Zoned C1-6. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8569 - Block 590, lot 53-289 Bleecker Street - Greenwich Village Historic District  
A vernacular building built c.1870-80. Application is to replace storefront infill. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8203 - Block 617, lot 36-234 West 13th Street, aka 110-118 Greenwich Avenue - Greenwich Village Historic District  
A neo-Grec style apartment house designed by George F. Pelham and built in 1882. Application is to alter the ground floor and replace storefront infill. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8328 - Block 576, lot 56-31-33 West 12th Street - Greenwich Village Historic District  
A Romanesque Revival style apartment building built in 1893-94, and altered in 1900-01 by J. B. Snook and Sons. Application is to enlarge windows at the penthouse. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-7960 - Block 527, lot 27-10 Downing Street - Greenwich Village Historic District  
Extension II  
A Moderne style multiple dwelling designed by Stephen L. Heidrich and built in 1940. Application is to install an awning. Community District 2.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-7089 - Block 462, lot 30-103 2nd Avenue - East Village/Lower East Side Historic District  
An altered neo-Grec style apartment building designed by Julius Boeckell and constructed in 1868 and altered in 1922 by F.W. Klemt. Application is to install a flue. Community District 3.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8347 - Block 718, lot 1-440 West 21st Street - Chelsea Historic District  
An ensemble of English Collegiate Gothic style building built largely between 1883-1902, designed primarily by Charles Coolidge Haight. Application is to replace a barrier-free access lift with a ramp. Community District 4.

## BINDING REPORT

BOROUGH OF MANHATTAN 13-8879 - Block 1257, lot 1-476 Fifth Avenue - The New York Public Library - Individual Landmark  
A Beaux-Arts style library building designed by Carrere & Hastings and built in 1898-1911. Application is to install rooftop mechanical equipment, replace windows, modify a window opening and modify the loading dock gate. Community District 5.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8833 - Block 1197, lot 39-10 West 84th Street - Upper West Side/Central Park West Historic District  
Four rowhouses erected c. 1885-90, and altered in 1974-77 as a Modern style school by William Roper. Application is to alter the facades and modify window openings. Community District 7.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-7900 - Block 1212, lot 7501-446 Columbus Avenue - Upper West Side/Central Park West Historic District  
A Romanesque Revival style apartment hotel designed by Edward L. Angell and built in 1889-91. Application is to replace storefront infill. Community District 7.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8114 - Block 1386, lot 33-740 Park Avenue - Upper East Side Historic District  
An Art Deco style apartment building designed by Rosario Candela and built in 1929-30. Application is to install through-the-wall air conditioning units. Community District 8.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 13-8463 - Block 1413, lot 11-119 East 78th Street - Upper East Side Historic District  
A residence built in 1871, later altered in 1936 by Harvey Stevenson & Eastman Studts in the neo-Classical style. Application is to alter the areaway and enlarge a door. Community District 8.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-8433 - Block 1522, lot 58-1440 Lexington Avenue - Carnegie Hill Historic District  
A flats building designed by Frederick T. Camp and built in 1882-83. Application is to construct a rear addition and excavate the cellar. Zoned C1-8X. Community District 8.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF THE BRONX 13-7779 - Block 5822, lot 2692-430 West 250th Street - Fieldston Historic District  
A free-standing Mediterranean Revival style house designed by W. Stanwood Phillips and built in 1928-29. Application is to alter the facade; enlarge window openings; and alter the gutter system and eaves. Community District 8.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF THE BRONX 12-7982 - Block 5937, lot 498-5255 Sycamore Avenue - Riverdale Historic District  
A Colonial Revival style carriage house designed by Brite and Bacon and built in 1901. Application is to construct dormer windows. Community District 8.

## BINDING REPORT

BOROUGH OF THE BRONX 13-9137 - Block 2941, lot 1-1700 Fulton Avenue - Crotona Park Center - Individual Landmark  
An Art Moderne style pool complex designed by Henry Magoon and Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham. Application is to install paving, fencing, spray showers, and shade structures. Community District 3.

✉ j8-22

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, January 15, 2013, at 9:30 A.M.**, at the Landmarks Preservation Commission will conduct a *public hearing* in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Historic Districts. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

## ITEMS TO BE HEARD

**PUBLIC HEARING ITEM NO. 1** TIME: 9:30 A.M.  
LP-2513

## PROPOSED HARRISON STREET HISTORIC DISTRICT,

Borough of Staten Island.

**Boundary Description**

The proposed Harrison Street Historic District consists of the properties bounded by a line beginning at the southwest corner of Tompkins Street and Brownell Street, extending southerly along the western curb line of Brownell Street and across Harrison Street to the angled part of the eastern property line of 30 Harrison Street, southerly along the eastern property line of 30 Harrison Street; westerly along the southern property lines of 30 to 92 Harrison Street and 56 Quinn Street, northerly along the western property line of 56 Quinn Street, westerly along the southern property line of 54 Quinn Street, northerly along the western property lines of 54 and 52 Quinn Street, easterly along a portion of the northern property line of 52 Quinn Street, northerly along a portion of the western property line of 48 Quinn Street, westerly along a portion of the southern property line of 48 Quinn Street, northerly along a portion of the western property line of 48 Quinn Street, easterly along the northern property line of 48 Quinn Street and across Quinn Street to the eastern curb line of Quinn Street, northerly along said curb line to a point formed by its intersection with the northern property line of 95 Harrison Street (aka 93-95 Harrison Street and 43 Quinn Street), easterly along the northern property lines of 95 and 87-89 Harrison Street, southerly along a portion of the eastern property line of 87-89 Harrison Street, easterly along the northern property lines of 85 to 45 Harrison Street and a portion of the northern property line of 41 Harrison Street, northerly along the western property line of 2 Tompkins Street to the southern curb line of Tompkins Street, and easterly along said curb line to the point of the beginning.  
[Community District 01]

**PUBLIC HEARING ITEM NO. 2** TIME: 10:30 A.M.  
LP-2514

## PROPOSED BEDFORD HISTORIC DISTRICT, Borough of Brooklyn.

**Boundary Description**

The proposed Bedford Historic District consists of the properties bounded by a line beginning at the northwest corner of Jefferson Avenue and Tompkins Avenue, extending westerly along the northern curb line of Jefferson Avenue to a point in said curb line formed by extending a line northerly from the eastern property line of 338 Jefferson Avenue, southerly across Jefferson Avenue and along said property line and a portion of the eastern property line of 297 Hancock Street, easterly along the northern property line of 299 Hancock Street, southerly along the eastern property line of 299 Hancock Street to the northern curb line of Hancock Street, westerly along said curb line to a point in said curb line formed by extending a line northerly from the eastern property line of 288 Hancock Street, southerly across Hancock Street and along said property line, westerly along the southern property lines of 288 to 256 Hancock Street, southerly along the eastern property line of 191 Halsey Street to the northern curb line of Halsey Street, westerly along said curb line to the northwest corner of Marcy Avenue and Halsey Street, southerly across Halsey Street and along the western curb line of Marcy Avenue to a point in said curb line formed by extending a line easterly from the southern property line of 112 Macon Street (aka 936 Marcy Avenue), westerly along the southern property lines of 112 to 104 Macon Street, southerly along a portion of the eastern

property line of 102 Macon Street, westerly along the southern property lines of 102 to 94 Macon Street, southerly along the eastern property lines of 9 to 17 Verona Place and a portion of the eastern property line of 19 Verona Place, easterly along a portion of the northern property line of 21 Verona Place, southerly along a portion of the eastern property line of 21 Verona Place, westerly along a portion of the southern property line of 21 Verona Place, southerly along a portion of the eastern property line of 21 Verona Place, across Verona Place and long the southern property line of 20 Verona Place, northerly along the western property lines of 20 to 16 Verona Place and a portion of the western property line of 14 Verona Place, westerly along southern property lines of 72 to 38 Macon Street, northerly along the western property line of 38 Macon Street to the northern curb line of Macon Street, westerly along said curb line, across Nostrand Avenue, to the northeast corner of Macon Street and Arlington Place, northerly along the eastern curb line of Arlington Place to a point in said curb line formed by extending a line easterly from the southern property line of 22 Arlington Place, westerly across Arlington Place and along said property line, northerly along the western property lines of 22 to 14 Arlington Place, westerly along the southern property lines of 48 to 22 Halsey Street, northerly along the western property line of 22 Halsey Street to the northern curb line of Halsey Street, westerly along the northern curb line of Halsey Street to a point in said curb line formed by extending a line southerly from the western property line of 9 Halsey Street, northerly along the western property lines of 9 Halsey Street and 60 Hancock Street to the northern curb line of Hancock Street, westerly along the northern curb line of Hancock Street to a point in said curb line formed by extending a line southerly from the western property line of 57 Hancock Street, northerly along said property line, easterly along the northern property lines of 57 to 61 Hancock Street, northerly along a portion of the western property line of 63 Hancock Street, easterly along the northern property lines of 63 to 137 Hancock Street, southerly along a portion of the eastern property line of 137 Hancock Street, easterly along the northern property lines of 139 to 147 Hancock Street, across Nostrand Avenue to the eastern curb line of Nostrand Avenue, northerly along said curb line to the southeast corner of Jefferson Avenue and Nostrand Avenue, easterly along the southern curb line of Jefferson Avenue to a point in said curb line formed by extending a line southerly from the eastern property line of 189 Jefferson Avenue, northerly across Jefferson Avenue and the western property line of 189 Jefferson Avenue, easterly along the northern property lines of 189 to 193 Jefferson Avenue, northerly along a portion of the western property line of 280 Putnam Avenue, westerly along the southern property lines of 278 to 270 Putnam Avenue, northerly along the western property line of 270 Putnam Avenue to the southern curb line of Putnam Avenue, easterly along the southern curb line of Putnam Avenue to a point in said curb line formed by extending a line southerly from the western property line of 299 Putnam Avenue, northerly across Putnam Avenue and along said property line, easterly along the northern property line of 299 Putnam Avenue and a portion of the northern property line of 301-303 Putnam Avenue, northerly along the western property line of 230 Madison Street to the northern curb line of Madison Street, westerly along the northern curb line of Madison Street to a point in said curb line formed by extending a line southerly from the western property line of 227 Madison Street, northerly along said property line, westerly along the southern curb line of 230 Monroe Street, northerly along the western property line of 230 Monroe Street to the southern curb line of Monroe Street, easterly along said curb line to the southwest corner of Marcy Avenue and Monroe Street, southerly along the western curb line of Marcy Avenue to a point in said curb line formed by extending a line westerly from the northern property line of 815 Marcy Avenue, easterly across Marcy Avenue and said property line, southerly along the eastern property lines of 815 to 829 Marcy Avenue, westerly along the southern property line of 829 Marcy Avenue to the western curb line of Marcy Avenue, southerly along said curb line across Madison Street and Putnam Avenue to the southwest corner of Marcy Avenue and Putnam Avenue, easterly across Marcy Avenue and along the southern curb line of Putnam Avenue to a point in said curb line formed by extending a line northerly from the eastern property line of 418 Putnam Avenue, southerly along said property line, easterly along the northern property lines of 335 to 343 Jefferson Avenue to the western curb line of Tompkins Avenue, southerly along said curb line to the point of the beginning.  
[Community District 3]

d28-j14

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, **January 8, 2013 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF QUEENS 12-2297 - Block 1266, lot 7501-79-15 35th Avenue - Jackson Heights Historic District  
A neo-Georgian style apartment building designed by Cohn Brothers and built in 1936-37. Application is to legalize the installation of an areaway fence without Landmarks Preservation Commission permits. Community District 3.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF QUEENS 13-8572 - Block 133, lot 68-40-17 48th Street - Sunnyside Gardens Historic District

A brick rowhouse with Colonial Revival style details designed by Clarence Stein, Henry Wright, and Frederick Ackerman, and built in 1926. Application is to alter the porch and install new entrance canopies. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF QUEENS 13-5584 - Block 8014, lot 16-27-18 West Drive - Douglaston Historic District  
A freestanding ranch house built c. 1950. Application is to construct an addition and alter the facades. Zoned R1-2. Community District 11.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF QUEENS 13-8666 - Block 8031, lot 1-600 West Drive - Douglaston Historic District  
An altered Greek Revival style house, built in 1819 and converted to a clubhouse, with additions built in 1917 and 1921. Application to modify a railing and install a barrier free access lift. Community District 11.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-7051- Block 2563, lot 8-142 Franklin Street - Greenpoint Historic District  
A one-story garage attached to an Italianate style flat house built c. 1855. Application is to install storefront infill. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-6486 - Block 2557, lot 13-74 Kent Street - Eberhard Faber Pencil Company Historic District  
A German Renaissance Revival style factory building built c. 1904-08. Application is to install storefront and construct a rooftop addition. Zoned M1-1. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-7889 - Block 19, lot 1-20 Jay Street, aka 145-165 Plymouth Street, 19-37 Pearl Street, and 22 John Street – DUMBO Historic District  
An Industrial neo-Classical style warehouse building designed by William Higginson and built in 1909. Application is to install new storefront infill and barrier-free access ramps. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 12-1487- Block 270, lot 45-38 Schermerhorn Street - Brooklyn Heights Historic District  
A house built in 1852 and altered c.1940. Application is to replace windows. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-8532 - Block 2090, lot 45-232 Adelphi Street - Fort Greene Historic District  
A Gothic Revival style church designed by Marshall and Walters and built in 1888. Application is to construct additions, alter the facades, roofs, and yards, replace windows, and install a ramp. Zoned R6B. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-6717 - Block 2102, lot 51-308 Carlton Avenue - Fort Greene Historic District  
An Italianate style rowhouse. Application is to replace the sidewalk. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 12-9221- Block 2102, lot 21-231 Cumberland Street - Fort Greene Historic District  
A transitional Greek Revival/Italianate style house built circa 1852. Application is to alter the roof and front façade, demolish a bay window, replace windows and alter window openings. Zoned R6B. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-8712 - Block 2103, lot 58-167 Lafayette Avenue - Fort Greene Historic District  
A vacant lot. Application is to construct a new building. Zoned R6B. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-6863 - Block 1159, lot 19-256 Prospect Place - Prospect Heights Historic District  
A Romanesque Revival style rowhouse built. c. 1882. Application is to construct rooftop and rear yard additions. Zoned R6B. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-0572 - Block 1206, lot 73-1137 Dean Street - Crown Heights North Historic District  
A neo-Grec style rowhouse designed by John Mumford and built c.1881. Application is to construct rooftop and rear yard additions. Zoned R6. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7939 - Block 172, lot 5-372 Broadway - Tribeca East Historic District  
An Italianate style store and loft building built in 1852-54. Application is to construct a rooftop addition, alter the lot-line facade and fire-escapes, and install storefront infill. Zoned C6-4A. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7699 - Block 482, lot 3-45 Crosby Street - SoHo-Cast Iron Historic District Extension  
A Renaissance Revival/Romanesque Revival factory building designed by George H. Anderson and built in 1895-96. Application is to install a barrier-free access ramp. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8569 - Block 590, lot 53-289 Bleecker Street - Greenwich Village Historic District  
A vernacular building built c.1870-80. Application is to replace storefront infill. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-4622 - Block 612, lot 15-

32 Perry Street - Greenwich Village Historic District  
A Greek Revival style rowhouse built in 1845. Application is to construct a rear yard addition. Zoned R6, C2-6. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8732 - Block 646, lot 37-410 West 14th Street - Gansevoort Market Historic District  
An Arts and Crafts style store and loft building designed by Charles H. Cullen and built in 1909. Application is to install storefront infill and replace the canopy. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8814 - Block 712, lot 14-429 West 14th Street - Gansevoort Market Historic District  
An Arts and Crafts style market building designed by James S. Maher and built in 1914. Application is to install storefront infill. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8347 - Block 718, lot 1-440 West 21st Street - Chelsea Historic District  
An ensemble of English Collegiate Gothic style buildings built Largely between 1883-1902, designed primarily by Charles Coolidge Haight. Application is to replace a barrier-free access lift with a ramp. Zoned R7B/C2-5. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-5405 - Block 673, lot 1-220 12th Avenue, aka 261-279 11th Avenue; 220-238 12th Avenue; 601-651 West 27th Street; 600-654 West 28th Street - West Chelsea Historic District  
A complex of American Round Arch style warehouse buildings designed by George B. Mallory and Otto M. Beck and built in 1890-91. Application is to install a stair platform and storefront infill. Zoned 8B. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-6318 - Block 672, lot 1-601 West 26th Street - Starrett-Lehigh Building - Individual Landmark  
An International style warehouse building designed by Russell G. and Walter M. Cory with Yasuo Matsui and built in 1930-31. Application is to replace windows. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-0708 - Block 824, lot 28-28-30 West 23rd Street and 32-46 West 23rd Street - Ladies' Mile Historic District  
A neo-Renaissance style store and loft building designed by Maynicke & Franke and built in 1910-11 and a Commercial Palace style store building designed by Henry Fernbach, Hugo Kafka and William Schickel & Co. and built in stages between 1878 and 1892. Application is to install rooftop mechanical equipment. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8031 - Block 829, lot 50-1164 Broadway - Madison Square North Historic District  
A store and office building built c.1985. Application is to replace storefront infill, install louvers, and install signage. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7508 - Block 835, lot 41-350 Fifth Avenue - The Empire State Building - Individual Landmark  
An Art Deco style office building designed by Shreve, Lamb, and Harmon and built in 1930-31. Application is to alter an entrance. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8503 - Block 1265, lot 7501-30 Rockefeller Plaza - Rockefeller Center - Interior Landmark  
A Streamlined Modern style interior space designed by the Associated Architects, in consultation with decorator Elena Bachman Schmidt, and built in 1934, located within an Art Deco style commercial, office and entertainment complex. Application is to replace interior finishes. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8665 - Block 1265, lot 7501-30 Rockefeller Plaza - Rockefeller Center - Interior Landmark  
An Art Deco style skyscraper designed by the associated Architects and constructed in 1932-33, within an Art Deco style commercial, office and entertainment complex. Application is to alter window openings. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-6228 - Block 1015, lot 29-1501 Broadway - Paramount Building - Individual Landmark  
A French Beaux-Arts style inspired skyscraper designed by Rapp and Rapp and built in 1926-1927. Application is to install marquees with LED lighting and to create window openings. Community District 6.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7684 - Block 1374, lot 69-785 Fifth Avenue - Upper East Side Historic District  
An apartment building designed by Richard Roth of Emery Roth and Sons and built in 1962-63. Application is to construct a terrace enclosure. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7302 - Block 1387, lot 50-909 Madison Avenue - Upper East Side Historic District  
A neo-Federal style bank building designed by Schultze and Weaver and constructed in 1931. Application is to create a new entrance, install a barrier-free access ramp, light-boxes at windows, and mechanical equipment at the roof. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-6628 - Block 1405, lot 14-

131 East 70th Street, aka 960 Lexington Avenue - Upper East Side Historic District  
An rowhouse designed by Robert Mook and built circa 1871, and altered in the Anglo- Italianate style by Grosvenor Atterbury in 1909-11. Application is to replace an existing addition. Zoned C1-5, R9X. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7186 - Block 1381, lot 38-650 Park Avenue - Upper East Side Historic District  
An apartment building designed by John M. Kokkins and built in 1962-63. Application is to modify and create new window openings. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7884 - Block 1229, lot 8-2261 Broadway - Riverside - West End Avenue Historic District Extension I  
A Renaissance Revival style flats building with a commercial ground floor designed by George F. Pelham and built in 1899-1900. Application is to install illuminated signage. Community District 7.

d26-j8

## SCHOOL CONSTRUCTION AUTHORITY

### ■ PUBLIC HEARINGS

#### NOTICE OF PUBLIC HEARING PURSUANT TO ARTICLE 2 OF THE NEW YORK STATE EMINENT DOMAIN PROCEDURE LAW

The New York City School Construction Authority ("SCA") will hold a public hearing on Thursday, January 31, 2013, at 3:30 P.M., pursuant to Article 2 of the New York State Eminent Domain Procedure Law with respect to the SCA's proposed acquisition, by condemnation, of Tax Block 1891, Lots 1, 12, 15, 20 & 22, located at 50-51 98th Street Corona, New York, in the Borough of Queens, City and State of New York, for the purpose of constructing at the site an approximately 800-seat primary public school facility, accommodating students in pre-kindergarten through fifth grade pursuant to the New York City Department of Education's Five-Year Educational Capital Facilities Plan.

The hearing will be held at Public School 61Q, located at 98-50 50th Avenue, Corona, New York 11368.

The purposes of the hearing are to inform the public of the proposed project, to review the public use to be served by the proposed project and to give all interested persons an opportunity to be heard concerning the proposed public project. Property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the hearing. All persons are invited to attend the hearing and to present oral and/or written statements concerning the proposed acquisition. The SCA will accept written comments on the proposed project at the address listed below until Friday, February 15, 2013. Materials relating to the project are available for examination during normal business hours at the Legal Department of the SCA at 30-30 Thomson Avenue, Long Island City, New York 11101. For further information, contact Jensen Ambachen, Senior Attorney of the SCA, at (718) 472-8307.

j7-11

## BOARD OF STANDARDS AND APPEALS

### ■ PUBLIC HEARINGS

**JANUARY 15, 2013, 10:00 A.M.**

**NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 15, 2013, 10:00 A.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:**

#### SPECIAL ORDER CALENDAR

##### 551-37-BZ

APPLICANT – Eric Palatnik, P.C., for Manocher M. Mehrfar, owner.

SUBJECT – Application October 12, 2012 – Extension of Term (§11-411) of a previously granted Variance for the continued operation of an automobile repair shop (Red's Auto Repair) which expired on July 15, 2012; Waiver of the Ruled. R1-2 zoning district.

PREMISES AFFECTED – 233-02 Northern Boulevard, between 234th and 233rd Street, Block 8166, Lot 20, Borough of Queens.

#### COMMUNITY BOARD #11Q

##### 18-02-BZ

APPLICANT – Rothkrug Rothkrug & Spector, LLP, for 8610 Flatlands Realty, LLC, owner.

SUBJECT – Application August 17, 2012 – Extension of Term (§11-411) of a previously granted Variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2012. C2-3/R5D zoning district. PREMISES AFFECTED – 8610 Flatlands Avenue, southwest corner of intersection of Flatlands Avenue and 87th Street, Block 8023, Lot 39, Borough of Brooklyn.

#### COMMUNITY BOARD #18BK

#### APPEALS CALENDAR

##### 208-12-A

APPLICANT – Rothkrug Rothkrug & Spector, LLP, for 647-649 Washington Avenue, LLC, owner.

SUBJECT – Application July 2, 2012 – Proposed construction of eighteen (18) single family homes that do not front on a legally mapped street, contrary to General City Law Section 36. R3A Zoning District.

PREMISES AFFECTED – 17 McGee Lane, north side of



McGee Lane, east of Harbor Road and West of Union Avenue, Block 01226, Lot 123, Borough of Staten Island.  
**COMMUNITY BOARD #1SI**

**208-12-A & 216-12-A thru 232-12-A**

APPLICANT – Rothkrug Rothkrug & Spector LLP, for 647-649 Washington Avenue, LLC, owner.  
SUBJECT – Application July 2, 2012 – Proposed construction of eighteen (18) single family homes that do not front on a legally mapped street, contrary to General City Law Section 36. R3A Zoning District.  
PREMISES AFFECTED – 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51 McGee Lane, north side of McGee Lane, east of Harbor Road and West of Union Avenue, Block 01226, Lot 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 111, 110, 109, 108, 107, 106 Borough of Staten Island.  
**COMMUNITY BOARD #1SI**

JANUARY 15, 2013, 1:30 P.M.

**NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 15, 2013, at 1:30 P.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:**

**ZONING CALENDAR****242-12-BZ**

APPLICANT – Sheldon Lobel, P.C., for Congregation Toldos Yehuda, owners.  
SUBJECT – Application August 2, 2012 – Variance (§72-21) to permit the construction of a Use Group 4A House of Worship, contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district.  
PREMISES AFFECTED – 1621-1629 61st Street, northeast side of 61st Street, 170' southeast from the intersection of 16th Avenue and 61st Street, Borough of Brooklyn.  
**COMMUNITY BOARD #12BK**

**257-12-BZ**

APPLICANT – Law Office of Fredrick A. Becker, for Birta Hanono and Elie Hanono, owners.  
SUBJECT – Application August 29, 2012 – Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (23-461) and less than the required rear yard (ZR 23-47). R4 (OP) zoning district.  
PREMISES AFFECTED – 2359 East 5th Street, east side of East 5th Street between Avenue W and Angela Drive, Block 7181, Lot 44, Borough of Brooklyn.  
**COMMUNITY BOARD #15BK**

**285-12-BZ**

APPLICANT – Sheldon Lobel, P.C., for Pigranel Management Corp., owner; Narita Bodywork, Inc., lessee.  
SUBJECT – Application October 3, 2012 – Application filed pursuant to Z.R. §73-36, seeking a special permit to allow the operation of a physical culture establishment (*Narita Bodyworks*) on the 4th floor of the existing building at the premises. M1-6 zoning district.  
PREMISES AFFECTED – 54 West 39th Street, south side of West 39th Street, between Fifth Avenue and Avenue of the Americas, Block 840, Lot 78, Borough of Manhattan.  
**COMMUNITY BOARD #5M**

**291-12-BZ**

APPLICANT – Rothkrug Rothkrug & Spector, LLP for 301-303 West 125, LLC, owner; Blink 125th Street Inc., lessee.  
SUBJECT – Application October 9, 2012 – Application for special permit to allow physical culture establishment (*Blink*) within proposed commercial building.  
PREMISES AFFECTED – 301 West 125th Street, northwest corner of intersection of West 125th Street and Frederick Douglas Boulevard, Block 1952, Lot 29, Borough of Manhattan.  
**COMMUNITY BOARD #10M**

*Jeff Mulligan, Executive Director*

j7-8

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

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, January 16, 2013. 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 Dorothy Lichtenstein to continue to maintain and use a fenced-in area on the east sidewalk of Washington Street, between Bethune Street and Bank Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2012 to June 30, 2013 - \$1,503  
For the period July 1, 2013 to June 30, 2014 - \$1,545  
For the period July 1, 2014 to June 30, 2015 - \$1,587  
For the period July 1, 2015 to June 30, 2016 - \$1,629  
For the period July 1, 2016 to June 30, 2017 - \$1,671  
For the period July 1, 2017 to June 30, 2018 - \$1,713  
For the period July 1, 2018 to June 30, 2019 - \$1,755  
For the period July 1, 2019 to June 30, 2020 - \$1,797  
For the period July 1, 2020 to June 30, 2021 - \$1,839  
For the period July 1, 2021 to June 30, 2022 - \$1,881

the maintenance of a security deposit in the sum of \$2,800 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.

**#2** In the matter of a proposed revocable consent authorizing Douglas Kepple to continue to maintain and use a stoop and a fenced-in area on the west sidewalk of Bedford Street, north of Morton Street, in the Borough of Manhattan. The

proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the city according to the following schedule:  
For the period from July 1, 2012 to June 30, 2022 - \$25/annum

the maintenance of a security deposit in the sum of \$5,010 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 Kenneth Cole Consumer Direct, LLC to continue to maintain and use a stair on the east sidewalk of Mercer Street, south of Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2012 to June 30, 2013 - \$ 973  
For the period July 1, 2013 to June 30, 2014 - \$1,000  
For the period July 1, 2014 to June 30, 2015 - \$1,027  
For the period July 1, 2015 to June 30, 2016 - \$1,054  
For the period July 1, 2016 to June 30, 2017 - \$1,081  
For the period July 1, 2017 to June 30, 2018 - \$1,108  
For the period July 1, 2018 to June 30, 2019 - \$1,135  
For the period July 1, 2019 to June 30, 2020 - \$1,162  
For the period July 1, 2020 to June 30, 2021 - \$1,189  
For the period July 1, 2021 to June 30, 2022 - \$1,216

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.

**#4** In the matter of a proposed revocable consent authorizing NYC Serenade, LLC to continue to maintain and use nine bollards on the south sidewalk of Platt Street, west of Gold Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among others terms and condition for compensation payable to the city according to the following schedule:

For the period from July 1, 2012 to June 30, 2022 - \$1,125/annum

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 TC Ravenswood, LLC to continue to maintain and use a tunnel under and across 36th Avenue, west of Vernon Boulevard, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2005 to June 30, 2015 and provides among others terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2005 to June 30, 2006 - \$20,296  
For the period July 1, 2006 to June 30, 2007 - \$21,441  
For the period July 1, 2007 to June 30, 2008 - \$22,123  
For the period July 1, 2008 to June 30, 2009 - \$23,249  
For the period July 1, 2009 to June 30, 2010 - \$23,263  
For the period July 1, 2010 to June 30, 2011 - \$23,756  
For the period July 1, 2011 to June 30, 2012 - \$24,660  
For the period July 1, 2012 to June 30, 2013 - \$25,044  
For the period July 1, 2013 to June 30, 2014 - \$25,743  
For the period July 1, 2014 to June 30, 2015 - \$26,442

The maintenance of a security deposit in the sum of \$26,500 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.

**#6** In the matter of a proposed revocable consent authorizing TC Ravenswood, LLC to continue to maintain and use conduits under and across 36th Avenue, west of Vernon Boulevard, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides among others terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$14,649  
For the period July 1, 2011 to June 30, 2012 - \$15,132  
For the period July 1, 2012 to June 30, 2013 - \$15,372  
For the period July 1, 2013 to June 30, 2014 - \$15,801  
For the period July 1, 2014 to June 30, 2015 - \$16,230  
For the period July 1, 2015 to June 30, 2016 - \$16,659  
For the period July 1, 2016 to June 30, 2017 - \$17,088  
For the period July 1, 2017 to June 30, 2018 - \$17,517  
For the period July 1, 2018 to June 30, 2019 - \$17,946  
For the period July 1, 2019 to June 30, 2020 - \$18,375

The maintenance of a security deposit in the sum of \$18,400 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.

d24-j16

**COURT NOTICE****SUPREME COURT****■ NOTICE**

**QUEENS COUNTY  
IA PART 8  
NOTICE OF PETITION  
INDEX NUMBER 24414/12**

In the Matter of Application of the CITY OF NEW YORK, relative to acquiring title in fee simple absolute to certain real property where not heretofore acquired for the

**ATLANTIC AVENUE EXTENSION**

located in the area generally bounded by 94th Avenue, 138th

Place, 95th Avenue, and the Van Wyck Expressway, in the Borough of Queens, City and State of New York.

**PLEASE TAKE NOTICE** that the Corporation Counsel of the City of New York intends to make application to the Supreme Court of the State of New York, Queens County, IA Part 8, for certain relief.

The application will be made at the following time and place: At 88-11 Sutphin Boulevard, in the Borough of Queens, City and State of New York, on January 25, 2013, at 9:30 A.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- 1) authorizing the City to file an acquisition map in the Office of the City Register;
- 2) directing that upon the filing of said map, title to the property sought to be acquired shall vest in the City;
- 3) providing that just compensation therefor be ascertained and determined by the Supreme Court without a jury; and
- 4) providing that notices of claim must be served and filed within one calendar year from the date of service of the Notice of Acquisition for this proceeding.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the Atlantic Avenue Extension in the Borough of Queens, City and State of New York.

The description of the real property to be acquired is as follows:

**DAMAGE PARCEL 1  
Block 9990, Lot 5**

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue) and the southerly side of 94th Avenue;

**RUNNING THENCE** along the southerly side of 94th Avenue, North 40° 27' 00" East, a distance of 208.75 feet to a point;

**THENCE** South 49° 33' 05" East, a distance of 83.10 feet to a point;

**THENCE** South 38° 08' 07" West, a distance of 128.35 feet to a point;

**THENCE** South 49° 33' 05" East, a distance of 111.93 feet to the northerly side of 95th Avenue;

**THENCE** along the northerly side of 95<sup>th</sup> Avenue, South 40° 26' 55" West, a distance of 43.58 feet to the corner formed by the intersection of the northerly side of 95<sup>th</sup> Avenue and the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue);

**THENCE** along the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue), North 59° 59' 57" West, a distance of 203.59 feet to the point or place of **BEGINNING**.

**DAMAGE PARCEL 2  
Block 9990, Lot 34**

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly side of 94th Avenue, which point is distant 208.75 feet easterly from the corner formed by the intersection of the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue) and the southerly side of 94th Avenue;

**RUNNING THENCE** along the southerly side of 94th Avenue, North 40° 27' 00" East, a distance of 132.64 feet to a point;

**THENCE** along a line forming an interior angle of 90° 01' 16.7" with the previous course, South 49° 33' 12" East, a distance of 87.00 feet to a point;

**THENCE** South 40° 26' 48" West, a distance of 10.00 feet to a point;

**THENCE** North 64° 13' 02" West, a distance of 9.41 feet to a point;

**THENCE** South 37° 58' 12" West, a distance of 120.38 feet to a point;

**THENCE** North 49° 33' 05" West, a distance of 83.10 feet to the southerly side of 94th Avenue, the point or place of **BEGINNING**.

**DAMAGE PARCEL 2A  
Block 9990, Bed of 94th Avenue (Fronting Lot 34)**

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly side of 94th Avenue, which point is distant 308.63 feet easterly from the corner formed by the intersection of the easterly side of Van



Wyck Expressway (formerly Van Wyck Avenue) and the southerly side of 94th Avenue;

**RUNNING THENCE** through the bed of 94th Avenue, North 64° 13' 02" West, a distance of 25.84 to the center line of 94th Avenue;

**THENCE** along the center line of 94th Avenue, North 40° 27' 00" East, a distance of 39.31 feet to a point;

**THENCE** South 49° 33' 12" East, a distance of 25.00 feet to the southerly side of 94th Avenue;

**THENCE** along the southerly side of 94th Avenue, South 40° 27' 00" West, a distance of 32.76 feet to the point or place of **BEGINNING**.

**DAMAGE PARCEL 3  
Block 9990, Lot 46**

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the northerly side of 95th Avenue, which point is distant 65.36 feet westerly from the corner formed by the intersection of the westerly side of 138th Place and the northerly side of 95th Avenue;

**RUNNING THENCE** along the northerly side of 95<sup>th</sup> Avenue, South 40° 26' 55" West, a distance of 149.02 feet to a point;

**THENCE** North 49° 33' 05" West, a distance of 117.25 feet to a point;

**THENCE** North 37° 58' 12" East, a distance of 117.12 feet to a point;

**THENCE** South 64° 13' 02" East, a distance of 126.43 feet to the northerly side of 95th Avenue, the point or place of **BEGINNING**.

The above described property shall be acquired subject to any property interests that the Port Authority of New York and New Jersey may have in the property being taken. Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, New York 10007.

**PLEASE TAKE FURTHER NOTICE THAT**, pursuant to EDPL § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: December 3, 2012, New York, New York  
MICHAEL A. CARDOZO  
Corporation Counsel of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, New York 10007  
Tel. (212) 788-0710

SEE MAPS ON BACK PAGES

d28-j11

**PROPERTY DISPOSITION**

**CITYWIDE ADMINISTRATIVE SERVICES**

**ASSET MANAGEMENT**

■ SALE BY SEALED BID

PROPOSED LEASES OF CERTAIN  
NEW YORK CITY REAL PROPERTY  
SEALED BID PUBLIC LEASE AUCTION

PUBLIC NOTICE IS HEREBY GIVEN THAT The Department of Citywide Administrative Services, Asset Management will conduct a Sealed Bid Public Lease Auction pertaining to Long-Term Leases, Short-Term Leases and Licenses on January 23, 2013, at 1 Centre Street, 18th floor Bid Room, New York, New York 10007. Sealed bids will be accepted from 10:00 A.M. to 11:00 A.M. and opened at 11:00 A.M.

The offerings, including Terms and Conditions and Special Terms and Conditions, are set forth in a brochure which will be available on December 14, 2012. For further information, including a brochure and a bid packet, please visit the DCAS website after December 14, 2012 at nyc.gov/dcas, or contact us at (212) 386-0335.

In accordance with Section 384 of the City Charter, long term leases will be offered for the first two properties listed below at Sealed Bid Public Lease Auction. A Public Hearing was held on August 15, 2012 at 22 Reade Street, in the Borough of Manhattan in the matter of the two properties listed below.

**Brooklyn, Block 6036, Part of Lot 1**  
Property Address: 8501 Fifth Avenue  
Property Type: Ground floor retail store and basement space

Minimum **Annual** Bid: \$99,960  
Inspection Dates: Monday, January 7, 2013, 11:00 A.M. to 12:00 P.M.  
Tuesday, January 15, 2013, 10:00 A.M. to 11:00 A.M.

**Brooklyn, Block 6036, Part of Lot 1**  
Property Address: 8509 Fifth Avenue  
Property Type: Ground floor retail store and basement space  
Minimum **Annual** Bid: \$85,680  
Inspection Dates: Monday, January 7, 2013, 10:00 A.M. to 11:00 A.M.  
Tuesday, January 15, 2013, 11:00 A.M. to 12:00 P.M.

In accordance with New York Administrative Code Section 4-203, the properties listed below will be offered at Sealed Bid Public Lease Auction:

**Queens, Block 3880, Lot 91**  
Property Description: Unimproved land located approximately 167 feet from the north west corner of Margaret Place and Trotting Course Lane  
Minimum **Monthly** Bid: \$9,000  
Inspection Dates: Tuesday, January 8, 2013, 11:00 A.M. to 12:00 P.M.  
Monday, January 14, 2013, 11:00 A.M. to 12:00 P.M.

**Brooklyn, Block 2896, Lot 999**  
Property Description: Unimproved land (bed-of-street) located at the bed of Skillman Avenue between Morgan Avenue and Vandervoort Avenue  
Minimum **Monthly** Bid: \$6,200  
Inspection Dates: Friday, January 4, 2013, 11:00 A.M. to 12:00 P.M.  
Wednesday, January 9, 2013, 1:00 P.M. to 2:00 P.M.

**Queens, Block 13420, Lots: 8 and 999**  
Property Description: Unimproved land located on the west side of 183rd Street, 200 feet south of the southwest corner of 150th Drive and 183rd Street  
Minimum **Monthly** Bid: \$6,500  
Inspection Dates: Thursday, January 3, 2013, 12:00 P.M. to 1:00 P.M.  
Friday, January 11, 2013, 11:00 A.M. to 12:00 P.M.

**Queens, Block 13432, Lots:** Part of Lot 6, Part of Lot 20, Part of Lot 21, Part of Lot 40, Part of Lot 46, Part of Lot 49, Part of Lot 53; and

**Block 13433, Lots:** Part of Lot 2, 5, 10, Part of Lot 15, Part of Lot 20, Part of Lot 23, Part of Lot 29, Part of Lot 34, Part of Lot 36, Part of Lot 53, Part of Lot 55, Part of Lot 57, 59, 69, Part of Lot 999 (formerly known as 150th Road)  
Property Description: Unimproved land located on the east side of 183rd Street, 80 feet north of Rockaway Boulevard  
Minimum **Monthly** Bid: \$23,460  
Inspection Dates: Thursday, January 3, 2013, 1:00 P.M. to 2:00 P.M.  
Friday, January 11, 2013, 12:00 P.M. to 1:00 P.M.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, Room 915, New York, NY 10007, (212) 788-7490, no later than fourteen (14) days prior to the auction.

TDD users should call VERIZON relay services.

d12-j23

**CITYWIDE PURCHASING**

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Purchasing is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>. To begin bidding, simply click on 'Register' on the home page. There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more. Public access to computer workstations and assistance with placing bids is available at the following locations:  
● DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379  
● DCAS, Office of Citywide Purchasing, 1 Centre Street, 18th Floor, New York, NY 10007.

jy24-d1

**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](http://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."*

**CITYWIDE ADMINISTRATIVE SERVICES**

**CITYWIDE PURCHASING**

■ SOLICITATIONS

*Services (Other Than Human Services)*

**PUBLIC SURPLUS ONLINE AUCTION** – Other – PIN# 0000000000 – DUE 12-31-14.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Citywide Administrative Services,  
66-26 Metropolitan Avenue, Queens Village, NY 11379.  
Donald Lepore (718) 417-2152; Fax: (212) 313-3135;  
[dlepore@dcas.nyc.gov](mailto:dlepore@dcas.nyc.gov)

s6-f25

**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.

j2-d31

**DESIGN & CONSTRUCTION**

■ AWARDS

*Construction/Construction Services*

**BROOKLYN CHILDREN'S MUSEUM ROOF CANOPY AND THEATER RENOVATION** – Competitive Sealed Bids – PIN# 85012B0092 – AMT: \$5,795,450.00 – TO: UTB - United Technology Inc., 141 New Hyde Park Road, Franklin Square, NY 11010. Project ID: PV262-RT. DDC PIN#: 8502012PV0014C.

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**ENVIRONMENTAL PROTECTION**

**AGENCY CHIEF CONTRACTING OFFICER**

■ SOLICITATIONS

*Construction Related Services*

**WFF-CAT-RR-DES: ENGINEERING AND DESIGN SERVICES FOR CATSKILL AQUEDUCT REPAIR AND REHABILITATION** – Request for Proposals – PIN# 82613W000127 – DUE 02-22-13 AT 4:00 P.M. – The DEP seeks a Consultant for Engineering Services and Design Services during Construction for the repair and rehabilitation of the Catskill Aqueduct with the purpose of extending the life of the Aqueduct and increasing the flow capacity.

MINIMUM REQUIRED QUALIFICATIONS: NONE

Pre-Proposal Conference: January 25, 2013 at 10:00 A.M., NYCDEP, 59-17 Junction Blvd., 3rd Floor Cafeteria, Flushing, NY 11373.

Attendance to the Pre-Proposal Conference is not mandatory but recommended. Please limit to no more than two persons from each firm to attend.

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

Department of Environmental Protection, 59-17 Junction Blvd., 17th Floor Bid Room, Flushing, NY 11373. Jeanne Schreiber (718) 595-3456; Fax: (718) 595-3278; jeannes@dep.nyc.gov

j8

**FIRE**

**AWARDS**

Goods & Services

**UNDERGROUND PETROLEUM STORAGE TANKS AND LEAK DETECTION** – Competitive Sealed Bids – PIN# 05712B0003001 – AMT: \$2,316,570.00 – TO: The Franklin Company Contractor, Inc., 22-04 119th Street, College Point, NY 11356.

j8

**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**

Construction / Construction Services

**CONSTRUCTION FOR SECONDARY MDF ROOM** – Competitive Sealed Bids – PIN# 231-13-013 – DUE 02-11-13 AT 9:30 A.M. – Mandatory Site Visit scheduled January 25, 2013 at 10:00 A.M. or 11:00 A.M. at Woodhull Medical and Mental Health Center, 760 Broadway, Room# 3CD-302, Brooklyn, NY 11206. Additional forms must be obtained on the HHC website (<http://nyc.gov/hhc>) under RESOURCES - CONTRACTING OPPORTUNITIES - STANDARD VENDOR FORMS.

Printed copies of the Bid may be obtained for \$25.00 (check or money order) made payable to NYCHHC. Required forms will also be available at the Mandatory Site Visit.

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.

North Brooklyn Health Network, 100 North Portland Avenue, Room C-32, Brooklyn, NY 11205.

Enid Rodriguez (718) 260-7663; Fax: (718) 260-7619;

Enid.Rodriguez@woodhullhc.nychhc.org

j8

**TRANSPORTATION**

**TRAFFIC AND PLANNING**

**AWARDS**

Construction Related Services

**MANUFACTURE, DELIVER OR INSTALL 12,000 BICYCLE RACKS WITH NYC LOGO TO SLIDE ONTO EXISTING PARKING METER** – Competitive Sealed Bids – PIN# 84112MBTR642 – AMT: \$1,934,960.00 – TO: Louis Barbato Landscaping Inc., 1600 Railroad Avenue, Holbrook, NY 11741.

j8

**SPECIAL MATERIALS**

**OFFICE OF THE MAYOR**

**NOTICE**

**PROCLAMATION OF ELECTION**

As a result of James Sanders, Jr. accepting a seat in the New York State Senate, effective January 1, 2013, and his resignation from the City Council, a vacancy has been created in the seat he has held as a Council Member for the thirty-first Council district. Accordingly, pursuant to the authority vested in me by Section 25(b)(1) and 25(b)(6) of the New York City Charter, I hereby proclaim that a special election shall be held in the thirty-first district on February 19, 2013 to elect a council member to serve until December 31, 2013. Pursuant to Section 25(b)(7) of the Charter, nomination of candidates in this election shall be by independent nominating petition.

DATED: January 3, 2013 \_\_\_\_\_ s/s  
Michael R. Bloomberg  
Mayor

j7-f19

**OFFICE OF CONTRACT SERVICES**

**NOTICE**

Notice of Intent to Issue New Solicitations Not Included in FY 2013 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be issuing the following solicitations not included in the FY 2013 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Catch Basins in Historic and Landmark Areas  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Catch Basins in Transit Authority Locations  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in 102 Road Between 86th Street & 90th Street  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in 119th Avenue  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in 147th Avenue  
Start date of the proposed contract: 4/1/2013

End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in 213th Street  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in Bloomingdale Road  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in East 26th Street (5 Locations)  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in Penelope Avenue  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in Sprague Avenue  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in Springfield Blvd. Area  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Sewers in West Castor Place  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

Agency: Department of Design and Construction  
Nature of services sought: Resident Engineering Inspection Services for Storm Sewers in Gowanus Area  
Start date of the proposed contract: 4/1/2013  
End date of the proposed contract: 3/30/2015  
Method of solicitation the agency intends to utilize: Request for Proposal  
Personnel in substantially similar titles within agency: Civil Engineer, Highway/Sewer Inspector  
Headcount of personnel in substantially similar titles within agency: 83

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**CHANGES IN PERSONNEL**

COMMUNITY COLLEGE (LAGUARDIA)						
FOR PERIOD ENDING 12/21/12						
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE
ALSAIDI	RASHA	A	10102	\$10.0000	APPOINTED	YES 09/26/12
CACERES	DAISY	B	10102	\$21.3400	APPOINTED	YES 11/27/12
CHIN	MARILYN		04688	\$38.9100	APPOINTED	YES 12/03/12
HOUMANE	AHMED		10102	\$10.3600	APPOINTED	YES 11/26/12
KAN	LIDIYA	A	04099	\$46302.0000	APPOINTED	YES 12/09/12
KATOPE	PETER	J	04702	\$177444.0000	RETIRED	YES 11/27/12
ODEDEFAA	MANYAN NYA NAIK	S	04075	\$88418.0000	RESIGNED	YES 11/30/12
SAINT FORT	YVES	J	10102	\$10.3600	APPOINTED	YES 11/26/12

DEPARTMENT OF EDUCATION ADMIN						
FOR PERIOD ENDING 12/21/12						
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE
ANDERSON	CATHERIN		56056	\$31454.0000	APPOINTED	YES 10/28/12
ARBLO	MICHAEL		56056	\$27351.0000	APPOINTED	YES 12/05/12
AYALA	MIRIAM	D	56058	\$45497.0000	APPOINTED	YES 09/19/12
BENSIGNOR	MICHELE		10026	\$48600.0000	APPOINTED	YES 11/15/12
BERKLEY	SHEWLAND	K	56057	\$41000.0000	APPOINTED	YES 10/24/12
BERNARDEZ	LESBIA		10031	\$95000.0000	INCREASE	YES 07/01/12

BIGA	AGE		54503	\$25653.0000	APPOINTED	YES 10/14/12
BLOCK	JULIA	D	53040	\$71.1800	APPOINTED	YES 11/18/12
BRENNER	SAMANTHA	A	10031	\$99750.0000	INCREASE	YES 11/30/12
BRITMAN	ROBIN	J	1263B	\$75828.0000	INCREASE	YES 11/04/12
BROWN	JESSICA	S	56056	\$27351.0000	APPOINTED	YES 11/21/12
CABRANES	MYRNA	R	56058	\$37136.0000	RETIRED	YES 08/31/02
CAHN	AMANDA	B	10062	\$95000.0000	INCREASE	YES 10/30/12
CANNON	JOANNA		10062	\$134386.0000	INCREASE	YES 11/30/12
CARR	ALEXIS		60888	\$43160.0000	INCREASE	YES 10/21/12
CHENG	MARK		1263B	\$75828.0000	APPOINTED	YES 11/14/12
CHICO	SARAI		56057	\$32237.0000	RESIGNED	YES 12/06/12
CHISHOLM	ANN		10026	\$97319.0000	INCREASE	YES 11/30/12
CHOI	MIN		10031	\$104364.0000	INCREASE	YES 11/30/12
CLIFFORD	JUSTINE		06218	\$56094.0000	APPOINTED	YES 12/09/12
CRUZ	MARCELO		13641	\$79476.0000	INCREASE	YES 11/25/12
DAVIDOVICH	ARIELLA	M	06217	\$60731.0000	INCREASE	YES 11/29/12
DIAZ	RICARDO		56056	\$27351.0000	APPOINTED	YES 11/18/12
DUKE	MARC		56073	\$52186.0000	RETIRED	YES 10/10/12
ERNEST	FLORA	B	1263B	\$75828.0000	INCREASE	YES 11/04/12
ESPINELI	JOHN	R	54483	\$36856.0000	APPOINTED	YES 12/09/12
ESQUILIN	ADRIANE		10031	\$111306.0000	INCREASE	YES 11/30/12
FANG	ELAINE		1262D	\$75828.0000	INCREASE	NO 09/30/12
FERRER	LEESANDR		56056	\$27351.0000	RESIGNED	YES 11/25/12
FIELDS	BRIGITTE		10031	\$135051.0000	INCREASE	YES 09/30/12
FISHBAUM	Yael		06217	\$50.6500	APPOINTED	YES 11/19/12
FRAZIER	PAULA		54503	\$29927.0000	RESIGNED	YES 12/02/12
FREDERICK	JAMES	H	56057	\$52186.0000	RESIGNED	YES 11/27/12

FREUND	EMILY	56057	\$32237.0000	RESIGNED	YES	07/01/12
FRISCHIA	MARIA O	56057	\$37072.0000	APPOINTED	YES	11/25/12
FUENTES	JOANN	10031	\$131250.0000	INCREASE	YES	11/30/12
GILGEOUS	ABIGAIL	06218	\$56094.0000	APPOINTED	YES	12/02/12
GOLLING	GRETA	10031	\$125198.0000	INCREASE	YES	09/30/12
GRABILL	SIDNEY	54485	\$62024.0000	INCREASE	YES	12/02/12
GRANT-LYNCH	LISA M	56057	\$32237.0000	APPOINTED	YES	12/09/12
HAACK	KATHRYN	54485	\$62024.0000	INCREASE	YES	12/02/12
HAGAN	MARYANN	50910	\$58070.0000	RETIRED	YES	11/29/12
HARRINGTON	MICHAEL J	1262D	\$75828.0000	APPOINTED	NO	12/02/12
HENSON	GIOVANNA	06745	\$45271.0000	RESIGNED	YES	12/03/12
HERNANDEZ	MICHAEL	56057	\$42500.0000	APPOINTED	YES	12/02/12
HOXIE	ANNE MAR	10062	\$124800.0000	APPOINTED	YES	11/25/12
HUGHES	KARA M	10033	\$84240.0000	INCREASE	YES	12/02/12
INFANTE	ESTHER	54483	\$36856.0000	APPOINTED	YES	12/09/12
JACOB	LUCIA	10124	\$45978.0000	PROMOTED	NO	12/02/12
JEAN	GUYLINE	10124	\$45978.0000	PROMOTED	NO	09/06/12
JOHNSON	VICTOR	54511	\$44948.0000	RETIRED	YES	12/06/12
JONES	MAURICE B	54483	\$36856.0000	APPOINTED	YES	12/09/12
JUSTE	CYNTHIA	06745	\$58131.0000	APPOINTED	YES	11/04/12
KASSOW	DANIELLE Z	10062	\$95000.0000	APPOINTED	YES	12/02/12
KATZ	ROCHELLE	06217	\$60731.0000	INCREASE	YES	09/07/12
KEITA	ABRAHAM	56057	\$37072.0000	INCREASE	YES	11/25/12
KELLY	TREVONDA R	10026	\$65000.0000	INCREASE	YES	09/14/12
KENNEDY	HELEN	10124	\$45978.0000	PROMOTED	NO	09/06/12
LEVIN	MEREDITH	10026	\$95000.0000	RESIGNED	YES	11/11/12
LUCAS	PATRICK	06745	\$93819.0000	DECREASE	YES	12/02/12
MAMANI	ANDREA	06219	\$61798.0000	RESIGNED	YES	09/04/12
MARSHBURN	SAMANTHA	54503	\$25653.0000	RESIGNED	YES	11/02/12
MARTIN	ANNE L	10031	\$99750.0000	INCREASE	YES	11/30/12
MARTINEZ	MARIA C	56057	\$37072.0000	DISMISSED	YES	11/06/12
MATESIC	STOSA	54503	\$29927.0000	RETIRED	YES	10/24/12
MEDORA	KELLY	1263B	\$75828.0000	INCREASE	YES	09/07/12
MERCHANT BROOKS	DAWN	10124	\$58816.0000	PROMOTED	NO	06/21/12
MINA	ANDY R	1263B	\$75828.0000	INCREASE	YES	11/21/12
MITCHELL	SHARI A	60888	\$43160.0000	INCREASE	YES	12/09/12
MOCCIA	MICHELE	06217	\$60731.0000	APPOINTED	YES	11/18/12
MOORE	CALVIN	54511	\$44741.0000	INCREASE	YES	12/09/12
MORIO	DANIEL	60888	\$56680.0000	INCREASE	YES	12/02/12
MOYE	LAURITA	10031	\$81000.0000	INCREASE	YES	09/26/12
MOZUMDER	FARIN	54483	\$36856.0000	APPOINTED	YES	12/09/12
ODONNELL	JOHN	10031	\$144255.0000	INCREASE	YES	11/30/12
OLIVER	JENE ANN	60888	\$43160.0000	INCREASE	YES	11/25/12
ORTEGA	TRACY	60888	\$43160.0000	APPOINTED	YES	12/02/12
PARK	ELIZABET H	12634	\$65120.0000	INCREASE	YES	12/02/12
PARK	JENNY H	06773	\$70000.0000	APPOINTED	YES	12/09/12
PATEL	NIKI P	06216	\$56094.0000	APPOINTED	YES	12/04/12
PATTERSON	ANDREW	10026	\$75000.0000	INCREASE	YES	09/28/12
PATTERSON	JOHN	1263B	\$75828.0000	APPOINTED	YES	12/09/12
PEGUERO	RAYMOND S	56057	\$32237.0000	RESIGNED	YES	11/06/12
PELLIZZI	VINCENT J	3114A	\$65000.0000	APPOINTED	YES	12/02/12
PERALES	PATRICIA	10031	\$88064.0000	INCREASE	YES	09/30/12
PERALTA	ZUNILDA A	54483	\$36856.0000	APPOINTED	YES	12/09/12
PERLSTEIN	MICHAL A	10026	\$88000.0000	INCREASE	YES	12/02/12
PLUMMER III	ALAN A	56073	\$28.5600	APPOINTED	YES	11/27/12
POLLER	MELISSA	10026	\$109140.0000	INCREASE	YES	11/30/12
POTTER	MARY	10062	\$106201.0000	INCREASE	YES	08/28/12
POWERS	ALAN S	10026	\$105000.0000	APPOINTED	YES	12/02/12
PRATT	THERESA M	10025	\$88400.0000	INCREASE	NO	11/30/12
PRYCE HUDSON	COURTNEY R	56073	\$28.5600	APPOINTED	YES	11/27/12
RAANAN	JENNIFER E	B0087	\$85000.0000	APPOINTED	YES	12/02/12
RAWLINS	REBECCA N	10062	\$95000.0000	INCREASE	YES	10/30/12
RICHARDSON	EDWARD	56057	\$37072.0000	APPOINTED	YES	12/02/12
ROBERTSON	GERTRUDE	06217	\$60731.0000	APPOINTED	YES	11/29/12

ROSA QUEZADA	YASMIN	56057	\$37072.0000	APPOINTED	YES	09/06/12
ROSENBAUM	STACY R	1263B	\$75828.0000	APPOINTED	YES	12/02/12
RUSSO	MARVIN J	06217	\$60731.0000	APPOINTED	YES	11/07/12
SAENZ	MARIA	56073	\$52363.0000	RETIRED	YES	06/22/12
SANCHEZ	SUZANNE L	10069	\$99326.0000	INCREASE	YES	09/05/12
SARNI	ANGELA	10124	\$47132.0000	PROMOTED	NO	09/06/12
SCHLENOFF	EDWARD S	10026	\$91266.0000	INCREASE	YES	11/30/12
SEKA KNOX	YAMAI TA	10026	\$95000.0000	INCREASE	YES	12/11/12
SIMMONS	JERRY	54485	\$62024.0000	INCREASE	YES	12/02/12
SIMMONS	ROBIN	54512	\$32689.0000	INCREASE	YES	05/22/12
SINCLAIR	SHARON	56058	\$52322.0000	RESIGNED	YES	11/27/12
SINGH	AMANPREE	12628	\$57607.0000	APPOINTED	NO	09/23/12
SKIPSKI	DINA V	53040	\$71.1800	APPOINTED	YES	11/27/12
SMART	JACQUELI S	54483	\$36856.0000	APPOINTED	NO	12/09/12
SOLOMON	MICHELLE L	56057	\$37188.0000	APPOINTED	YES	11/30/12
SPARKES	ANGELA	10031	\$105427.0000	INCREASE	YES	09/30/12
STEVENS	CAROLYN	54512	\$32689.0000	INCREASE	YES	09/30/12
STEWART-SPENCER	PAMELA L	56073	\$28.5600	APPOINTED	YES	11/27/12
SUERO	CARLOS M	06786	\$34563.0000	APPOINTED	YES	11/13/12
TROTMAN	JACQUELI	06217	\$60731.0000	APPOINTED	YES	12/04/12
TUCKER	HASSAN J	54503	\$29927.0000	APPOINTED	YES	10/14/12
VENTURA	ANA M	12629	\$65120.0000	APPOINTED	NO	09/30/12
VIALU	CARLO	10069	\$99326.0000	INCREASE	YES	09/05/12
VU	HA MY	10026	\$75000.0000	RESIGNED	YES	12/02/12
WALTON	WAYNE	56056	\$27351.0000	APPOINTED	YES	10/02/12
WANG	JASMIN	1262D	\$75828.0000	INCREASE	NO	09/30/12
WAY	AMY	10031	\$144257.0000	INCREASE	YES	11/30/12
WEINSTEIN	JEREMY A	10031	\$88000.0000	RESIGNED	YES	12/09/12
WILLIAMS	KEISHA	56073	\$28.5600	APPOINTED	YES	11/27/12
WILLIAMS-LENDOR	MOLREE	B0087	\$85000.0000	APPOINTED	YES	12/02/12
WILSON	LISA	10031	\$75000.0000	INCREASE	YES	09/04/12
WINSTON	CHERICE N	54483	\$36856.0000	APPOINTED	YES	12/09/12
WONG	IRENE	54512	\$32753.0000	RETIRED	YES	11/28/12
WU	ANDREW	12750	\$46179.0000	APPOINTED	YES	12/02/12

OFFICE OF PROBATION  
FOR PERIOD ENDING 12/21/12

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
PINZON	KIMBERLY A	51801	\$40000.0000	APPOINTED	YES	12/02/12

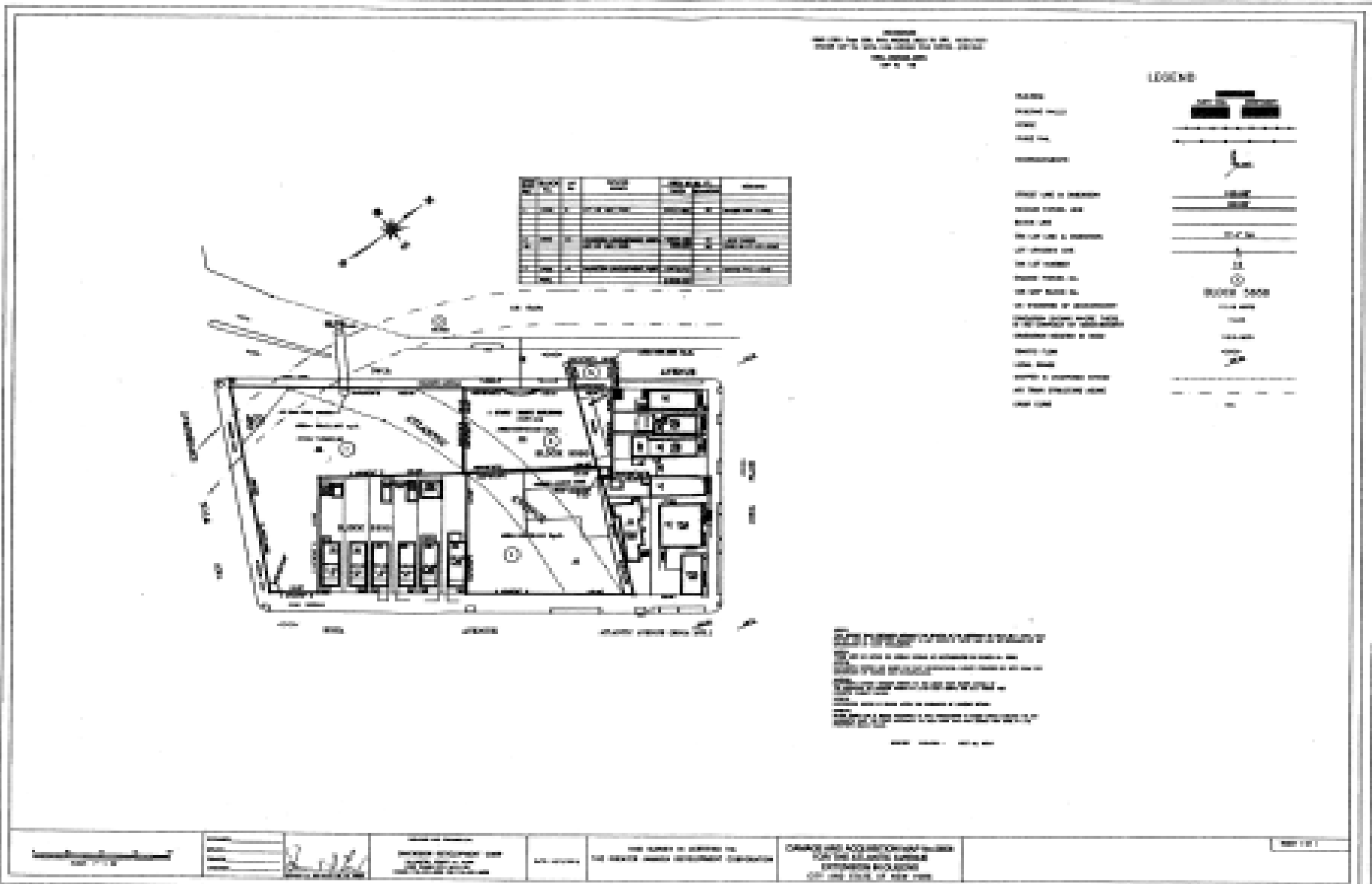
DEPARTMENT OF BUSINESS SERV.  
FOR PERIOD ENDING 12/21/12

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
CORTEZ	MANLY G	1002C	\$60000.0000	APPOINTED	YES	12/02/12
DUKMEJIAN	CAROLINE E	56057	\$45000.0000	RESIGNED	YES	12/12/12
ISLAM	MUHAMMAD	13632	\$40.5000	RESIGNED	YES	11/28/12

HOUSING PRESERVATION & DVLPMNT  
FOR PERIOD ENDING 12/21/12

NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
ALSTON	MARY E	10124	\$62750.0000	RETIRED	NO	12/01/12
DAMRI	DHANRAJ	34202	\$65346.0000	APPOINTED	NO	11/23/12
EICKMANN	ANDREW	1002A	\$75000.0000	INCREASE	YES	12/02/12
GOLDBLUM	SHERI P	40562	\$68466.0000	APPOINTED	NO	10/24/12
JOHN	MARY	10124	\$46417.0000	RETIRED	NO	12/01/12
KURUVILLA	BOSE	34202	\$55345.0000	APPOINTED	NO	11/23/12
LANDERS	DAVETTA E	56057	\$32321.0000	APPOINTED	YES	12/09/12
LAWSON	ELIZABET J	22507	\$55345.0000	INCREASE	YES	12/02/12
MCATEER	CARA H	22507	\$65000.0000	APPOINTED	YES	12/09/12
MCBEE	RICHARD	31311	\$45426.0000	RETIRED	NO	12/11/12
MESSLER	PETER E	31670	\$51936.0000	DECEASED	NO	12/06/12
PERALTA	CASINI D	56057	\$32321.0000	APPOINTED	YES	11/25/12
PRESCOTT	ALLANSON	34202	\$55345.0000	APPOINTED	NO	11/23/12
SIMMS	EVON J	80112	\$48511.0000	RETIRED	NO	12/02/12

COURT NOTICE MAP FOR ATLANTIC AVENUE EXTENSION



## READER'S GUIDE

The City Record (CR) is published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in The City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

### NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), and click on Prevailing Wage Schedules to view rates.

### CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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.

### VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc). To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

### SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit [www.nyc.gov/html/sbs/nycbiz](http://www.nyc.gov/html/sbs/nycbiz) and click on Summary of Services, followed by Selling to Government.

### PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc).

### NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these entities directly at the addresses given in the Vendor Information Manual.

### PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit [www.nyc.gov/mocs](http://www.nyc.gov/mocs).

### ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and click on M/WBE Certification and Access.

### PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

### PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc)

### COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

### KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step <i>Special Case Solicitations/Summary of Circumstances:</i>
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	
CP/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
DP	Demonstration Project
SS	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition <i>For ongoing construction project only:</i>
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors

NA/11	Immediate successor contractor required due to termination/default <i>For Legal services only:</i>
NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances ( <i>Client Services/CSB or CSP only</i> )
WA1	Prevent loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price <i>Award to Other Than Lowest Responsible &amp; Responsive Bidder or Proposer/Reason (award only)</i>
OLB/a	anti-apartheid preference
OLB/b	local vendor preference
OLB/c	recycled preference
OLB/d	other: (specify)

### HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE:

### POLICE

#### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM** – Competitive Sealed Bids  
– PIN# 056020000293 – DUE 04-21-03 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.*

*NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.*

☛ m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN # 056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 am	Bid submission due 4-21-03 by 11:00 am; bid opening date/time is the same.
<i>Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing providing Agency contact information
	NYPD, Contract Administration Unit 51 Chambers Street, Room 310 New York, NY 10007. Manuel Cruz (646) 610-5225.
☛	Indicates New Ad
m27-30	Date that notice appears in The City Record