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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - QUEENS

MEETING

The Queens Borough Board will meet Monday, May 15, 2017, at 5:30 P.M., in the Queens Borough President Conference Room, 120-55 Queens Boulevard, 2nd Floor, Kew Gardens, NY 11424.

Accessibility questions: Jeong-ah Choi, (718) 286-2860, jchoi@queensbp.org, by: Thursday, May 11, 2017, 3:00 P.M.



m9-15

CITY COUNCIL

PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 11:00 A.M., on Tuesday, May 16, 2017:

**1000-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY
BROOKLYN CB - 5 20175203 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 1000-Seat Primary/Intermediate School Facility, to be located at the block, bounded by Atlantic Avenue, Logan Street, Dinsmore Place and Chestnut Street (Block 4142, Lot 32 in portion), in the East New York section of Brooklyn, in Community School District No. 19.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 1:00 P.M., on Tuesday, May 16, 2017:

163RD STREET IMPROVEMENT COUNCIL
BRONX CBs - 3 and 4 **20175418 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for the termination of a prior tax exemption and approval of a new real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2426, Lot 62; and Block 2371, Lots 1, 6 and 29; Borough of the Bronx, Community Districts 3 and 4, Council District 16.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 11, 2017, 3:00 P.M.



☛ m10-16

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

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 1:00 P.M., on Tuesday, May 16, 2017:

LOTT LEGACY APARTMENTS
MANHATTAN CB - 11 **20175417 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for the termination of a prior tax exemption and approval of a new real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 1610, Lots 9 and 13; Block 1625, Lot 71; Block 1627, Lots 21 and 22; Block 1628, Lots 2, 4, 6, 10, 49 and 103; Block 1629, Lots 30, 64 and 65; Block 1655, Lots 23 and 29; Block 1677, Lot 38; Block 1710, Lots 19 and 21; and Block 1711, Lot 121; Borough of Manhattan, Community District 11, Council Districts 5 and 8.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 11, 2017, 3:00 P.M.



☛ m10-16

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 9:30 A.M., on Tuesday, May 16, 2017:

THE EGG SHOP
MANHATTAN CB - 2 **20175260 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Egg Shop Les, LLC, d/b/a The Egg Shop, for a new revocable consent, to maintain and operate a small unenclosed sidewalk café, located at 151 Elizabeth Street.

RUBY'S MIDTOWN
MANHATTAN CB - 6 **20175243 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ruby's Midtown, LLC, d/b/a Ruby's Midtown, for a new revocable consent, to maintain and operate an unenclosed sidewalk café, located at 442 3rd Avenue.

MAMAK
MANHATTAN CB - 3 **20175305 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Love Mamak Corp, d/b/a Mamak, for a new revocable consent, to maintain and operate an unenclosed sidewalk café, located at 174 2nd Avenue.

13-15 GREENPOINT AVENUE
BROOKLYN CB - 1 **N 160282 ZRK**

Application submitted by Kent/Greenpoint, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 62-35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn), Community District 1, Borough of Brooklyn.

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

Article VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

* * *

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-30
SPECIAL BULK REGULATIONS

* * *

62-35
Special Bulk regulations in Certain Areas Within Community District 1, Brooklyn

* * *

62-356
Special bulk regulations for zoning lots adjacent to public parks

On Parcel 12b within Waterfront Access Plan BK-1 in Section 62-931, any #lot line# that coincides with the boundary of a #public park# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #bulk# regulations of this Resolution, except that the provisions of paragraphs (g) and (h) of Section 62-354 (Special height and setback regulations) shall not apply. In lieu thereof, the #street wall# of any #building# fronting on a #lot line# that coincides with the boundary of a #public park# shall be located at least eight feet from such #lot line# and no balconies shall be permitted within such eight-foot setback area. At least 90 percent of the width of the #street wall# of a #building# or #buildings# fronting on Kent Street shall be located within eight feet of the #street line# and extend to a minimum height of 30 feet.

* * *

251 FRONT STREET
BROOKLYN CB - 2 **N 150234 ZRK**

Application submitted by 251 Front Street Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

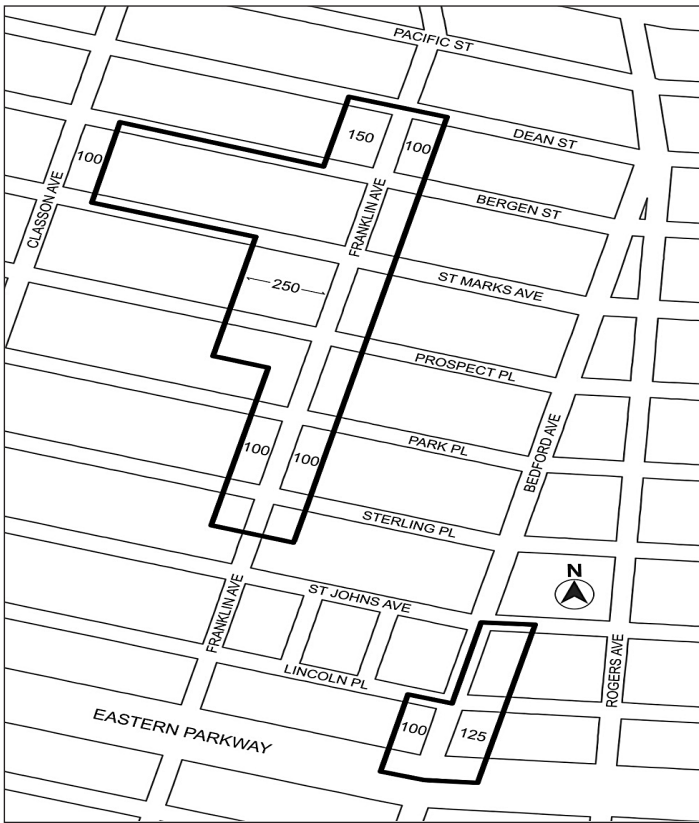
Brooklyn

* * *

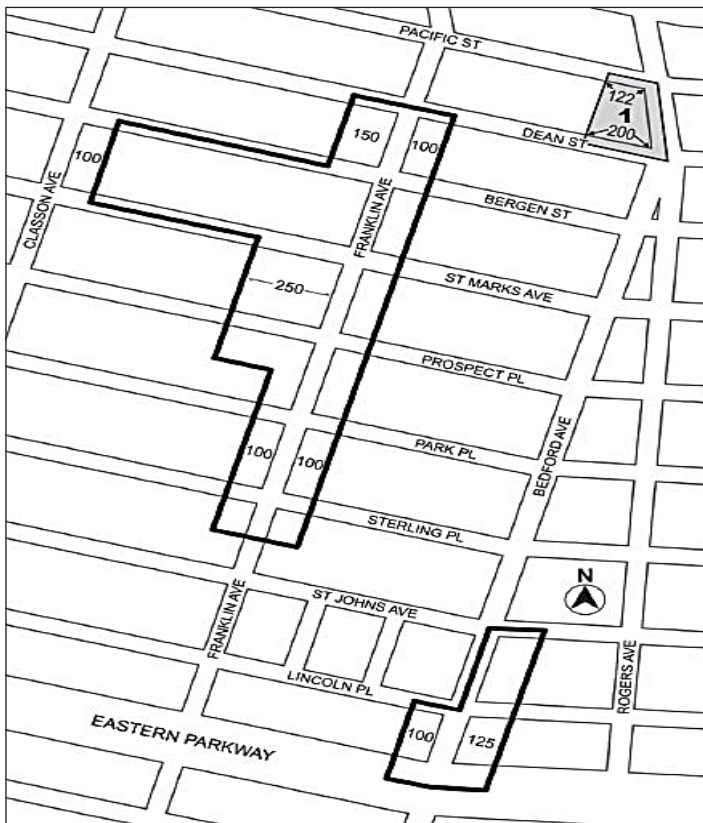
Brooklyn Community District 8



In the R7A and R7D Districts within the areas shown on the following Map 1:
Map 1. (9/24/13) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



 Inclusionary Housing Designated Area
 Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)(ii)
 1 Area 1 - [date of adoption] - MIH Program Option 2

Portion of Community District 8, Brooklyn

* * *

251 FRONT STREET

BROOKLYN CB - 2

C 150235 ZMK

Application submitted by 251 Front Street Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 12d, changing from an R6B District to an R7A District property, bounded by Water Street, Gold Street, Front Street, and a line 100 feet westerly of Gold Street, as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of CEQR Declaration E-404.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 11:00 A.M., on Tuesday, May 16, 2017:

**800-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY
 STATEN ISLAND CB - 1** **20175122 SCR**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 800-Seat Primary/Intermediate School Facility, to be located at the block, bounded by Osgood Avenue to the north, Waverly Place to the south, Wiederer Place to the east, and Targee Street to the west (Block 635, Lot 1), in the Stapleton section of Staten Island, in Community School District No. 31.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 1:00 P.M., on Tuesday, May 16, 2017:

**LOWER EAST SIDE PEOPLE'S MUTUAL HOUSING
 ASSOCIATION**
MANHATTAN CB - 3 **20175387 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, for the termination of a prior tax exemption and approval of a new real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 345, Lot 9; Block 349, Lot 21; Block 350, Lots 23, 39; Block 355, Lot 62; Block 372, Lot 37; Block 378, Lot 4; Block 389, Lot 27; Block 391, Lot 45; Block 393, Lots 6, 7, 8, 40; Block 398, Lot 55; Block 402, Lot 54; Block 404, Lot 58; Block 405, Lot 42; and Block 440, Lot 50; Borough of Manhattan, Community District 3, Council Districts 1 and 2.

BROOKLYN PUBLIC LIBRARY OFFSITE
BROOKLYN CB - 2 **20175388 HAK**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article XI of the Private Housing Finance Law for the approval of a new real property tax exemption for property, located at Block 1992, Lot 5 and Block 2018, Lot 62, Borough of Brooklyn, Community District 2, Council District 35.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 11, 2017, 3:00 P.M.



m10-16

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

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 11:00 A.M. on Tuesday, May 16, 2017:

PORTS AMERICA, INC. MARITIME LEASE
MANHATTAN CB - 4 **20175389 PNM**

Application pursuant to §1301 (2) (f) of the New York City Charter concerning a proposed maritime lease between the New York City Department of Small Business Services and Ports America, Inc., for piers 88 and 90 on the Hudson River between West 48th Street and West 55th Street, in the Borough of Manhattan.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 11, 2017, 3:00 P.M.



m9-16

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, May 10, 2017, at 10:00 A.M.

BOROUGH OF THE BRONX Nos. 1-6 BAYCHESTER SQUARE No. 1

CD 12 C170217 PPX IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one City-Owned property, located on Block 4804, p/o Lot 100, pursuant to zoning.

No. 2

CD 12 C 170218 ZMX IN THE MATTER OF an application submitted by Gun Hill Square, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a, changing from an M1-1 District to a C4-3 District property, bounded by East Gun Hill Road, a line 320 feet southeasterly of Allerton Avenue and its southwesterly prolongation, a line 490 feet southwesterly of Edson Avenue, a line 465 feet southeasterly of Allerton Avenue and its northeasterly prolongation, and Edson Avenue, as shown on a diagram (for illustrative purposes only) dated January 17, 2017.

No. 3

CD 12 N 170219 ZRX IN THE MATTER OF an application submitted by Gun Hill Square LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and related sections to modify use regulations to allow a physical culture or health establishment and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE VII ADMINISTRATION Chapter 4 Special Permits by the City Planning Commission

74-74 Large-Scale General Development

74-744 Modification of use regulations

(a) #Use# modifications

* * *

* * *

(4) #Physical culture or health establishments#

Within Community District 12 in the Borough of the Bronx, the Commission may, in conjunction with an application for a #large-scale general development#, modify the provisions of Section 32-31 (By the Board of Standards and Appeals), and make Section 73-36 (Physical Culture or Health Establishments) inapplicable, to allow a#physical culture or health establishment#. Prior to obtaining a temporary certificate of occupancy from the Department of Buildings for any #building# containing a #physical culture or health establishment#, the applicant shall demonstrate to the satisfaction of the Commissioner of Buildings that a vibration and noise control plan has been established for such #building#.

(b) Location of #commercial uses#

APPENDIX F

* * *

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Table of Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas by Zoning Map

Table with 4 columns: Zoning Map, Community District, Maps of Inclusionary Housing Designated Areas, Maps of Mandatory Inclusionary Housing Areas. Rows include zoning maps 1d, 3b, 3c, 3d, and 4a across various Bronx CD districts.

The Bronx

* * *

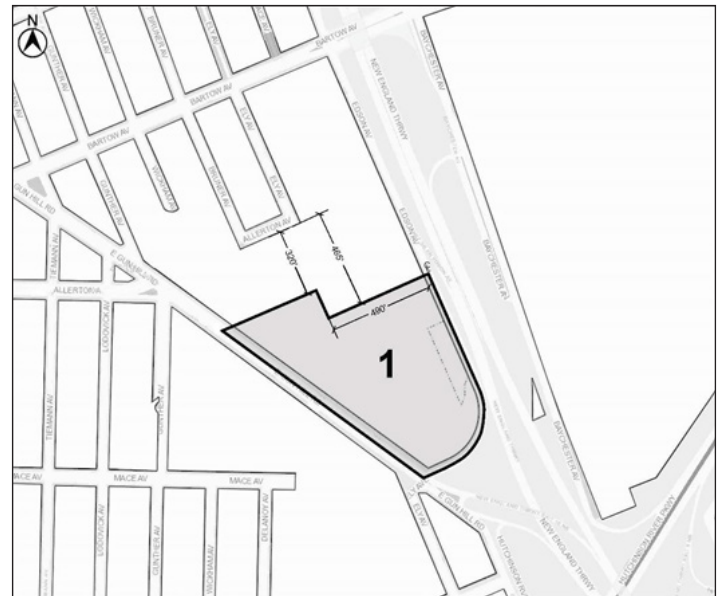
* * *

The Bronx Community District 12

In the C4-3 District (R6 residential equivalent) within the area shown on the following Map 1:

Map 1 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3) Area 1 - [date of adoption] MIH Program Option 2

Portion of Community District 12, The Bronx

* * *

No. 4

CD 12 C 170221 ZSX IN THE MATTER OF an application submitted by Gun Hill Square, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit, pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) and the rear yard requirements of Sections 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards), in connection with a proposed mixed-use development on a property, located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3* District, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an M1-1 District to a C4-3 District under a concurrent related application for a Zoning Map change (C 170218 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 5

CD 12 C 170222 ZSX
IN THE MATTER OF an application submitted by Gun Hill Square, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Sections 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts), 32-655 (Height of signs in all other Commercial Districts), 32-656 (Height of signs above roof) and 32-657 (Roof signs), in connection with a proposed mixed-use development on a property, located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3* District, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an M1-1 District to a C4-3 District, under a concurrent related application for a Zoning Map change (C 170218 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 6

CD 12 C 170223 ZSX
IN THE MATTER OF an application submitted by Gun Hill Square, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-531 of the Zoning Resolution to modify the requirements of:

- 1. Section 36-12 (Maximum Size of Accessory Group Parking Facilities) to allow an accessory group parking facility with a maximum capacity of 1169 spaces; and
2. Section 36-11 (General Provisions) to allow some of such off-street parking spaces to be located on the roof of a building;

in connection with a proposed mixed-use development on a property, located at 1769-1771 East Gun Hill Road (Block 4804, part of Lot 100), in a C4-3* District, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an M1-1 District to a C4-3 District under a concurrent related application for a Zoning Map change (C 170218 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, May 10, 2017, at 10:00 A.M., in Spector Hall, located at 22 Reade Street in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Gun Hill Square, LLC, for approval of several discretionary actions including the disposition of City-Owned property (a surplus property leased to the Metropolitan Transportation Authority (MTA) comprising the southern 550,185 sf portion of Lot 100 on Block 4804), zoning map and text amendments, zoning special permits to establish a Large-Scale General Development (LSGD), and zoning special permits to allow a physical culture establishment within the context of the LSGD and to allow for an accessory group parking facility with more than the prescribed maximum number of parking spaces for a LSGD. Prior to the proposed disposition of City-Owned property to the applicant, approval is required from the MTA's Board for surrender of its leasehold interest in the subject property. These actions would facilitate the development of a mixed-use commercial and residential development consisting of a new pedestrian-oriented open-air urban shopping complex and a single residential building containing affordable senior housing for persons aged 55 and older on a currently vacant and underutilized City-Owned property (Block 4804, southern 550,185 sf portion of Lot 100), in the Baychester neighborhood of the Bronx, Community District 12. Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development, the Lead Agency, until Monday, May 22, 2017, at 5:00 P.M.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 14DME010X.



a26-m10

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, May 24, 2017, at 10:00 A.M.

BOROUGH OF QUEENS

Nos. 1-8

DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN

No. 1

CD 14

C 170245 HGQ

IN THE MATTER OF the designation of the Downtown Far Rockaway Urban Renewal Area, (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130) as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal (Urban Renewal) Law of New York State.

No. 2

CD 14

C 170246 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Downtown Far Rockaway Urban Renewal Plan, for the Downtown Far Rockaway Urban Renewal Area.

No. 3

CD 14

C 170247 HDQ

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-Owned property (Block 15529, Lots 9 and 10; and Block 15537, Lots p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, and 130), within the Downtown Far Rockaway Urban Renewal Area.

No. 4

CD 14

C 170248 PPQ

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of two City-Owned properties, located on Beach 21st Street, south of Mott Avenue (Block 15705, Lots 59 and 69) and on the northwest corner of Augustina and Nameoke avenues (Block 15534, Lot 70), pursuant to zoning, as shown on a diagram (for illustrative purposes only) dated January 30, 2017, and subject to the conditions of CEQR Declaration E-415.

No. 5

CD 14

C 170243 ZMQ

IN THE MATTER OF an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 25b and 31a:

- 1. eliminating from within an existing R3X District a C1-2 District bounded by a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, a line 150 feet southeasterly of Central Avenue, and Nameoke Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
a. Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation; and
b. a line midway between Augustina Avenue and Central Avenue, Neilson Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, and Nameoke Avenue and its southeasterly centerline prolongation;
3. eliminating from within an existing R5 District a C2-2 District bounded by Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
4. changing from a C4-2 District to an R5 District property bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21st Street;

- 5. changing from an R5 District to an R6 District property bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
 - b. Augustina Avenue a line 50 feet northeasterly of Nameoke Avenue, a line midway between Augustina Avenue and Central Avenue, Neilson Street and its northwesterly centerline prolongation, the southwesterly prolongation of a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Avenue and its southeasterly centerline prolongation;
 - c. Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
 - d. a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, a line midway between Beach 22nd Street and Beach 21st Street, Cornaga Avenue, and a line 100 feet easterly of Beach 22nd Street; and
- 6. changing from a C4-2 District to an R6 District property bounded by Mott Avenue, Central Avenue, Bayport Place, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, Mott Avenue, a line midway between Beach 20th Street and Beach 19th Street, Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, and Beach 21st Street and its southerly centerline prolongation;
- 7. changing from a C8-1 District to an R6 District property bounded by:
 - a. Central Avenue, the southeasterly centerline prolongation of Nameoke Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, and Bayport Place; and
 - b. Beach 22nd Street, Mott Avenue, Beach 21st Street, Cornaga Avenue, a line midway between Beach 22nd Street and Beach 21st Street, and a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street;
- 8. changing from an M1-1 District to an R6 District property bounded by Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
- 9. changing from a C4-2 District to an R7-1 District property bounded by the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), Bayport Place and its northwesterly centerline prolongation, Central Avenue, and Mott Avenue;
- 10. changing from a C8-1 District to an R7-1 District property bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, Bayport Place and its northwesterly centerline prolongation, the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), and Mott Avenue;
- 11. establishing within an existing R5 District a C2-4 District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Beach Channel Drive, a line 150 feet southerly of Dix Avenue, and a line 200 feet westerly of Beach Channel Drive;
- 12. establishing within a proposed R5 District a C2-4 District bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street;
- 13. establishing within a proposed R6 District a C2-4 District bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern

- Avenue, Mott Avenue, Central Avenue, Nameoke Avenue, Augustina Avenue, a line 50 feet northeasterly of Nameoke Avenue, a line midway between Augustina Avenue and Central Avenue, the northwesterly centerline prolongation of Neilson Street, Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street, Cornaga Avenue, a line 100 feet easterly of Beach 22nd Street, a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
 - b. Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, a line 125 feet southeasterly of Redfern Avenue, and Nameoke Avenue; and
 - c. a line 75 feet northwesterly of Brunswick Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
- 14. establishing within a proposed R7-1 District a C2-4 District bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, and Mott Avenue; and
 - 15. establishing a Special Downtown Far Rockaway District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, Nameoke Avenue, Augustina Avenue, a line 50 feet northeasterly of Nameoke Avenue, a line midway between Augustina Avenue and Central Avenue, Neilson Avenue and its northwesterly centerline prolongation, a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street, Cornaga Avenue, a line 100 feet easterly of Beach 22nd Street, a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;

Subject to the conditions of CEQR Declaration E-415.

No. 6

CD 14

C 170243(A) ZMQ

IN THE MATTER OF an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 206(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 25b and 31a:

- 1. eliminating from within an existing R3X District a C1-2 District bounded by a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, a line 150 feet southeasterly of Central Avenue, and Nameoke Street;
- 2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation; and
 - b. a line midway between Augustina Avenue and Central

- Avenue, Neilson Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, and Nameoke Avenue and its southeasterly centerline prolongation;
3. eliminating from within an existing R5 District a C2-2 District bounded by Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
 4. changing from a C4-2 District to an R5 District property bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21st Street;
 5. changing from an R5 District to an R6 District property bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
 - b. Augustina Avenue, Neilson Street and its northwesterly centerline prolongation, the southwesterly prolongation of a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Avenue and its southeasterly centerline prolongation;
 - c. Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, a line 100 feet southwesterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
 - d. a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, a line midway between Beach 22nd Street and Beach 21st Street, Cornaga Avenue, and a line 100 feet easterly of Beach 22nd Street; and
 6. changing from a C4-2 District to an R6 District property bounded by Mott Avenue, Central Avenue, Bayport Place, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, Mott Avenue, a line midway between Beach 20th Street and Beach 19th Street, Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, and Beach 21st Street and its southerly centerline prolongation;
 7. changing from a C8-1 District to an R6 District property bounded by:
 - a. Central Avenue, the southeasterly centerline prolongation of Nameoke Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, and Bayport Place; and
 - b. Beach 22nd Street, Mott Avenue, Beach 21st Street, Cornaga Avenue, a line midway between Beach 22nd Street and Beach 21st Street, and a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street;
 8. changing from an M1-1 District to an R6 District property bounded by Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
 9. changing from a C4-2 District to an R7-1 District property bounded by the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), Bayport Place and its northwesterly centerline prolongation, Central Avenue, and Mott Avenue;
 10. changing from a C8-1 District to an R7-1 District property bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, Bayport Place and its northwesterly centerline prolongation, the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), and Mott Avenue;
 11. establishing within an existing R5 District a C2-4 District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Beach Channel Drive, a line 150 feet southerly of Dix Avenue, and a line 200 feet westerly of Beach Channel Drive;
 12. establishing within a proposed R5 District a C2-4 District bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street;
 13. establishing within a proposed R6 District a C2-4 District bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Central Avenue, Nameoke Avenue, Augustina Avenue, the northwesterly centerline prolongation of Neilson Street, Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street, Cornaga Avenue, a line 100 feet easterly of Beach 22nd Street, a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
 - b. Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, a line 125 feet southeasterly of Redfern Avenue, and Nameoke Avenue; and
 - c. a line 75 feet northwesterly of Brunswick Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
 14. establishing within a proposed R7-1 District a C2-4 District bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, and Mott Avenue; and
 15. establishing a Special Downtown Far Rockaway District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, Nameoke Avenue, Augustina Avenue, Neilson Avenue and its northwesterly centerline prolongation, a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, a line 100 feet southwesterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street, Cornaga Avenue, a line 100 feet easterly of Beach 22nd Street, a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
- as shown on a diagram (for illustrative purposes only) dated April 26, 2017, and subject to the conditions of CEQR Declaration E-415.

No. 7

CD 14 N 170244 ZRQ

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XIII, Chapter 6 (Special Far Rockaway District) to establish the Special Downtown Far Rockaway District and establish a Mandatory Inclusionary Housing Area.

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

Article I: GENERAL PROVISIONS

Chapter 1 - Title, Establishment of Controls and Interpretation of Regulations

* * *

11-122

Districts established

* * *

Special Purpose Districts

* * *

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Far Rockaway District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 6, the #Special Downtown Far Rockaway District# is hereby established.

Establishment of the Special Downtown Jamaica District

* * *

Chapter 2 - Construction of Language and Definitions

* * *

12-10

DEFINITIONS

* * *

Special Downtown Brooklyn District

The "Special Downtown Brooklyn District" is a Special Purpose District designated by the letters "DB" in which special regulations set forth in Article X, Chapter 1, apply.

Special Downtown Far Rockaway District

The "Special Downtown Far Rockaway District" is a Special Purpose District designated by the letters "DFR" in which special regulations set forth in Article XIII, Chapter 6, apply.

Special Downtown Jamaica District

* * *

Chapter 4 - Sidewalk Café Regulations

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Table with 3 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Queens, Downtown Far Rockaway District, Downtown Jamaica District, Forest Hills District, Long Island City Mixed Use District, Southern Hunters Point District, Willets Point District.

1 #Sidewalk cafes# are not allowed on Austin Street

2 See Appendix A in Article XI, Chapter 7

* * *

Article II: RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

* * *

23-011

Quality Housing Program

* * *

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

* * *

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

* * *

23-03

Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

(a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

* * *

23-154

Inclusionary Housing

* * *

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

(2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, the maximum #floor area ratio# for any #MIH development# in an R6 District without a letter suffix shall be 3.6, in an R7-1 District shall be 4.6 and in an R7-3 or R7X District shall be 6.0, the maximum #floor area ratio# shall be 6.0 for any #MIH development#.

* * *

33-03

Street Tree Planting in Commercial Districts

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

(a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of

this Section;

- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

* * *

Article XIII - Special Purpose Districts

Chapter 6

Special Downtown Far Rockaway District

136-00

GENERAL PURPOSES

The "Special Downtown Far Rockaway District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Far Rockaway community. These general goals include, among others, the following specific purposes:

- strengthen the commercial core of Downtown Far Rockaway by improving the working and living environments;
- support the development of vacant and underutilized parcels in Downtown Far Rockaway with a mix of residential, commercial and community facility uses;
- encourage the design of new buildings to blend into the existing neighborhood fabric by providing a transition in height between the downtown commercial core and the lower-scale residential communities;
- establish a center to the downtown with lively new gathering and civic spaces along Mott Avenue that complement and strengthen the existing neighborhood;
- encourage the development of affordable housing;
- expand the retail, entertainment and commercial character of areas around transit nodes to enhance the area's role as a local transportation hub;
- integrate new roadways into an improved pedestrian and vehicular network with key north-south and east-west connections;
- ensure the provision of adequate accessory parking that reflects both the automobile ownership patterns of the neighborhood and public transit access;
- enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
- promote the most desirable use of land and building development and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

136-01

General Provisions

The regulations of this Chapter shall apply within the #Special Downtown Far Rockaway 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.

136-02

District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Far Rockaway District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

- Map 1 - Special Downtown Far Rockaway District and Subdistrict
- Map 2 - Commercial Core
- Map 3 - Ground Floor Use and Transparency Requirements
- Map 4 - Maximum Building Height
- Map 5 - Tower Locations and Sidewalk Widening
- Map 6 - Publicly Accessible Private Streets
- Map 7 - Mandatory Street Walls and Public Open Space

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

136-03

Subdistricts

In order to carry out the purposes and provisions of this Chapter, Subdistrict A is established and the location of the Subdistrict is shown

on Map 1 in the Appendix to this Chapter.

136-04

Applicability of District Regulations

136-041

Applicability of the Quality Housing Program

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, any #building# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations that is constructed in accordance with the #bulk# regulations of this Chapter shall be considered a #Quality Housing building#, and shall comply with the provisions of Article II, Chapter 8 (The Quality Housing Program) of this Resolution.

136-042

Applicability of the Mandatory Inclusionary Housing Program

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the regulations for a #Mandatory Inclusionary Housing area# shall apply. The locations of such #Mandatory Inclusionary Housing areas# are shown on the maps in Appendix F of this Resolution.

136-10

SPECIAL USE REGULATIONS

The #use# regulations of the underlying district shall apply except as modified in this Section, inclusive.

136-11

Location Within Buildings

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall not apply. In lieu thereof, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall apply.

136-12

Use Groups 10A and 12 in C2 Districts

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Sections 32-19 (Use Group 10) and 32-21 (Use Group 12) shall be modified to allow Use Groups 10A and 12 in C2 Districts.

136-13

Ground Floor Use Regulations

The special ground floor #use# provisions of this Section shall apply to any #building or other structure# fronting on designated #streets#, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter. These provisions shall also apply to the frontage of #buildings# along the portion of the private street connecting Mott Avenue with the southerly cross street within Subdistrict A, as shown on Map 6 (Publicly Accessible Private Streets).

#Uses# within #stories# on the ground floor or with a floor level within five feet of the level of the adjoining sidewalk, shall be limited to non-#residential uses#. A #building's street# frontage shall be allocated exclusively to such #uses#, except for Type 1 lobby space, entrances and exits to #accessory# off-street parking facilities, and entryways or entrances to subway stations in accordance with Section 37-33 (Minimum Width of Certain Uses). Such non-#residential uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

136-14

Transparency and Parking Wrap Requirements

The provisions of this Section shall apply to #buildings developed# or #enlarged# after [date of adoption], where the ground floor of such #development# or #enlarged# portion of the #building# fronts upon designated #streets# as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter. These provisions shall also apply to the frontage of #buildings# located along the portion of the private street connecting Mott Avenue with the southerly cross street within Subdistrict A. The location of such private streets are shown on Map 6. The ground floor #street wall# of such #building# or portion thereof shall be glazed in accordance with Section 37-34 (Minimum Transparency Requirements).

The provisions of Section 37-35 (Parking Wrap and Screening Requirements) shall apply along designated #streets# as shown on Map 3 and along the portion of the private street connecting Mott Avenue with the southerly cross street within Subdistrict A. In addition, the screening requirements of paragraph (b) of Section 37-35 shall apply along intersecting #streets# within 50 feet of designated #streets#, and along intersecting #streets# or private streets within 50 feet of the portion of the private street connecting Mott Avenue with the southerly cross street within Subdistrict A.

**136-15
Special Use Regulations Within Subdistrict A**

The following additional special provisions of this Section, inclusive, shall apply within Subdistrict A, as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter.

**136-151
Modification of Supplemental Use Provisions**

For mixed buildings, the underlying provisions of Section 32-421 (Limitation on floors occupied by non-residential uses) restricting the location of commercial uses listed in Use Groups 6, 7, 8, 9 or 14 to below the level of the first story ceiling in any building occupied on one of its upper stories by residential or community facility uses, shall not apply. In lieu thereof, such commercial uses, other than offices listed in Use Group 6B, shall not be located above the level of the second story ceiling. Offices shall be permitted above the level of the second story, provided that where any floor space allocated to such offices is located on the same story as a dwelling unit, no access exists between such uses, and further provided that no floor space allocated to such offices is located directly over dwelling units.

**136-152
Location of entrances**

(a) Non-residential entrances

Within Subdistrict A, on designated streets, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, the entrance regulations of this paragraph (a) shall apply to any building or other structure fronting on such streets. These provisions shall also apply to the frontage of buildings along the portion of the private street connecting Mott Avenue with the southerly cross street within Subdistrict A. Access to each ground floor commercial or community facility establishment shall be provided directly from a street or from the portion of the private street connecting Mott Avenue with the southerly cross street.

(b) Residential entrances

Each ground floor dwelling unit with frontage only on Redfern Avenue shall be directly accessible from the street.

**136-20
SPECIAL BULK REGULATIONS**

The bulk regulations of the underlying district shall apply except as modified in this Section, inclusive.

**136-21
Floor Area Ratio**

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of this Section shall apply.

Section 33-121 (In districts with bulk governed by Residence District bulk regulations) shall apply, except that this Section shall modify Section 33-121 to permit a maximum floor area ratio of 3.4 for zoning lots containing only commercial use as shown in Column A in the table in such Section. For zoning lots containing residential use and either community facility or commercial use, the floor area ratio provisions of Section 35-31 (Maximum Floor Area Ratio) shall apply, utilizing the permitted maximum floor area ratio of 3.4 for commercial use as set forth in this Section. In addition, the provisions of Section 35-311 (Maximum floor area and special provisions for mixed buildings or zoning lots containing community facility use in certain districts) shall not apply.

**136-22
Height and Setback Regulations**

For residential buildings, mixed buildings and commercial buildings, the height and setback regulations of the underlying district shall be modified by the regulations of this Section, inclusive. The provisions of Section 23-952 (Height and setback in Mandatory Inclusionary Housing areas) and Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply within the Special Downtown Far Rockaway District.

All heights shall be measured from the base plane.

**136-221
Street wall location**

In C2 Districts, street walls shall be provided in accordance with the provisions of this Section. The street wall location regulations of the underlying district shall apply except as modified in this Section.

- (a) In C2 Districts mapped within R6 and R7-1 Districts, at least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the building, whichever is less. Up to 30 percent of the aggregate width of

street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than ten feet along a wide street or 15 feet along a narrow street are located within an outer court. For zoning lots bounded by more than one street line, these street wall location requirements shall be mandatory on only one street line.

- (b) In C2 Districts mapped within R7-1 Districts, for buildings or building segments with frontage on Redfern Avenue located wholly beyond 150 feet of Nameoke Street and wholly beyond the prolongation of the northerly street line of Dix Avenue, the street wall location rules of paragraph (b) of Section 23-661 (Street wall location) shall apply.
- (c) In C2 Districts mapped within R5 Districts, at least 70 percent of the aggregate width of street walls shall be located within eight feet of the street line and shall extend to a height of 30 feet, or the height of the building, whichever is less. Up to 30 percent of the aggregate width of street walls may be recessed beyond eight feet of the street line, provided that any such recesses deeper than ten feet along a wide street or 15 feet along a narrow street are located within an outer court. For zoning lots bounded by more than one street line, these street wall location requirements shall be mandatory on only one street line.
- (d) Below a height of 15 feet or the height of the second story floor, whichever is lower, no recesses shall be permitted within 30 feet of the intersection of two street lines except recesses that do not exceed a depth of 12 inches. The provisions of this paragraph (d) shall not apply to buildings or building segments subject to the provisions of paragraph (b) of this Section.

The underlying allowances for street wall articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess beyond the street wall locations established in paragraphs (a) and (b) of this Section.

Existing buildings may be vertically enlarged by up to one story or 15 feet, without regard to the street wall location requirements of this Section.

**136-222
Minimum and maximum base height**

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the minimum and maximum heights before setback of a street wall required pursuant to Section 136-221 (Street wall location), shall be as set forth in the following table:

District	Minimum Base Height (feet)	Maximum Base Height (feet)
R6	30	55
R7-1	40	55

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district in this Section, a setback with a depth of at least ten feet shall be provided from any street wall fronting on a wide street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street. In addition, the underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

**136-223
Maximum building height**

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the maximum height of a building or other structure and the maximum number of stories shall be as shown on Map 4 (Maximum Building Height) in the Appendix to this Chapter.

**136-30
SPECIAL REGULATIONS WITHIN SUBDISTRICT A**

The regulations of this Section, inclusive, shall apply within the area labeled "Subdistrict A", as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter. The regulations of the Special Downtown Far Rockaway District shall apply, except as modified by the regulations of this Section, inclusive.

**136-31
Special Height and Setback Regulations Within Subdistrict A**

**136-311
Street wall location**

The provisions of Section 136-221 (Street wall location) shall apply

within Subdistrict A, except that for "Street Wall A" and "Street Wall B", as shown on Map 7 (Mandatory Street Walls and Public Open Space) in the Appendix to this Chapter, the provisions of Section 136-221 (Street wall location) shall not apply. In lieu thereof, the provisions of this Section shall apply.

- (a) "Street Wall A"
#Buildings# on the west side of Open Space B shall have a #street wall# located along the required sidewalk widening on Mott Avenue, shown as "A1" on Map 7, except that #street wall# articulation set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted. Beyond 112 feet of Redfern Avenue, the #street wall# shall be located no closer to Central Avenue than "A2" as shown on Map 7.
- (b) "Street Wall B"
#Street walls# fronting Open Space B shall be located no closer to Redfern Avenue than as shown on Map 7 for "B1." The #street walls# of #buildings# on the east side of Open Space B with frontage on Mott Avenue shall be located no closer to Mott Avenue than as shown on Map 7 for "B2" and "B3." Portions of #street walls# with frontage on Mott Avenue, located so that a line drawn perpendicular to "B3" intersects such #street walls#, shall be located no further than 30 feet from "B3." #Street walls# fronting Central Avenue shall be located no closer to Central Avenue than as shown on Map 7 for "B4," and shall be located no further than ten feet from "B4."

All #street walls# governed by this Section shall extend to the minimum base height specified in Section 136-313 (Minimum and maximum base height), or the height of the #building#, whichever is less.

**136-312
Street wall recesses**

For each #building# within Subdistrict A, a minimum of 20 percent of the surface area of #street walls# below the maximum base height and above the level of the first #story# shall be recessed beyond eight feet of the #street line#. Portions of #street lines# with no #street walls# may be counted towards the recess requirements of this Section. No portion of such minimum recess area shall be located within 30 feet of the intersection of two #street lines#.

**136-313
Minimum and maximum base height**

Within Subdistrict A, the provisions of Section 136-222 (Minimum and maximum base height) shall not apply. In lieu thereof, for #residential buildings#, #mixed buildings# and #commercial buildings#, the provisions of this Section shall apply. The #street wall# height regulations of the underlying district shall apply except as modified in this Section. The minimum and maximum heights before setback of a #street wall# required pursuant to Section 136-221 (Street wall location), shall be as set forth in the following table:

Condition	Minimum Base Height (feet)	Maximum Base Height (feet)	Minimum Setback Depth (feet)
Fronting on Redfern Avenue and greater than 75 feet from an intersecting #street# or private street	40	55	10
Fronting on, or within 100 feet of, a #street#	40	70	10
Beyond 100 feet of a #street#, and fronting on a private street	40	90	7

**136-314
Maximum building height and horizontal dimension for tall buildings**

Any portion of a #building# above a height of 125 feet shall comply with the provisions of this Section. Such portions of a #building# are hereinafter referred to as "towers."

- (a) Towers shall not be permitted except within the area shown on Map 5 (Tower Locations and Sidewalk Widening) in the Appendix to this Chapter.
- (b) Towers shall be located within portions of #zoning lots# bounded by intersecting #street lines#, including private street lines and lines parallel to and 200 feet from each intersecting #street line#. However, the provisions of this paragraph (b) shall not apply within "Area A" as shown on Map 5.
- (c) Towers shall be separated from one another by a minimum distance of 60 feet, measured in all horizontal directions.

- (d) The maximum horizontal dimension of a tower, measured in any direction, shall not exceed 175 feet. For the purposes of this Section, #abutting# portions of #buildings# above a height of 125 feet shall be considered a single tower.

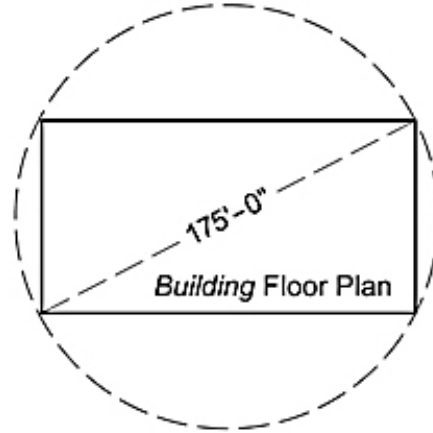


Diagram of Maximum Horizontal Dimension

- (e) To permit portions of a #building# to rise from grade to a tower portion without setback, the setback provisions of Section 136-313 (Minimum and maximum base height) shall not apply to any portion of a #building# located within 100 feet of intersecting #street lines#, including private street lines.
- (f) The maximum height of a tower shall be 155 feet or 15 #stories#, whichever is lower.
- (g) No more than two towers shall be permitted within Subdistrict A.

**136-32
Streets and public open areas**

**136-321
Certification**

The requirements of this Section shall apply to #zoning lots# containing #developments# or #enlargements# within the current or former Downtown Far Rockaway Urban Renewal Area.

No building permit shall be issued for any #development# or #enlargement# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #development# or #enlargement# complies with the provisions of this Section.

The Chairperson shall certify that:

- (a) the proposed #development# or #enlargement# complies with the provisions of Section 136-314 (Maximum building height and horizontal dimension for tall buildings)
- (b) the Department of City Planning has received a letter from the Commissioner of Transportation confirming that the design of any proposed private streets and sidewalks abutting the proposed #development# or #enlargement# comply with Department of Transportation standards;
- (c) all private streets abutting the proposed #development# or #enlargement# are designed to grades acceptable to the Commissioner of Buildings and the Commissioner of Transportation;
- (d) all publicly accessible open spaces abutting the proposed #development# or #enlargement# comply with the provisions of Section 136-324 (Publicly accessible open space requirements);
- (e) the location of private streets abutting the proposed #development# or #enlargement# comply with the provisions of Section 136-323 (Private streets); and
- (f) for any portion of Subdistrict A outside the area proposed for #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, the applicant has submitted sufficient documentation showing that the #development# or #enlargement# that is the subject of this certification, and any associated private streets and publicly accessible open spaces required to be constructed in conjunction with such #development# or #enlargement#, shall not preclude such undeveloped portions of Subdistrict A from complying with the provisions of Sections 136-323 and 136-324 under future certifications pursuant to this Section.

All required private streets and publicly accessible open spaces, once certified in accordance with the provisions of this Section, shall be duly recorded in the form of a signed declaration of restrictions, including provisions for the maintenance and operation of such private streets

and publicly accessible open spaces, indexed against the property, binding the owners, successors and assigns to provide and maintain such private streets and publicly accessible open spaces in accordance with the plans certified by the Chairperson. Such declaration, or any maintenance and operation agreement with the City or its designee executed in connection therewith, shall require that adequate security be provided to ensure that the private streets and public access areas are maintained in accordance with the declaration and any related maintenance and operation agreement and are closed only at authorized times. The filing of such declaration in the Borough Office of the Register of the City of New York shall be a precondition for the issuance of a building permit.

In addition, the private streets and publicly accessible open spaces integral to the #development# or #enlargement# of a #building#, as indicated in the plans certified by the Chairperson, shall be recorded on the certificate of occupancy for such #building# by the Department of Buildings. The recording information of the declaration of restrictions shall be included on the certificate of occupancy for any #building#, or portion thereof, issued after the recording date.

The property owner shall be responsible for the construction and maintenance of all required private streets and publicly accessible open spaces on the #zoning lot#. No temporary or final certificate of occupancy shall be issued for any #building# abutting such private street or publicly accessible open space until all required improvements are completed.

136-322

Sidewalk widening

For #buildings developed# or #enlarged# after [date of adoption], where the #development# or horizontal #enlargement# fronts upon designated #streets# as shown on Map 5 (Tower Locations and Sidewalk Widening) in the Appendix to this Chapter, the provisions of this Section shall apply.

A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot#, located within the #zoning lot#. A sidewalk widening shall be provided along #streets# as shown on Map 5, to the extent necessary, so that a minimum sidewalk width of 13 feet or 15 feet, as applicable, is achieved, including portions within and beyond the #zoning lot#. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and shall be directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk widening to less than such minimum required depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section 37-743, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

Where a continuous sidewalk widening is provided on the #zoning lot#, along the entire #block# frontage of a #street#, the boundary of the sidewalk widening within the #zoning lot# shall be considered to be the #street line# for the purposes of Sections 136-22 (Height and Setback Regulations) and 136-31 (Special Height and Setback Regulations Within Subdistrict A).

136-323

Private streets

In Subdistrict A, private streets shall be accessible to the public at all times, except when required to be closed for repairs, and for no more than one day each year in order to preserve the private ownership of such area. Private streets shall be constructed to Department of Transportation standards for public #streets#, including lighting, signage, materials, crosswalks, curbs and curb cuts. Private streets shall include a paved road bed with a minimum width of 34 feet from curb to curb and sidewalks with a minimum width of 13 feet on each side along the entire length of the private street. Such private streets shall be located as shown on Map 6 (Publicly Accessible Private Street) in the Appendix to this Chapter. One street tree shall be planted for every 25 feet of curb length of each private street. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street.

Private streets shall be considered #streets# for the purposes of establishing the #use, bulk# and parking regulations of this Resolution. However, for the purposes of #floor area# regulations, private streets shall be considered part of a #zoning lot#.

The private street network shall be established as follows.

- (a) A central street shall connect Mott Avenue with Nameoke Ave. The street's intersection with Mott Avenue shall be no closer than 112 feet from Redfern Avenue. The street's intersection with Nameoke Avenue shall occur within the 210-foot wide area shown on Map 6. However, if the centerline of the new street is not within five feet of the extended centerline of Brunswick Avenue, then the easterly curb of the new street shall be greater than 50 feet from the extended line of the westerly curb of Brunswick Avenue.
- (b) A southerly cross street shall connect Redfern Avenue with the central street, intersecting Redfern Avenue within the 170-foot wide area shown on Map 6. However, if the centerline of the new street is not within five feet of the extended centerline of Dix Avenue, then the northerly curb of the new street shall be greater than 50 feet from the extended line of the southerly curb of Dix Avenue.
- (c) A northerly cross street shall connect Birdsall Avenue with Bayport Place, intersecting Redfern Avenue so that the centerline of the new street is within five feet of the extended centerline of Birdsall Avenue and within five feet of the centerline of Bayport Place.
- (d) The portion of the central street between Mott Avenue and the southerly cross street shall be reserved for a publicly accessible open space improved pursuant to the provisions of 136-324 (Publicly accessible open space requirements). Vehicular access shall be limited to emergency vehicles only, and the minimum dimensions for road beds and sidewalks of this Section shall not apply.

The provisions of this Section may be modified to the minimum extent necessary by the Commissioner of Transportation in the event that the Fire Department conveys its determination in writing that such modifications are required under law or regulation governing adequate fire access.

136-324

Publicly accessible open space requirements

Publicly accessible open spaces described in this Section shall be considered #streets# for the purposes of establishing #use# and #bulk# regulations. However, for the purposes of #floor area# regulations, such areas shall be considered part of a #zoning lot#.

- (a) Publicly accessible open spaces shall be provided in the area shown on Map 7 (Mandatory Street Walls and Public Open Space) in the Appendix to this Chapter. Area A shall contain a minimum of 7,500 square feet, and Area B shall contain a minimum of 27,000 square feet and a maximum of 40,000 square feet. A portion of the required publicly accessible open space located within Area B shall contain an area of at least 10,000 square feet located wholly within 125 feet of Mott Avenue and shall measure a minimum of 100 feet in all horizontal directions.
- (b) Publicly accessible open spaces shall comply with the provisions of Sections 37-725 (Steps), 37-726 (Permitted obstructions), 37-728 (Standards of accessibility for persons with disabilities), 37-73 (Kiosks and Open Air Cafes) and 37-74 (Amenities), except for the following modifications:
 - (1) Paragraphs (c)(4) and (d) of Section 37-73 shall not apply to the certification of open air cafes in the Special District, and the filing of plans for open air cafes in the Borough Office of the City Register shall not be required;
 - (2) Paragraph (b) of Section 37-73 shall be modified to limit the aggregate area of open air cafes to no more than 40 percent of the public access area, and to allow open air cafes to occupy up to 50 percent of #street# frontage along Mott Avenue;
 - (3) Section 37-741 (Seating) shall be modified as follows:
 - (i) the requirement for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply;

- (ii) the requirement of one linear foot of seating for each 30 square feet of #public plaza# area shall be modified to one linear foot of seating for each 60 square feet of publicly accessible open space; and
- (iii) seating for open air cafes may count toward the seating requirement, in the category of moveable seating, provided that 50 percent of the linear seating capacity is provided through other seating types;
- (4) Section 37-744 shall be modified to require a minimum of one litter receptacle per 10,000 square feet of publicly accessible open space;
- (5) Entry plaques for publicly accessible open spaces shall be provided as described in paragraph (a) of Section 37-751, except that the number of such plaques shall be provided so that one such plaque is located at each point of entry to such publicly accessible open space, and lettering at least one inch in height shall be provided stating the words, "Open to the public;" followed by hours permitted pursuant to this paragraph, (5); and
- (6) Section 37-753 shall be modified to permit non-#illuminated# or #illuminated accessory signs#.

**136-40
SPECIAL OFF-STREET PARKING REGULATIONS**

**136-41
Parking Regulations**

The off-street parking regulations shall be modified, as follows:

- (a) The regulations of Section 25-027 (Applicability of regulations in Community District 14, Queens) shall not apply. In lieu thereof, the regulations of the applicable underlying district shall apply, as modified by the provisions of this Section.
- (b) In a C2 Commercial District mapped within an R7-1 District, the regulations of Section 25-251 (Income-restricted housing units) shall be modified to require an #accessory# off-street parking requirement of 25 percent per #income-restricted housing unit#.
- (c) For #commercial uses# in Parking Requirement Categories PRC-A, PRC-B, PRC-B1 and PRC-C, the provisions of Section 36-21 (General Provisions) shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.
For ambulatory diagnostic or treatment health care facilities listed in Use Group 4, the provisions of Sections 25-31 (General Provisions) and 36-21 shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.
- (d) Within Subdistrict A, parking spaces provided on private streets shall count towards the number of #accessory# off-street parking spaces required by the provisions of Sections 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) and 36-30 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS).

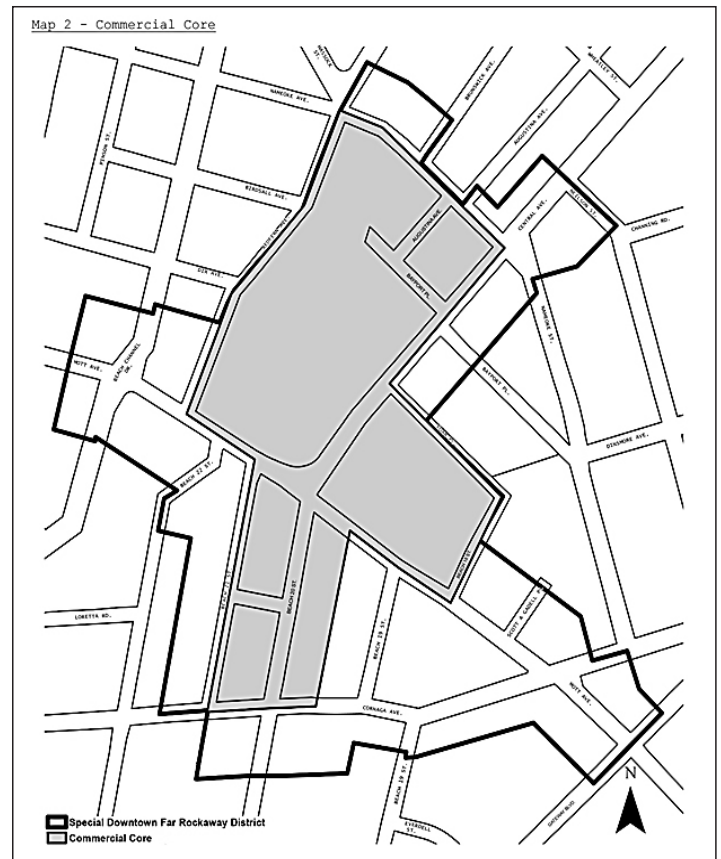
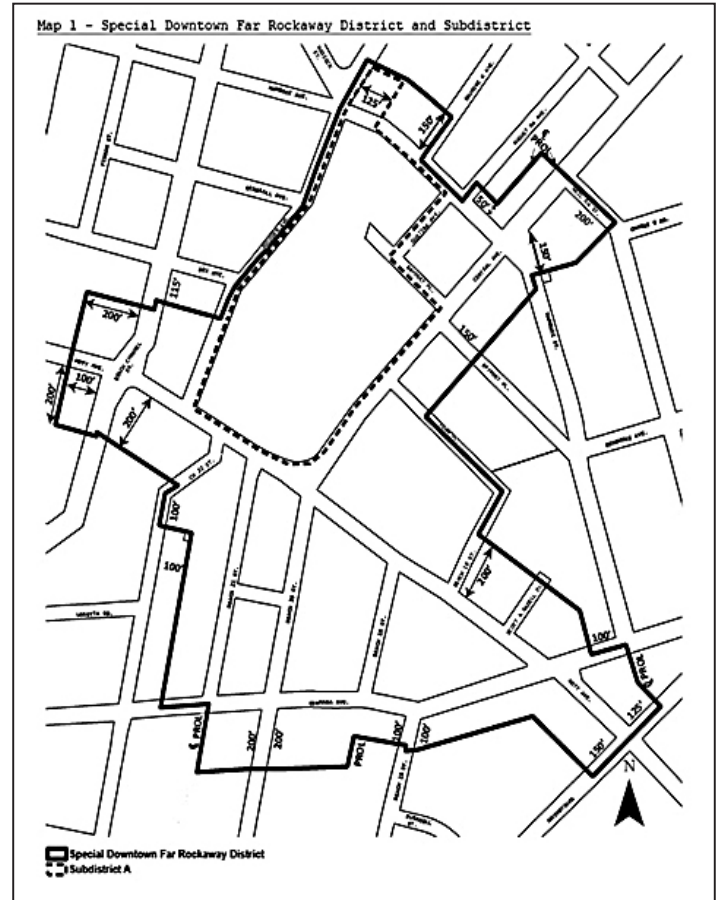
**136-50
AUTHORIZATION TO MODIFY STANDARDS FOR PUBLICLY ACCESSIBLE OPEN SPACES AND PRIVATE STREETS**

The City Planning Commission may authorize modification of the provisions of Sections 136-323 (Private streets) and 136-324 (Publicly accessible open space requirements), provided that the Commission shall find that:

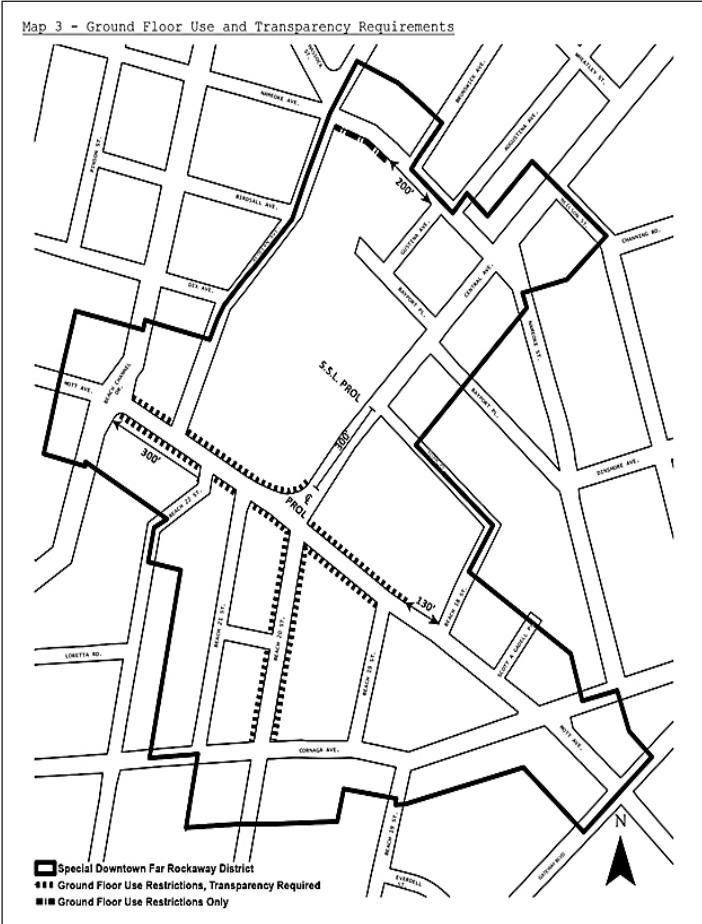
- (a) the usefulness and attractiveness of the publicly accessible open space will be improved by the proposed design and layout;
- (b) such modification to private street provisions will result in a private street network that will ensure pedestrian and vehicular mobility and safety and will be well integrated with the surrounding #streets#; and
- (c) such modification will result in a superior urban design relationship with surrounding #buildings# and open areas, including #streets# and private streets.

The Commission may prescribe appropriate conditions and controls to enhance the relationship of such publicly accessible open spaces and private streets to surrounding #buildings# and open areas.

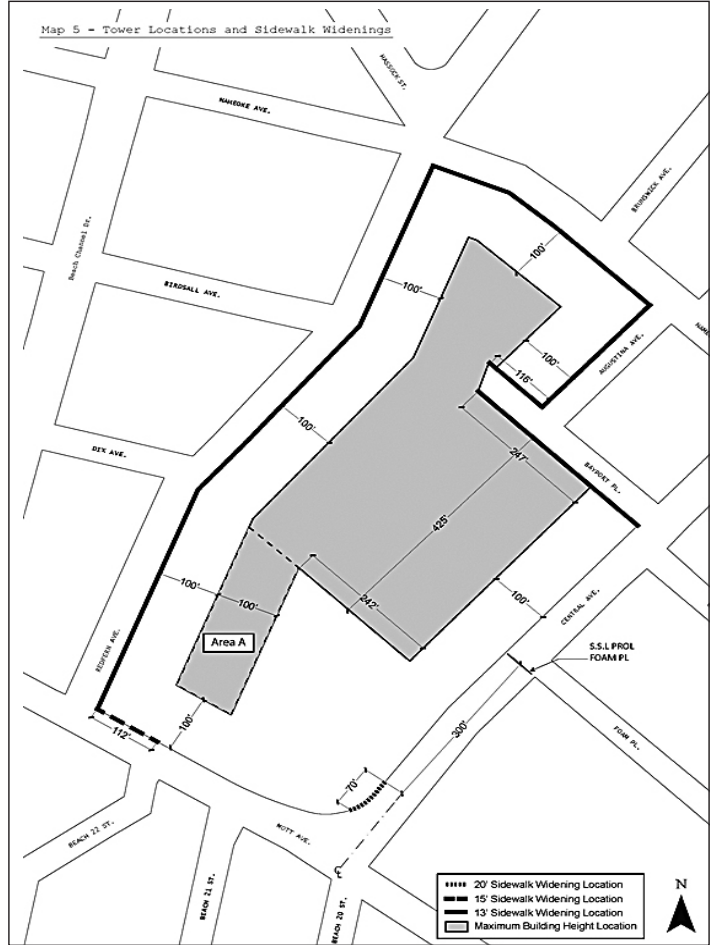
**Appendix
Special Downtown Far Rockaway District Maps**



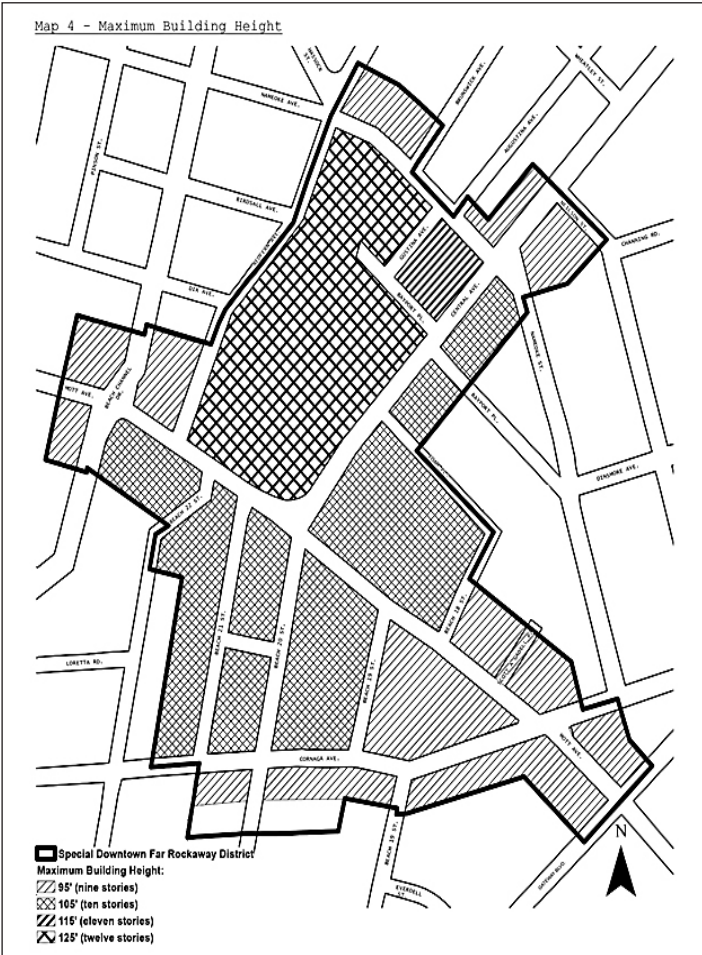
Map 3 - Ground Floor Use and Transparency Requirements



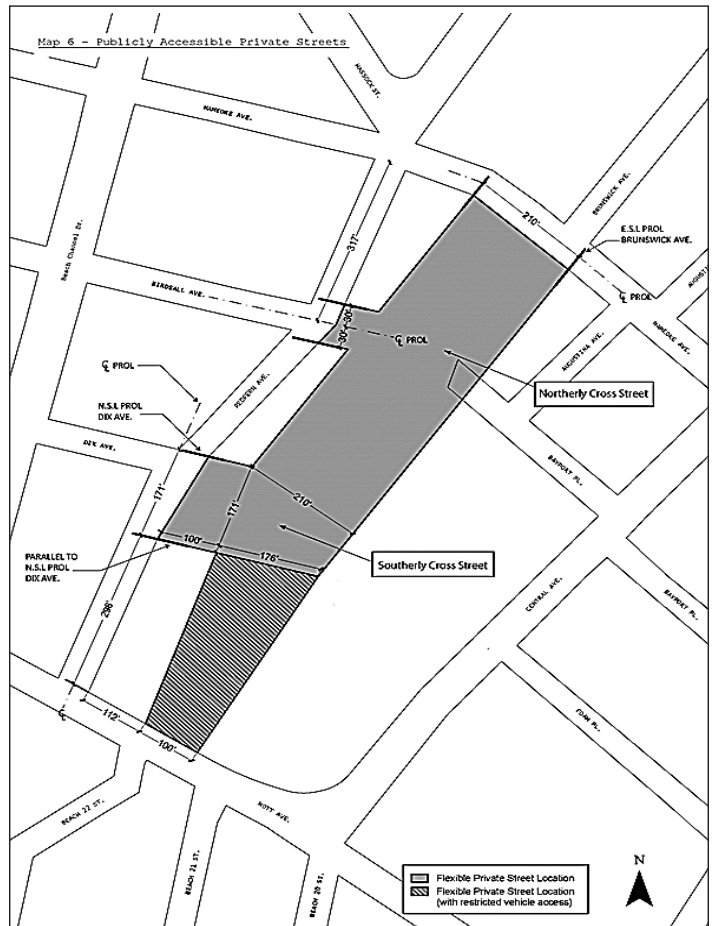
Map 5 - Tower Locations and Sidewalk Widening

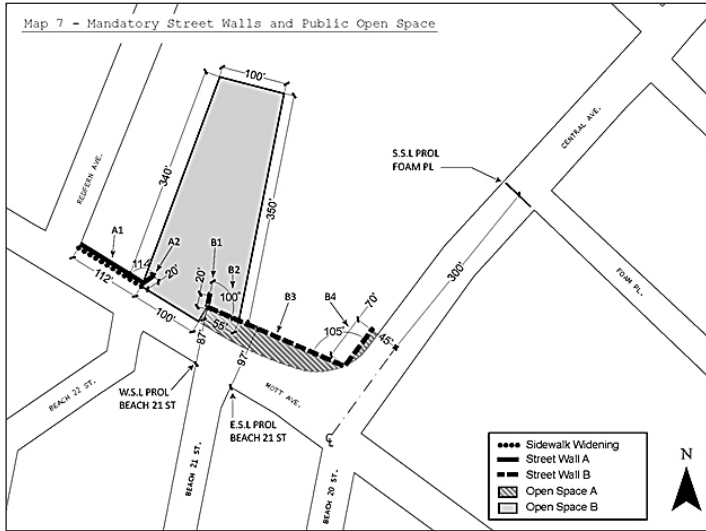


Map 4 - Maximum Building Height



Map 6 - Publicly Accessible Private Streets





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**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas**

* * *

Queens

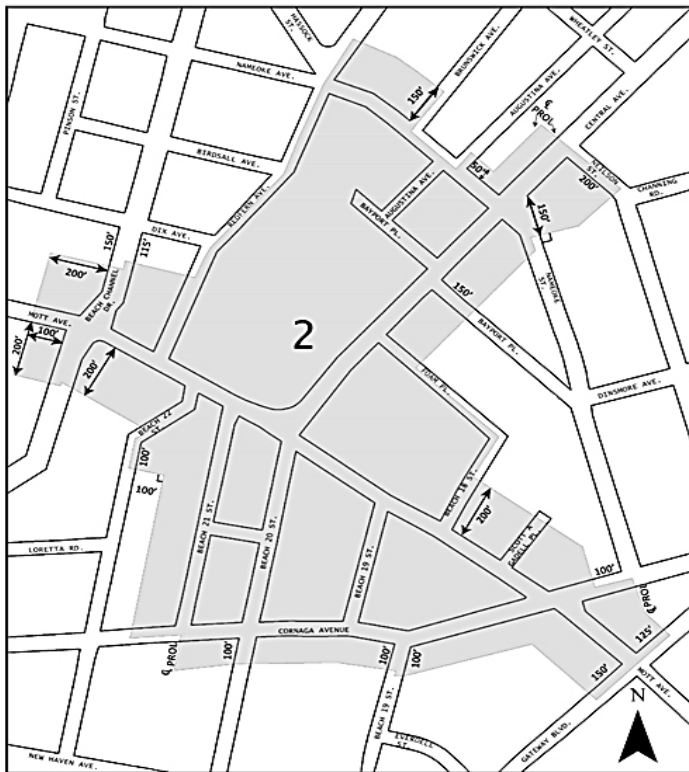
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Queens Community District 14

In portions of the #Special Downtown Far Rockaway District# and in the R6, R6A, and R7-1 Districts within the areas shown on the following Maps 1 and 2:

* * *

Map 2 - [date of adoption]



■ Mandatory Inclusionary Housing area see Section 23-154(d)(3) Area 2 [date of adoption] - MIH Program Option 1 and Option 2

Portion of Community District 14, Queens

Resolution for adoption scheduling May 24, 2017 for a public hearing.

No. 8

CD 14

N 170244(A) ZRQ

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XIII, Chapter 6 (Special Far Rockaway District) to establish the Special Downtown Far Rockaway District and establish a Mandatory Inclusionary Housing Area.

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

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls and Interpretation of
Regulations**

* * *

**11-122
Districts established**

* * *

Special Purpose Districts

* * *

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Far Rockaway District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 6, the #Special Downtown Far Rockaway District# is hereby established.

Establishment of the Special Downtown Jamaica District

* * *

**Chapter 2
Construction of Language and Definitions**

* * *

**12-10
DEFINITIONS**

* * *

Special Downtown Brooklyn District

The "Special Downtown Brooklyn District" is a Special Purpose District designated by the letters "DB" in which special regulations set forth in Article X, Chapter 1, apply.

Special Downtown Far Rockaway District

The "Special Downtown Far Rockaway District" is a Special Purpose District designated by the letters "DFR" in which special regulations set forth in Article XIII, Chapter 6, apply.

Special Downtown Jamaica District

* * *

**Chapter 4
Sidewalk Café Regulations**

* * *

**14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Downtown Far Rockaway District	No	Yes
Downtown Jamaica District	No	Yes
Forest Hills District ¹	No	Yes

Long Island City Mixed Use District ²	No	Yes
Southern Hunters Point District	No	Yes
Willetts Point District	No	Yes

¹ #Sidewalk cafes# are not allowed on Austin Street
² See Appendix A in Article XI, Chapter 7

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

**Chapter 3
Residential Bulk Regulations in Residence Districts**

* * *

**23-011
Quality Housing Program**

* * *

(d) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(3) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

* * *

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

* * *

**23-03
Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

(a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

* * *

**23-10
OPEN SPACE AND FLOOR AREA REGULATIONS**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

**23-15
Open Space and Floor Area Regulations in R6 through R10 Districts**

R6 R7 R8 R9 R10

* * *

**23-153
For Quality Housing buildings**

R6 R7 R8 R9 R10

In the districts indicated, for #Quality Housing buildings#, the maximum #floor area ratio# and maximum #residential lot coverage# for #interior lots# or #through lots# shall be as set forth in the table in this Section. The maximum #residential lot coverage# for a #corner lot# shall be 100 percent.

The maximums for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the

#Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

**MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO
FOR QUALITY HOUSING BUILDINGS**

District	Maximum #Lot Coverage# for an #Interior Lot# or #Through Lot# (in percent)	Maximum #Floor Area Ratio#
R6	60	2.20
R6 ** ²	60	2.43
R6 * ^{1,3} R6A R7B	65	3.00
R6B	60	2.00
R7	65	3.44
R7 * ¹ R7A	65	4.00
	* * *	
R8 * ¹	70	7.20
	* * *	

- 1 for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#
- 2 for #zoning lots# in an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#
- 3 the maximum #lot coverage# for #zoning lots# in an R6 District utilizing the height and setback provisions of paragraph (a) of Section 23-952

**23-154
Inclusionary Housing**

* * *

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#
For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

(2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, the maximum #floor area ratio# for any #MIH development# in an R6 District without a letter suffix shall be 3.6, in an R7-1 District shall be 4.6 and in an R7-3 or R7X District shall be 6.0, the maximum #floor area ratio# shall be 6.0 for any #MIH development#.

* * *

**33-03
Street Tree Planting in Commercial Districts**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

(a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;

(b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

* * *

ARTICLE XIII SPECIAL PURPOSE DISTRICTS

Chapter 6 Special Downtown Far Rockaway District

136-00 GENERAL PURPOSES

The "Special Downtown Far Rockaway District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Far Rockaway community. These general goals include, among others, the following specific purposes:

- (a) strengthen the commercial core of Downtown Far Rockaway by improving the working and living environments;
- (b) support the development of vacant and underutilized parcels in Downtown Far Rockaway with a mix of residential, commercial and community facility uses;
- (c) encourage the design of new buildings to blend into the existing neighborhood fabric by providing a transition in height between the downtown commercial core and the lower-scale residential communities;
- (d) establish a center to the downtown with lively new gathering and civic spaces along Mott Avenue that complement and strengthen the existing neighborhood;
- (e) encourage the development of affordable housing;
- (f) expand the retail, entertainment and commercial character of areas around transit nodes to enhance the area's role as a local transportation hub;
- (g) integrate new roadways into an improved pedestrian and vehicular network with key north-south and east-west connections;
- (h) ensure the provision of adequate accessory parking that reflects both the automobile ownership patterns of the neighborhood and public transit access;
- (i) enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
- (j) promote the most desirable use of land and building development and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

136-01 General Provisions

The regulations of this Chapter shall apply within the #Special Downtown Far Rockaway 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.

136-02 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Open Space A

"Open Space A" shall be a publicly accessible open space designed and constructed pursuant to the provisions of Section 136-324 (Publicly accessible open space requirements) and located within the area designated as "Flexible Open Space A Location" on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter.

Open Space B

"Open Space B" shall be a publicly accessible open space designed and constructed pursuant to the provisions of Section 136-324 (Publicly accessible open space requirements) and located within the area designated as "Flexible Open Space B Location" on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter.

136-03 District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Far Rockaway District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

- Map 1 - Special Downtown Far Rockaway District and Subdistrict
- Map 2 - Commercial Core
- Map 3 - Ground Floor Use and Transparency Requirements
- Map 4 - Maximum Building Height
- Map 5 - Maximum Building Height Within Subdistrict A
- Map 6 - Publicly Accessible Private Streets

- Map 7 - Mandatory Street Walls and Public Open Spaces
- Map 8 - Sidewalk Widening

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

136-04 Subdistricts

In order to carry out the purposes and provisions of this Chapter, Subdistrict A is established. The location of the Subdistrict is shown on Map 1 in the Appendix to this Chapter.

136-05 Applicability of District Regulations

136-051 Applicability of the Quality Housing Program

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, any #building# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations that is constructed in accordance with the #bulk# regulations of this Chapter shall be considered a #Quality Housing building#, and shall comply with the provisions of Article II, Chapter 8 (The Quality Housing Program) of this Resolution.

136-052 Applicability of the Mandatory Inclusionary Housing Program

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the regulations for a #Mandatory Inclusionary Housing area# shall apply. The locations of such #Mandatory Inclusionary Housing areas# are shown on the maps in Appendix F of this Resolution.

136-06 Private Streets and Publicly Accessible Open Spaces

Except as otherwise provided herein, private streets that are provided in accordance with the provisions of this Chapter within the locations shown on Map 6 (Publicly Accessible Private Streets) in Appendix A of this Chapter, and publicly accessible open spaces that are provided in accordance with the provisions of this Chapter within the locations shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in Appendix A of this Chapter shall be considered #streets# for the purposes of establishing the #use#, #bulk# and parking regulations of this Resolution. However, for the purposes of #floor area# regulations, such private streets and publicly accessible open spaces shall be considered part of a #zoning lot#. Furthermore, for the purpose of determining minimum and maximum base heights and minimum setback depth pursuant to Section 136-313 (Minimum and maximum base height), private streets and publicly accessible open spaces shall be distinguished from #streets#.

136-10 SPECIAL USE REGULATIONS

The #use# regulations of the underlying district shall apply except as modified in this Section, inclusive.

136-11 Location Within Buildings

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall not apply. In lieu thereof, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall apply.

136-12 Use Groups 10A and 12 in C2 Districts

Within locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Sections 32-19 (Use Group 10) and 32-21 (Use Group 12) shall be modified to allow Use Groups 10A and 12 in C2 Districts.

136-13 Ground Floor Use Regulations

The special ground floor #use# provisions of this Section shall apply to any #building#:

- (a) fronting on a designated #street#, as shown on Map 3 (Ground Floor Use and Transparency Requirements); or
- (b) located within 175 feet of Mott Avenue and fronting on #Open Space A#.

#Uses# within #stories# on the ground floor or with a floor level within five feet of the level of the adjoining sidewalk, shall be limited to non-#residential uses#. A #building's street# frontage shall be allocated exclusively to such #uses#, except for Type 1 lobby space, entrances

and exits to #accessory# off-street parking facilities, and entryways or entrances to subway stations in accordance with Section 37-33 (Maximum Width of Certain Uses). Such non-#residential uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

**136-14
Transparency and Parking Wrap Requirements**

The provisions of this Section shall apply to #buildings developed# or #enlarged# after [date of adoption], where the ground floor of such #development# or #enlarged# portion of the #building# fronts upon designated #streets# as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter. These provisions shall also apply to the frontage of #buildings# located along #Open Space A#. The ground floor #street wall# of such #building# or portion thereof shall be glazed in accordance with Section 37-34 (Minimum Transparency Requirements).

The provisions of Section 37-35 (Parking Wrap and Screening Requirements) shall apply along designated #streets# as shown on Map 3 and along #Open Space A#. In addition, the screening requirements of paragraph (b) of Section 37-35 shall apply along intersecting #streets# within 50 feet of designated #streets#, and along intersecting #streets# or private streets within 50 feet of #Open Space A#.

**136-15
Special Use Regulations Within Subdistrict A**

The following additional special #use# provisions of this Section, inclusive, shall apply within Subdistrict A, as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter.

**136-151
Modification of Supplemental Use Provisions**

For #mixed buildings#, the underlying provisions of Section 32-421 (Limitation on floors occupied by non-residential uses) shall not apply. In lieu thereof, Use Groups 6, 7, 8, 9 or 14, other than offices listed in Use Group 6B, shall not be located above the level of the second #story# ceiling. Offices shall be permitted above the level of the second #story#, provided that where any floor space allocated to such offices is located on the same #story# as a #dwelling unit#, no access exists between such #uses#, and further provided that no floor space allocated to such offices is located directly over #dwelling units#.

**136-152
Location of entrances**

(a) Non-#residential# entrances

Within Subdistrict A, on designated #streets#, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, the requirements of this paragraph (a) shall apply to any #building or other structure# fronting on such #streets#. These provisions shall also apply to the frontage of #buildings# along #Open Space A#. Access to each ground floor #commercial# or #community facility# establishment shall be provided directly from a #street# or from #Open Space A#.

(b) #Residential# entrances

Eighty percent of all ground floor #dwelling units# with frontage only on Redfern Avenue shall have a #primary entrance# directly accessible from Redfern Avenue.

**136-20
SPECIAL BULK REGULATIONS**

The #bulk# regulations of the underlying district shall apply except as modified in this Section, inclusive.

**136-21
Lot Coverage**

The #residential# portion of a #building# shall comply with the maximum #lot coverage# provisions of the underlying district applicable to #Quality Housing buildings#.

**136-22
Height and Setback Regulations**

For #residential buildings#, #mixed buildings# and #commercial buildings#, the height and setback regulations of the underlying district shall be modified by the regulations of this Section, inclusive. The provisions of Section 23-952 (Height and setback in Mandatory Inclusionary Housing areas) and Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply within the #Special Downtown Far Rockaway District#.

All heights shall be measured from the #base plane#.

**136-221
Street wall location**

In C2 Districts, the #street wall# location regulations of the underlying district shall apply except as modified in this Section.

- (a) In C2 Districts mapped within R6 and R7-1 Districts, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than ten feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall be mandatory on only one #street line#.
- (b) In C2 Districts mapped within R5 Districts, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to a height of 30 feet, or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than ten feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall be mandatory on only one #street line#.
- (c) Below a height of 15 feet or the height of the second #story# floor, whichever is lower, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except recesses that do not exceed a depth of 12 inches.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess beyond the #street wall# locations established in paragraphs (a) and (b) of this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

**136-222
Minimum and maximum base height**

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the minimum and maximum heights before setback of a #street wall# required pursuant to Section 136-221 (Street wall location), shall be as set forth in the following table:

District	Minimum Base Height (feet)	Maximum Base Height (feet)
R6	30	55
R7-1	40	55

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district in this Section, a setback with a depth of at least ten feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

**136-223
Maximum building height**

R6 R7-1

In the districts indicated, and in C2 Commercial Districts mapped within such districts, the height of a #building or other structure# shall not exceed the maximum height or the maximum number of #stories#, whichever is less, as shown for such location on Map 4 (Maximum Building Height) in the Appendix to this Chapter.

**136-30
SPECIAL REGULATIONS WITHIN SUBDISTRICT A**

The regulations of this Section, inclusive, shall apply within the area labeled "Subdistrict A", as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter. The regulations of the #Special Downtown Far Rockaway District# shall apply, except as modified by the regulations of this Section, inclusive.

**136-31
Special Height and Setback Regulations Within Subdistrict A**

**136-311
Street wall location**

The provisions of Section 136-221 (Street wall location) shall apply within Subdistrict A, except as provided in this Section.

- (a) For portions of #buildings# or #building segments# with frontage on Redfern Avenue located between the prolongation of the northerly #street line# of Dix Avenue and a line 150 feet south of and parallel to Nameoke Street, the street wall location rules of Section 136-221 shall not apply. In lieu thereof, paragraph (b) of Section 23-661 (Street wall location) shall apply.
- (b) For “Street Wall A” and “Street Wall B”, as shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter, the provisions of Section 136-231 (Street wall location) shall not apply. In lieu thereof, the provisions of this Section shall apply.
 - (1) “Street Wall A”
#Buildings# on the west side of #Open Space A# shall have a #street wall# located along the required sidewalk widening on Mott Avenue, shown as a line designated “A1” on Map 7, except that #street wall# articulation set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted. Beyond 112 feet of Redfern Avenue, the #street wall# shall be located no closer to Central Avenue than the line designated “A2” as shown on Map 7.
 - (2) “Street Wall B”
#Street walls# fronting #Open Space A# shall be located no closer to Redfern Avenue than as shown as a line designated “B1” on Map 7. The #street walls# of #buildings# on the east side of #Open Space A# with frontage on Mott Avenue shall be located no closer to Mott Avenue than as shown as lines designated “B2” and “B3” on Map 7 for. Portions of #street walls# with frontage on Mott Avenue, located so that a line drawn perpendicular to the line designated “B3” intersects such #street walls#, shall be located no further than 30 feet from “B3.” #Street walls# fronting Central Avenue shall be located no closer to Central Avenue than as shown for the line designated “B4” on Map 7, and shall be located no further than 30 feet from “B4.”
- (c) For #blocks# with a dimension of less than 100 feet between #streets# or private streets that are parallel or do not intersect, the provisions of Section 136-221 shall be modified to require a minimum of 40 percent of the #aggregate width of street walls# to be located within eight feet of the #street line# and to extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less.

All #street walls# governed by this Section shall extend to the minimum base height specified in Section 136-313 (Minimum and maximum base height), or the height of the #building#, whichever is less.

**136-312
Street wall recesses**

For each #building# within Subdistrict A, where the #aggregate width of street walls# is greater than 90 feet, a minimum of 20 percent of the surface area of #street walls# below the maximum base height and above the level of the first #story# shall be recessed beyond three feet of the #street line#. Portions of #street lines# with no #street walls# may be counted towards the recess requirements of this Section. No portion of such minimum recessed area shall be located within 30 feet of the intersection of two #street lines#. However, such minimum recessed area shall be permitted within 30 feet of Redfern Avenue, except at the intersection of Redfern Avenue and Mott Avenue.

**136-313
Minimum and maximum base height**

Within Subdistrict A, the provisions of Section 136-222 (Minimum and maximum base height) shall not apply. In lieu thereof, for #residential buildings#, #mixed buildings# and #commercial buildings#, the provisions of this Section shall apply. The #street wall# height and setback regulations of the underlying district shall apply except as modified in this Section.

- (a) The minimum and maximum heights before setback of a #street wall# required pursuant to Section 136-221 (Street wall location), shall be as set forth in the following table:

Condition	Minimum Base Height (feet)	Maximum Base Height (feet)	Minimum Setback Depth (feet)
Fronting on Redfern Avenue and greater than 75 feet from an intersecting #street#	30	45	10

Fronting on, or within 100 feet of, a #street#, other than a private street or publicly accessible open space	40*	65	10
Fronting on a private street or a publicly accessible open space and beyond 100 feet of a #street# that is not a private street or publicly accessible open space	40	85	7

* Within 300 feet of Mott Avenue, the minimum base height shall be 20 feet.

- (b) Dormers
The provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts) shall be modified to allow dormers as a permitted obstruction within the required front setback distance above a maximum base height, as follows:
 - (1) Within 75 feet of intersecting #streets#, dormers shall be permitted without limitation on width.
 - (2) Where dormers are provided pursuant to paragraph (b)(1) of this Section, and such dormers exceed the maximum width permitted pursuant to paragraph (c) of Section 23-621, for any portion of a #building# with an #aggregate width of street walls# greater than 75 feet, a setback shall be provided above the maximum base height between such dormer and any other dormer for a width of at least 20 feet, or the remaining width of such #street wall#, as applicable.
 - (3) Beyond 75 feet of intersecting #streets#, the provisions of paragraph (c) of Section 23-621 shall apply. The width of any dormers provided pursuant to the provisions of paragraph (b) (1) of this Section shall be included in the aggregate width of all dormers.

However, the provisions of this paragraph (b) shall not apply to portions of #buildings# with frontage on Redfern Avenue, except that these provisions shall apply to portions of #buildings# with frontage on both Redfern Avenue and Mott Avenue.

**136-314
Maximum building height**

The height of a #building or other structure# shall not exceed the maximum building height or the maximum number of #stories#, whichever is less, as shown on Map 5 (Maximum Building Height Within Subdistrict A) in the Appendix to this Chapter. However, within 75 feet of the intersection of the southerly cross street with Redfern Avenue, and within 75 feet of the intersection of the northerly cross street with Redfern Avenue, #buildings or other structures# shall not exceed maximum height of six #stories# or 65 feet, whichever is less.

**136-315
Maximum building height and horizontal dimension for tall buildings**

Within the area labeled “Tower Location Area” on Map 5 (Maximum Building Height Within Subdistrict A) in the Appendix to this Chapter, the height of a #building# may exceed the height limits specified in Section 136-314 (Maximum building height) only as set forth in this Section. Any portion of a #building# above a height of 125 feet shall hereinafter be referred to as a “tower.”

- (a) Towers shall be located within portions of #zoning lots# bounded by intersecting #street lines# and lines parallel to and 200 feet from each intersecting #street line#.
- (b) Towers shall be separated from one another by a minimum distance of 60 feet, measured in all horizontal directions.
- (c) The outermost walls of each #story# located entirely above a height of 125 feet shall be inscribed within a rectangle. The maximum length of two sides of such rectangle shall be 170 feet. The maximum length of the other two sides of such rectangle shall be 100 feet. For the purposes of this Section, #abutting# portions of #buildings# above a height of 125 feet shall be considered a single tower.
- (d) To permit portions of a #building# to rise from grade to a tower portion without setback, the setback provisions of Section 136-313 (Minimum and maximum base height) shall not apply to any portion of a #building# located within 100 feet of intersecting #street lines#.
- (e) The maximum height of a tower shall be 155 feet or 15 #stories#, whichever is lower.
- (f) No more than two towers shall be permitted within Subdistrict A.

136-316**Maximum length of buildings**

The outermost walls of each #story# located entirely above a height of nine #stories# or 95 feet, whichever is less, shall be inscribed within a rectangle. The maximum length of any side of such rectangle shall be 170 feet. For the purposes of this Section, #abutting buildings# on a single #zoning lot# shall be considered a single #building#.

136-32**Streets and public open spaces****136-321****Certification**

The requirements of this Section shall apply to #zoning lots# containing #developments# or #enlargements# within the current or former Downtown Far Rockaway Urban Renewal Area.

No building permit shall be issued for any #development# or #enlargement# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #development# or #enlargement# complies with the provisions of this Section.

The Chairperson shall certify that:

- the Department of City Planning has received a letter from the Commissioner of Transportation confirming that the design of any proposed private streets and sidewalks adjacent to the proposed #development# or #enlargement# complies with Department of Transportation standards, or, where the design varies from such standards, the design is acceptable to the Commissioner;
- all publicly accessible open spaces adjacent to the proposed #development# or #enlargement# comply with the provisions of Section 136-324 (Publicly accessible open space requirements);
- the location of private streets adjacent to the proposed #development# or #enlargement# complies with the provisions of Section 136-323 (Private streets); and
- for any portion of Subdistrict A outside the area of the proposed #development# or #enlargement# for which a certification pursuant to this Section has not been obtained, the applicant has submitted sufficient documentation showing that the #development# or #enlargement# that is the subject of this certification, and any associated private streets and publicly accessible open spaces required to be constructed in conjunction with such #development# or #enlargement#, shall not preclude such undeveloped portions of Subdistrict A from complying with the provisions of Sections 136-323 and 136-324 under future certifications pursuant to this Section.

All required private streets and publicly accessible open spaces, once certified in accordance with the provisions of this Section, shall be duly recorded in the form of a signed declaration of restrictions, including provisions for the maintenance and operation of such private streets and publicly accessible open spaces, indexed against the property, binding the owners, successors and assigns to provide and maintain such private streets and publicly accessible open spaces in accordance with the plans certified by the Chairperson. Such declaration, or any maintenance and operation agreement with the City or its designee, executed in connection therewith, shall require that adequate security be provided to ensure that the private streets and public access areas are maintained in accordance with the declaration and any related maintenance and operation agreement and are closed only at authorized times. The filing of such declaration in the Borough Office of the Register of the City of New York shall be a precondition for the issuance of a building permit.

In addition, the private streets and publicly accessible open spaces integral to the #development# or #enlargement# of a #building#, as indicated in the plans certified by the Chairperson, shall be recorded on the certificate of occupancy for such #building# by the Department of Buildings. The recording information of the declaration of restrictions shall be included on the certificate of occupancy for any #building#, or portion thereof, issued after the recording date.

The property owner shall be responsible for the construction and maintenance of all required private streets and publicly accessible open spaces on the #zoning lot#. No temporary or final certificate of occupancy shall be issued for any #building# adjacent to such private street or publicly accessible open space until all required improvements are completed, except as otherwise provided in a phasing plan that has been incorporated in a signed and duly recorded declaration of restrictions.

136-322**Sidewalk widening**

For #buildings developed# or #enlarged# after [date of adoption], where the #development# or horizontal #enlargement# fronts upon designated #streets# as shown on Map 8 (Sidewalk Widening) in the Appendix to this Chapter, the provisions of this Section shall apply.

A sidewalk widening is a continuous, paved open area along the #street

line# of a #zoning lot#, located within the #zoning lot#. A sidewalk widening shall be provided along #streets# as shown on Map 8, to the extent necessary, so that a minimum sidewalk width of 13 feet or 18 feet, as applicable, is achieved, including portions within and beyond the #zoning lot#. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and shall be directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk widening to less than such minimum required depth.

Lighting shall be provided with a minimum level of illumination of not less than two horizontal foot candles throughout the entire mandatory sidewalk widening. Lighting fixtures installed by the Department of Transportation within the #street# adjacent to such sidewalk widening shall be included in the calculation of the required level of illumination.

Where a continuous sidewalk widening is provided on the #zoning lot#, along the entire #block# frontage of a #street#, the boundary of the sidewalk widening within the #zoning lot# shall be considered to be the #street line# for the purposes of Sections 136-22 (Height and Setback Regulations) and 136-31 (Special Height and Setback Regulations Within Subdistrict A).

136-323**Private streets**

In Subdistrict A, private streets shall be accessible to the public at all times, except when required to be closed for repairs, and for no more than one day each year in order to preserve the private ownership of such area. Private streets shall have a minimum width of 60 feet. Private streets shall be constructed to Department of Transportation standards for public #streets#, including lighting, signage, materials, crosswalks, curbs and curb cuts. Private streets shall include a paved road bed with a minimum width of 22 feet from curb to curb and sidewalks with a minimum clear path of 7 feet on each side along the entire length of the private street. Such private streets shall be located as shown on Map 6 (Publicly Accessible Private Streets) in the Appendix to this Chapter. One street tree shall be planted for every 25 feet of curb length of each private street. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street.

The private street network shall be established as follows.

- A central street shall connect #Open Space A# with Nameoke Ave. as shown on Map 6 (Publicly Accessible Private Streets). However, if the centerline of the new street is not within five feet of the extended centerline of Brunswick Avenue, then the easterly curb of the new street shall be greater than 50 feet from the extended line of the westerly curb of Brunswick Avenue.
- A southerly cross street shall connect Redfern Avenue with the central street, intersecting Redfern Avenue within the 170-foot wide area shown on Map 6. However, if the centerline of the new street is not within five feet of the extended centerline of Dix Avenue, then the northerly curb of the new street shall be greater than 50 feet from the extended line of the southerly curb of Dix Avenue.
- A northerly cross street shall connect Birdsall Avenue with Bayport Place, intersecting Redfern Avenue so that the centerline of the new street is within five feet of the extended centerline of Birdsall Avenue and within five feet of the centerline of Bayport Place.

136-324**Publicly accessible open space requirements**

Publicly accessible open spaces shall be provided within the areas designated "Flexible Open Space A Location" and "Flexible Open Space B Location", as applicable, as shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter. #Open Space A# shall contain a minimum of 23,000 square feet, and #Open Space B# shall contain a minimum of 7,000 square feet.

- A portion of the required publicly accessible open space located within #Open Space A# shall have a minimum width of 80 feet within 55 feet of Mott Avenue. #Open Space A# shall extend from Mott Avenue to the nearest private street required pursuant to Section 136-323 (Private streets), and shall maintain a minimum width of 60 feet.
- Publicly accessible open spaces shall comply with the provisions of Sections 37-725 (Steps), 37-726 (Permitted obstructions), 37-728 (Standards of accessibility for persons with disabilities), 37-73 (Kiosks and Open Air Cafes), 37-74 (Amenities) and 37-75 (Signs), except for the following modifications:
 - Section 37-73 (Kiosks and Open Air Cafes) shall be modified as follows:

- (i) Paragraph (a) of Section 37-73 shall be modified to permit a kiosk to occupy an area no greater than 400 square feet within #Open Space A#, provided that such kiosk has a maximum width, measured along the same axis as the minimum width of #Open Space A# pursuant to paragraph (a) of this Section, of 20 feet, and provided further that any canopies, awnings or other sun control devices extending from such kiosk shall be limited to a distance of five feet from such kiosk;
 - (ii) Paragraph (b) of Section 37-73 shall be modified to limit the aggregate area of open air cafes to no more than 40 percent of the publicly accessible open space, to allow open air cafes to occupy up to 50 percent of #street# frontage along Mott Avenue, and to eliminate the requirement that open air cafes be located along the edge of the publicly accessible open space; and
 - (iii) Paragraphs (c) and (d) of Section 37-73 shall not apply to the certification of open air cafes in the Special District, and the filing of plans for open air cafes in the Borough Office of the City Register shall not be required;
- (2) Section 37-741 (Seating) shall be modified as follows:
- (i) the requirement for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply;
 - (ii) the requirement of one linear foot of seating for each 30 square feet of #public plaza# area shall be modified to one linear foot of seating for each 60 square feet of publicly accessible open space; and
 - (iii) seating for open air cafes may count toward the seating requirement, in the category of moveable seating, provided that 50 percent of the linear seating capacity is provided through other seating types;
- (3) For #Open Space A#, Section 37-742 (Planting and trees) shall be modified to require that at least 15 percent of the area of the publicly accessible open space shall be comprised of planting beds with a minimum dimension of two feet, exclusive of any bounding walls. For #Open Space B#, Section 37-742 (Planting and trees) shall be modified to eliminate the requirement for such planting beds;
- (4) Section 37-743 (Lighting) shall be modified to provide that for publicly accessible open spaces fronting on Mott Avenue, the lighting fixtures installed by the Department of Transportation within the #street# shall be included in the calculation of the required level of illumination;
- (5) Section 37-744 (Litter receptacles) shall be modified to require a minimum of one litter receptacle per 10,000 square feet of publicly accessible open space;
- (6) Entry plaques for publicly accessible open spaces shall be provided as described in paragraph (a) of Section 37-751 (Public space signage systems), except that the number of such plaques shall be provided so that one such plaque is located at each point of entry from a #street# to such publicly accessible open space. Plaques pursuant to paragraphs (b) and (c) of Section 37-751 shall not be required; and
- (7) Section 37-753 (Accessory signs) shall be modified as follows:
- (i) paragraphs (a), (c) and (d) shall not apply;
 - (ii) paragraph (b) shall be modified to permit non-#illuminated# or #illuminated accessory signs#, and the permitted #surface area# of such #signs# shall be as permitted by the underlying district, as if the publicly accessible open space was a #street#; and
 - (iii) paragraph (e) shall be modified to permit any number of #accessory signs# within the publicly accessible open space, subject to the remaining provisions of such paragraph (e).

136-40 SPECIAL OFF-STREET PARKING REGULATIONS

136-41 Parking Regulations

The off-street parking regulations shall be modified, as follows:

- (a) The regulations of Section 25-027 (Applicability of regulations in Community District 14, Queens) shall not apply. In lieu thereof, the regulations of the applicable underlying district shall apply, as modified by the provisions of this Section.
- (b) In a C2 Commercial District mapped within an R7-1 District, the regulations of Section 25-251 (Income-restricted housing units) shall be modified to require an #accessory# off-street parking requirement of 25 percent per #income-restricted housing unit#.

- (c) For #commercial uses# in Parking Requirement Categories PRC-A, PRC-B, PRC-B1 and PRC-C, the provisions of Section 36-21 (General Provisions) shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.

For ambulatory diagnostic or treatment health care facilities listed in Use Group 4, the provisions of Sections 25-31 (General Provisions) and 36-21 shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.

- (d) Within Subdistrict A, parking spaces provided on private streets shall count towards the number of #accessory# off-street parking spaces required by the provisions of Sections 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) and 36-30 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS). For such parking spaces located within private streets, the provisions of Section 28-40 (PARKING FOR QUALITY HOUSING) shall not apply.

136-50 AUTHORIZATIONS

136-51 Authorization to Modify Standards for Publicly Accessible Open Spaces and Private Streets

The City Planning Commission may authorize modification of the provisions of Sections 136-323 (Private streets) and 136-324 (Publicly accessible open space requirements), provided that the Commission shall find that:

- (a) the usefulness and attractiveness of the publicly accessible open space will be improved by the proposed design and layout;
- (b) such modification to private street provisions will result in a private street network that will ensure pedestrian and vehicular mobility and safety and will be well integrated with the surrounding #streets#; and
- (c) such modification will result in a superior urban design relationship with surrounding #buildings# and open areas, including #streets# and private streets.

The Commission may prescribe appropriate conditions and controls to enhance the relationship of such publicly accessible open spaces and private streets to surrounding #buildings# and open areas.

136-52 Authorization to Modify Bulk Regulations

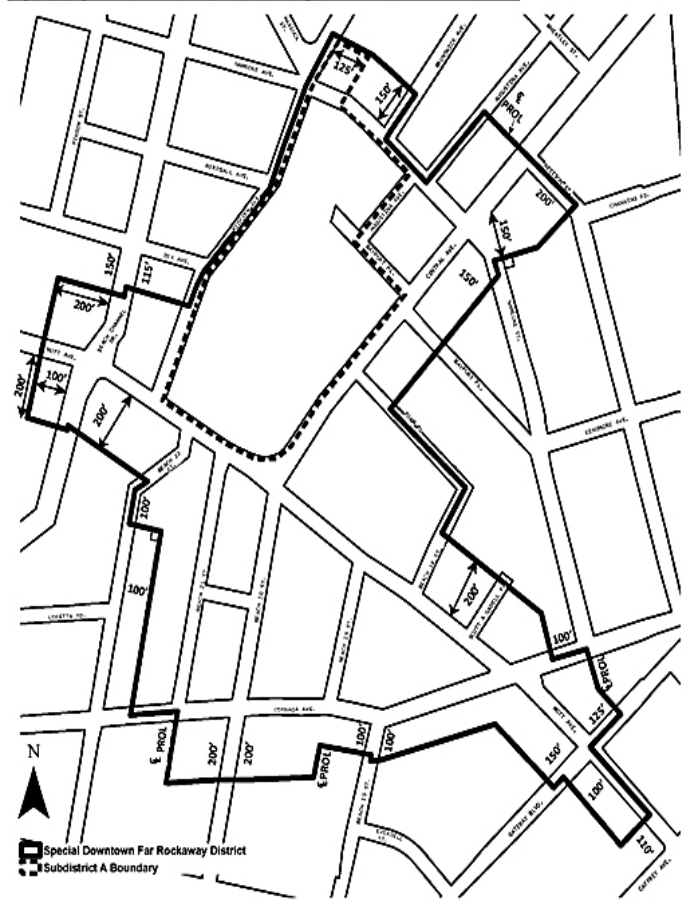
The City Planning Commission may authorize modifications of height and setback regulations, #yard# regulations, and regulations governing the minimum required distance between #buildings# and the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the maximum building heights established in Sections 136-314 (Maximum building height) and 136-315 (Maximum building height and horizontal dimension for tall buildings) shall not be modified. The Commission shall find that such modifications:

- (a) will aid in achieving the general purposes and intent of this Chapter as set forth in Section 136-00 (GENERAL PURPOSES);
- (b) will provide a better distribution of #bulk# on the #zoning lot#, resulting in a superior site plan, in which the #buildings# subject to this authorization and any associated open areas will relate harmoniously with one another and with adjacent #buildings# and open areas;
- (c) will not unduly increase the #bulk# of any #building# or unduly obstruct access of adequate light and air to the detriment of the occupants or users of #buildings# on the #block# or nearby #blocks#, or of people using the public #streets# and other public spaces; and
- (d) will not create traffic congestion in the surrounding area.

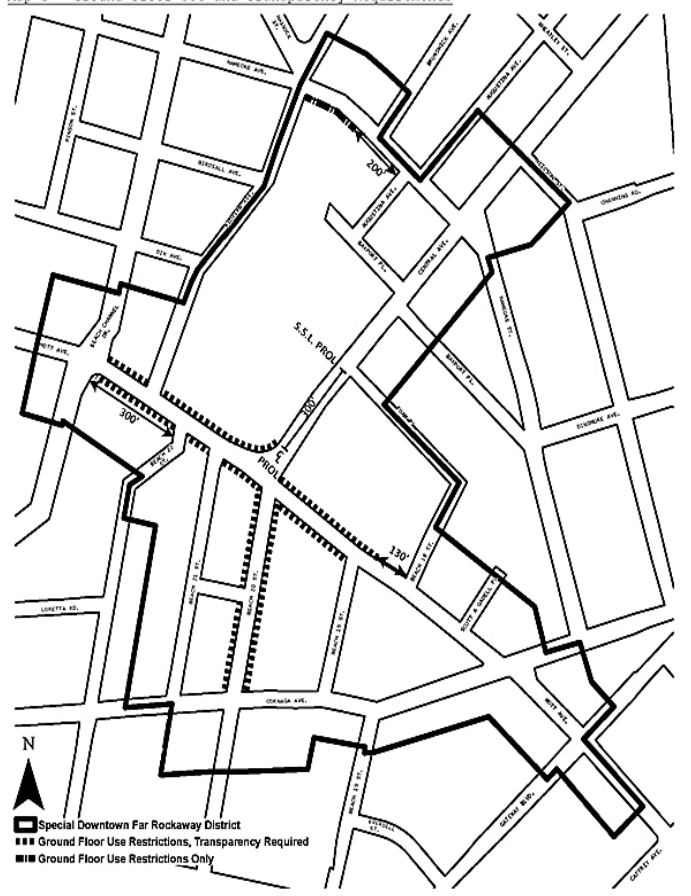
The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

APPENDIX Special Downtown Far Rockaway District Maps

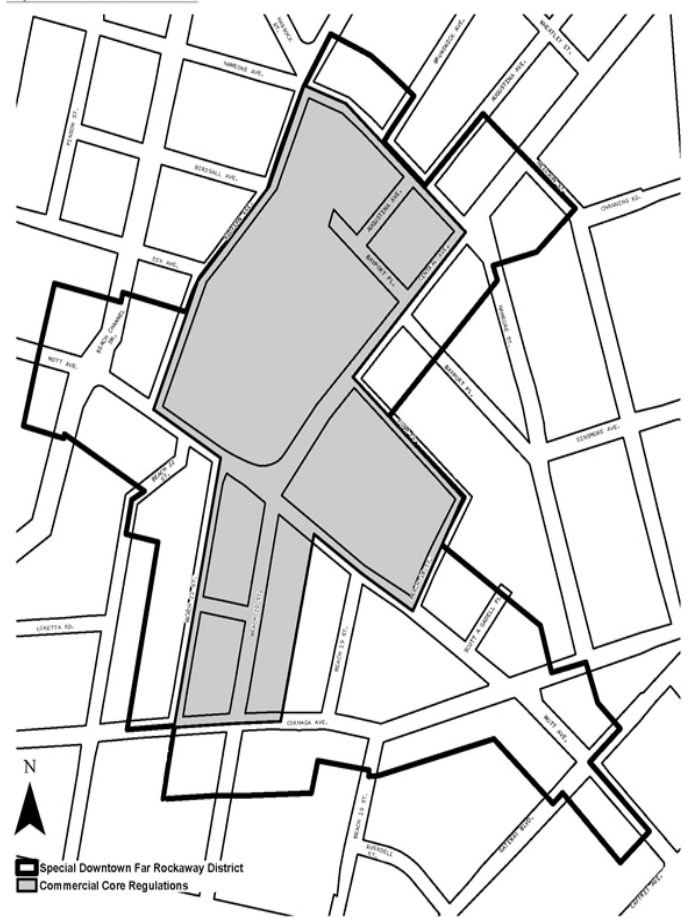
Map 1 - Special Downtown Far Rockaway District and Subdistrict



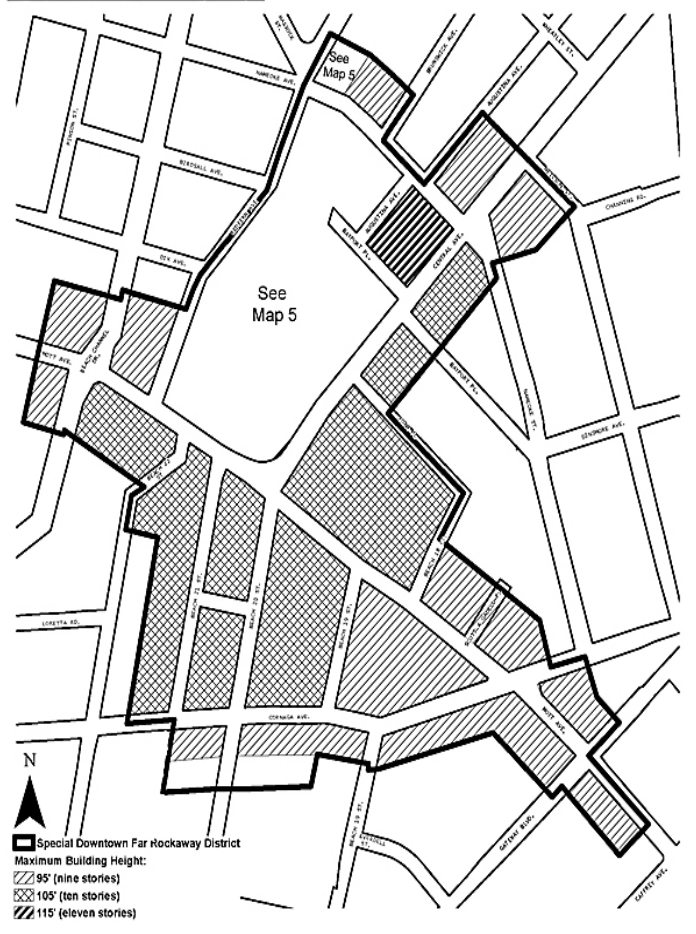
Map 3 - Ground Floor Use and Transparency Requirements



Map 2 - Commercial Core



Map 4 - Maximum Building Height



City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

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

Article I: GENERAL PROVISIONS

Chapter 1 – Title, Establishment of Controls and Interpretation of Regulations

* * *

11-122 Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Clinton District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the #Special Clinton District# is hereby established.

Establishment of the Special Coastal Risk District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 7, the #Special Coastal Risk District# is hereby established.

Establishment of the Special College Point District

* * *

Chapter 2 – Construction of Language and Definitions

12-10 DEFINITIONS

* * *

Special Clinton District
The “Special Clinton District” is a Special Purpose District designated by the letters “CL” in which special regulations set forth in Article IX, Chapter 6, apply.

Special Coastal Risk District
The “Special Coastal Risk District” is a Special Purpose District designated by the letters “CR” in which special regulations set forth in Article XIII, Chapter 7, apply.

Special College Point District

* * *

Article XIII - SPECIAL PURPOSE DISTRICTS

Chapter 7 Special Coastal Risk District

137-00 GENERAL PURPOSES

The “Special Coastal Risk District” established in this Resolution is designed to promote and protect public health, safety and general welfare in coastal areas that are currently at exceptional risk from flooding and may face greater risk in the future. These general goals include, among others, the following specific purposes:

- (a) to limit the population in areas that are vulnerable to frequent flooding, including those areas exceptionally at risk from projected future tidal flooding;
- (b) to reduce the potential for property damage and disruption from regular flood events and support the City’s capacity to provide infrastructure and services;
- (c) to promote consistency with planned improvements, neighborhood plans, and other measures to promote drainage, coastal protection, open space and other public purposes; and
- (d) to promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City’s tax revenue.

137-10 GENERAL PROVISIONS

The provisions of this Chapter shall apply within the #Special Coastal Risk District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified 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.

137-11 District Plan and Map

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

137-12 Applicability of Special Regulations

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table.

Special Regulations for the #Special Coastal Risk District#

#Special Coastal Risk District#	#Residential Use# (137-21)	#Community Facility Use# (137-22)	Modified #Bulk# Requirements (137-31)
CR-1 (Broad Channel, Queens)	X	X	

137-20 SPECIAL USE REGULATIONS

The special #use# regulations of this Section, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

137-21 Residential Use

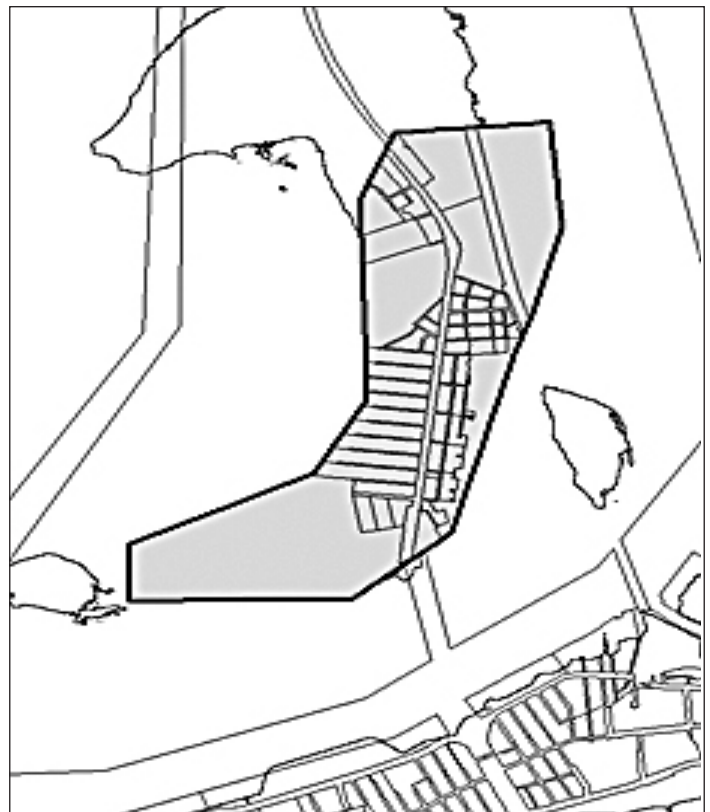
In #Special Coastal Risk District# 1, #residential uses# shall be limited to those #uses# set forth in Section 22-11 (Use Group 1).

137-22 Community Facility Use

In #Special Coastal Risk Districts#, #community facilities# with sleeping accommodations shall not be permitted.

Appendix Special Coastal Risk District Plan

Map 1 - #Special Coastal Risk District# 1, in Broad Channel, Community District 14, Borough of Queens



[new text map to be added]

* * *

Nos. 11 & 12
HAMILTON BEACH
No. 11

CD 10

C 170255 ZMQ

IN THE MATTER OF an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b:

- 1. eliminating from an existing R3-1 District a C1-2 District bounded by 159th Avenue, Coleman Square, 159th Road, a line 150 feet easterly of 102nd Street, 160th Avenue, a line midway between 101st Street and 102nd Street, a line 338 feet northerly of 160th Avenue, and 102nd Street;
2. changing from an R3-1 District to an R3A District bounded by a line 120 feet northerly of 160th Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160th Avenue and its easterly centerline prolongation, 104th Street, the westerly street line of 104th Street and its southerly prolongation, the easterly centerline prolongation of 104th Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102nd Street;
3. establishing within an existing R3-1 District a C1-3 District bounded by 159th Avenue, Coleman Square, 159th Road and its easterly centerline prolongation, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), a line 100 feet southerly of 159th Road, a line 150 feet easterly of 102nd Street, a line 120 feet northerly of 160th Avenue, 102nd Street, 160th Avenue, a line midway between 101st Street and 102nd Street, a line 370 feet northerly of 160th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160th Avenue, a line 150 feet easterly of 102nd Street, 160th Avenue, and 102nd Street; and
5. establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160th Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160th Avenue and its easterly centerline prolongation, 104th Street, the westerly street line of 104th Street and its southerly prolongation, the easterly centerline prolongation of 104th Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102nd Street;

Resolution for adoption scheduling May 24, 2017, for a public hearing.

No. 12

CD 10

N 170267 ZRQ

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk.

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

Article I: GENERAL PROVISIONS

Chapter 1 - Title, Establishment of Controls and Interpretation of Regulations

* * *

11-122

Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Clinton District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the #Special Clinton District# is hereby established.

Establishment of the Special Coastal Risk District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 7, the #Special Coastal Risk District# is hereby established.

Establishment of the Special College Point District

* * *

Chapter 2 - Construction of Language and Definitions

12-10
DEFINITIONS

* * *

Special Clinton District

The "Special Clinton District" is a Special Purpose District designated by the letters "CL" in which special regulations set forth in Article IX, Chapter 6, apply.

Special Coastal Risk District

The "Special Coastal Risk District" is a Special Purpose District designated by the letters "CR" in which special regulations set forth in Article XIII, Chapter 7, apply.

Special College Point District

* * *

Article XIII - SPECIAL PURPOSE DISTRICTS

Chapter 7

Special Coastal Risk District

137-00

GENERAL PURPOSES

The "Special Coastal Risk District" established in this Resolution is designed to promote and protect public health, safety and general welfare in coastal areas that are currently at exceptional risk from flooding and may face greater risk in the future. These general goals include, among others, the following specific purposes:

- (a) to limit the population in areas that are vulnerable to frequent flooding, including those areas exceptionally at risk from projected future tidal flooding;
(b) to reduce the potential for property damage and disruption from regular flood events and support the City's capacity to provide infrastructure and services;
(c) to promote consistency with planned improvements, neighborhood plans, and other measures to promote drainage, coastal protection, open space and other public purposes; and
(d) to promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City's tax revenue.

137-10

GENERAL PROVISIONS

The provisions of this Chapter shall apply within the #Special Coastal Risk District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified 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.

137-11

District Plan and Map

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

137-12

Applicability of Special Regulations

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table.

Special Regulations for the #Special Coastal Risk District#

Table with 4 columns: #Special Coastal Risk District#, #Residential Use# (137-21), #Community Facility Use# (137-22), Modified #Bulk# Requirements (137-31). Row 1: CR-1 (Hamilton Beach, Queens), X, X.

**137-20
SPECIAL USE REGULATIONS**

The special #use# regulations of this Section, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**137-21
Community Facility Use**

In #Special Coastal Risk Districts#, #community facilities# with sleeping accommodations shall not be permitted.

**137-30
SPECIAL BULK REGULATIONS**

The special #bulk# regulations of this Section, inclusive, shall apply to #buildings# in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**137-31
Minimum Lot Width**

In #Special Coastal Risk Area# 1, the regulations of Section 23-32 (Minimum Lot Area or Lot Width for Residences) are modified such that the minimum #lot width# for a #two-family detached residence# in an R3A District shall be 40 feet.

**Appendix
Special Coastal Risk District Plan**

Map 1 - #Special Coastal Risk District# 1, in Hamilton Beach, Community District 10, Borough of Queens



[new text map to be added]

* * *

**BOROUGH OF MANHATTAN
No. 13
34th STREET HELIPORT**

CD 6 C 170158 ZSM

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-66 of the Zoning Resolution to allow a heliport on property generally located between the U.S. Pierhead Line of the East River and the north-bound service road of the Franklin D. Roosevelt Drive, south of East 34th Street, (Block 962, part of Lot 50) in an M2-3 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271.

**No. 14
MANHATTAN DISTRICT 11 GARAGE AND LOT CLEANING UNIT**

CD 11 C 170269 PCM

IN THE MATTER OF an application submitted by Department of

Sanitation, the Department of Housing Preservation and Development and Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the site selection acquisition of property located at 207/217 East 127th Street (Block 1792, Lots 5 and part of 28) to facilitate the relocation of Department of Sanitation Manhattan 11 District Garage and Lot Cleaning Unit Headquarters.

**No. 15
62 GREENE STREET**

CD 2 C 170280 ZSM

IN THE MATTER OF an application submitted by 62 Greene Owners Corporation 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 42-14D(2)(a) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar of an existing 5-story building occupying more than 3,600 square feet of lot area, on property located at 62 Greene Street (Block 485, Lot 3), in an M1-5A District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271.

**No. 16
462 BROADWAY**

CD 2 C 170192 ZSM

IN THE MATTER OF an application submitted by 462BDWY LAND, L.P. 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/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, 2nd floor and 3rd floor of an existing 6-story building on property located at 462 Broadway (Block 473, Lot 1), 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 at 120 Broadway, 31st Floor, New York, NY 10271.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



☛ m10-24

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, May 10, 2017, at 10:00 A.M.

**BOROUGH OF THE BRONX
Nos. 1 & 2
WHITLOCK AND 165TH STREET REZONING
No. 1**

CD 2 N 170088 ZRX

IN THE MATTER OF an application submitted by The Ader Group, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

The Bronx

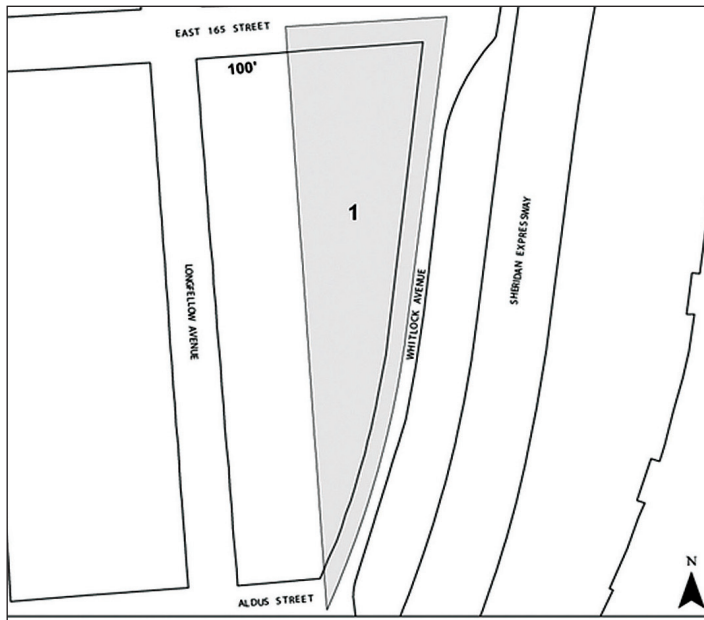
* * *


The Bronx Community District 2

In the R8A District within the area shown on the following Map 1:

Map 1 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing area see Section 23-154(d)(3) Area 1 [date of adoption] — MIH Program Option 1
Portion of Community District 2, The Bronx

* * *

No. 2

CD 2 **C 170087 ZMX**
IN THE MATTER OF an application submitted by The Ader Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6c:

1. changing from an M1-1 District to an R8A District, property bounded by East 165th Street, Whitlock Avenue, and a line 100 feet easterly of Longfellow Avenue; and
2. establishing within the proposed R8A District, a C2-4 District, bounded by East 165th Street, Whitlock Avenue, and a line 100 feet easterly of Longfellow Avenue;

as shown on a diagram (for illustrative purposes only) dated January 30, 2017, and subject to the conditions of CEQR Declaration E-413.

BOROUGH OF MANHATTAN
Nos. 3-6
ECF EAST 96TH STREET
No. 3

CD 11 **C 170226 ZMM**
IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and AvalonBay Communities, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. changing from an R7-2 District to a C2-8 District, property bounded by Second Avenue, East 97th Street, a line 100 feet easterly of Second Avenue, and a line midway between East 97th Street and East 96th Street;
2. changing from an R7-2 District to an R10 District, property bounded by a line 100 feet easterly of Second Avenue, East 97th Street, First Avenue, and a line midway between East 97th Street and East 96th Street;
3. changing from an R10A District to a C2-8 District, property bounded by Second Avenue, a line midway between East 97th Street and East 96th Street, a line 100 feet easterly of Second Avenue, and East 96th Street; and
4. changing from an R10A District to an R10 District, property bounded by a line 100 feet easterly of Second Avenue, a line midway between East 97th Street and East 96th Street, First Avenue, and East 96th Street;

as shown on a diagram (for illustrative purposes only) dated January 17, 2017.

No. 4

CD 11 **N 170227 ZRM**
IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of

the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

* * *

74-75
Educational Construction Fund Projects

In R5, R6, R7, R8, R9 or R10 Districts, in C1 or C2 Districts mapped within such #Residence Districts#, or in C1-6, C1-7, C1-8, C1-9, C2-6, C2-7, C2-8, C4, C5, C6 or C7 Districts, for combined #school# and #residences# including air rights over #schools# built on a #zoning lot# owned by the New York City Educational Construction Fund, the City Planning Commission may permit utilization of air rights; modify the requirements that open area be accessible to and usable by all persons occupying a #dwelling unit# or #rooming unit# on the #zoning lot# in order to qualify as #open space#; permit ownership, control of access and maintenance of portions of the #open space# to be vested in the New York City Educational Construction Fund or City agency successor in title; permit modification of #yard# regulations and height and setback regulations; permit the distribution of #lot coverage# without regard for #zoning lot lines# for a #zoning lot# containing the Co-op Tech High School in Manhattan Community District 11; authorize the total #floor area#, #open space#, #dwelling units# or #rooming units# permitted by the applicable district regulations on such site to be distributed without regard for district boundaries; and authorize an increase of 25 percent in the number of #dwelling units# or #rooming units# permissible under the applicable district regulations. For the purposes of this Section, a #zoning lot# owned by the New York City Educational Construction Fund may also include a tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school listed in the following table.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Manhattan

* * *

Manhattan Community District 11


* * *

In the R10 and C2-8 Districts within the areas shown on the following Map 2:

Map 2 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area See Section 23-154(d)(3) Area 2 - [date of adoption] MIH Program Option 1

Portion of Community District 11, Borough of Manhattan

* * *

No. 5

CD 11 C 170228 ZSM

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and AvalonBay Communities, Inc., pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-75* of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-On-A-Base) and 24-50 (Height and Setback Regulations), and to modify the requirements of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage), in connection with a proposed mixed-use development, on property bounded by East 97th Street, First Avenue, East 96th Street and Second Avenue (Block 1668, Lot 1), in R10** and C2-8** Districts.

* Note: A zoning text amendment is proposed to modify Section 74-75 of the Zoning Resolution under a concurrent related application N 170227 ZRM.

** Note: The site is proposed to be rezoned by changing R7-2 and R10A Districts to R10 and C2-8 Districts, under a concurrent related application for a Zoning Map change (C 170226 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 6

CD 11 C 170229 ZSM

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and AvalonBay Communities, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property, bounded by East 97th Street, First Avenue, East 96th Street and Second Avenue (Block 1668, Lot 1), in R10** and C2-8** Districts.

** Note: The site is proposed to be rezoned by changing R7-2 and R10A Districts to R10 and C2-8 Districts under a concurrent related application for a Zoning Map change (C 170226 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, May 10, 2017, at 10:00 A.M., in Spector Hall, located at 22 Reade Street in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Educational Construction Fund (ECF) together with AvalonBay Communities, for approval of several discretionary actions including, zoning map and text amendments, and special permits to develop an Educational Construction Fund Project. These actions will facilitate the construction of three new High Schools, permanent affordable housing, local retail services and the reconstruction of a jointly-operated playground on a currently underutilized City-Owned property comprising an entire city block (Block 1668, Lot 1), generally bounded by East 96th Street, Second Avenue, East 97th Street and First Avenue, in the East Harlem neighborhood of Manhattan, Community District 11. Written comments on the DEIS are requested and will be received and considered by ECF, the Lead Agency, until Monday, May 22, 2017.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16ECF001M.

No. 7

LOWER MANHATTAN PLAZA APPLICABILITY

CD 1 N 170286 ZRM

IN THE MATTER OF an application submitted by Lightstone Acquisitions X, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 1 (Special Lower Manhattan District) relating to regulations allowing a floor area bonus for public plazas.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

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

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 7 Special Urban Design Regulations

* * *

37-713

Locational restrictions

No #public plaza#, or portion thereof, shall be located within 175 feet of an existing #publicly accessible open area# or #public park# as measured along the #street line# on which the existing amenity fronts if the #public plaza# is to be located on the same side of the #street#, or as measured along the directly opposite #street line# if the #public plaza# is to be located on the other side of the #street#. Such distance shall include the width of any #street# that intersects the #street# on which the amenity fronts. However, such location restriction may be waived if the #public plaza# is located directly across the #street# from the existing #publicly accessible open area# or #public park# and if the Chairperson of the City Planning Commission finds that the location of the #public plaza# at such location would create or contribute to a pedestrian circulation network connecting the two or more open areas.

Additional provisions regarding the location of a #public plaza# are set forth in the #Special Midtown District#, the #Special Lower Manhattan District#, and the #Special Downtown Brooklyn District#.

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 1 Special Lower Manhattan District

* * *

91-24

Floor Area Bonus for Public Plazas

The maximum permitted #floor area# on a #zoning lot# may be increased, in accordance with the following regulations, where a #public plaza# is provided that meets the requirements of Section 37-70 (PUBLIC PLAZAS):

- (a) A #floor area# bonus for a #public plaza# shall ~~not~~ only be permitted for ~~any~~ a #development# or #enlargement# that is located within:
 - (1) outside the Historic and Commercial Core;
 - (2) outside the South Street Seaport Subdistrict; or
 - (3) beyond 50 feet of a #street line# of a designated #street#, except in C6-4 Districts, on which:
 - (i) retail continuity is required, pursuant to Section 91-41 (Regulations for Designated Retail Streets); or
 - (ii) #street wall# continuity is required, pursuant to the regulations for Type 1 or Type 2A #street walls# pursuant to Section 91-31 (Street Wall Regulations).
- (b) Within a C6-4 District, paragraph (a)(3) of this Section shall not apply to the location of a #development# or #enlargement#; however, a #floor area# bonus for a #public plaza# shall be permitted, provided that such #public plaza# is located beyond 50 feet of the designated #streets# referenced in paragraph (a) (3) of this Section.
- (b)(c) For each square foot of a #public plaza#, the basic maximum #floor area# permitted by Section 91-22 (Floor Area Increase Regulations) may be increased, in C6-4 Districts, by six square feet, to a maximum #floor area# ratio of 12.0 and, in C5-3, C5-5 and C6-9 Districts, by ten square feet, to a maximum #floor area# ratio of 18.0.
- (e)(d) When a #public plaza# that meets the requirements for a #floor area# bonus is located on a #zoning lot# divided by a district boundary, the bonusable #floor area# may be credited to either portion of the #zoning lot#, notwithstanding the location of the #public plaza# or the date of the creation of the #zoning lot#. The amount of bonusable #floor area# permitted on either portion of the #zoning lot# shall not exceed the maximum amount of #floor area# permitted on such portion if it were a separate #zoning lot# subject to all other provisions of Article VII, Chapter 7.

* * *

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 824 of the New York City Charter, will be held on May 24, 2017 at 10:00 A.M., 1 Centre Street, 20th Floor, Conference Room D, Borough of Manhattan.

IN THE MATTER OF a lease for The City of New York, as Tenant, of approximately 18,750 rentable square feet of space consisting of the entire 2nd and 3rd Floors of the building, located at 5901 13th Avenue (Block 5712, Lot 1) in the Borough of Brooklyn, for the Department for the Aging to use as a Senior Center or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed lease shall be for a period from April 1, 2017 until December 31, 2021, at an annual rental of \$562,500.00, payable in equal monthly installments at the end of each month. The first month's rent shall include an additional payment of \$765,408.00, which represents the differential between the current rent and the new rent, for the period commencing July 7, 2013 and ending March 31, 2017.

The lease may be terminated by the Tenant, in whole or in part, after the second year, upon one hundred and twenty (120) days prior written notice to the Landlord.

The Landlord shall, at its sole cost and expense, make alterations and improvements in accordance with a scope of work which is attached to the lease.

Further information, including public inspection of the proposed lease may be obtained at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please contact Chris Fleming at (212) 386-0315.

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 HEARING. TDD users should call VERIZON relay services.



☛ m10

COMMUNITY BOARDS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 11 - Tuesday, May 16, 2017, 6:30 P.M., Silberman School of Social Work at Hunter College, 2180 Third Avenue, New York City, NY.

East Harlem Neighborhood Rezoning

#C170358 ZMM

IN THE MATTER OF an application submitted by NYC Department of City Planning, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 6a and 6b: eliminating from within an existing R7-2 District a C1-4 District, bounded by East 124th Street, Park Avenue, East 123rd Street, and a line 100 feet westerly of Park Avenue.

#C170360 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Second Amended Urban Renewal Plan for the Milbank Frawley Circle, East Urban Renewal Area, Borough of Manhattan, Community District 11.

#C170361 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b: eliminating from within an existing R7-2 district a C1-4 district, bounded by East 112th Street, the westerly of Madison Avenue, East 11th Street, and Madison Avenue; and East 112th Street, the westerly boundary line of the NY Central Railroad right-of-way.

#C170363 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter for the disposition of such property to a

developer to be selected by HPD to facilitate the development of large scale general development consisting of three mixed-use buildings with commercial and community facility uses on the lower levels, approximately 655 dwelling units on the upper levels and community gardens.

#C170364 PQM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for acquisition of property generally located on the block generally bounded by East 111th Street, Park Avenue, East 112th Street and Madison Avenue.

#C170366 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-421 to allow UG 6 uses on portions of the 3rd Floor of a proposed building, in connection with a proposed mixed-use development within a large scale general development.

#C170367 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-532 of the Zoning Resolution to waive all required accessory residential off-street parking spaces, in connection with a proposed mixed-use development, within a large scale general development in the Transit Zone, in R9 and R9/C2-5* districts.

*Note: the site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

☛ m10-16

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 11 - Thursday, May 11, 2017, 7:30 P.M., 1740 84th Street, Brooklyn, NY.

BSA# 279-01-BZ

The applicant seeks to remove a condition in a previously approved variance to allow the use of the Lake Street side of the school as an entrance/exit.

m5-11

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 10 - Monday, May 15, 2017, 7:15 P.M., Norwegian Christian Home, 1250 67th Street, Brooklyn, NY.

DCA # 4000-2017-ASWC

IN THE MATTER OF an application submitted to operate an unenclosed sidewalk café, at Louzza LLC, d/b/a Mon Gateau, 8101 5th Avenue, for 16 tables and 34 chairs.

m9-15

CONSUMER AFFAIRS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, May 17, 2017, at 2:00 P.M., at 42 Broadway, 5th Floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

- 1) 910 Seventh Ave. Rest LLC
910 7th Ave. in the Borough of Manhattan
(To establish, maintain, and operate a small unenclosed sidewalk café for a term of two years.)
- 2) B.L.T.G. Pizza Inc.
574 Columbus Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3) Esquina NYC 1402 Second LLC
1402 2nd Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 4) Flattopps LLC

3306 Ditmars Boulevard in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

- 5) Hudson Heights Bar & Grill Corp.
701 West 180th Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 6) Muginoho International Inc.
2167 Broadway in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 7) Omnity One LLC
2162 2nd Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 8) Travesias Cafe LLC
3830 East Tremont Avenue in the Borough of Bronx
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

Accessibility questions: Johanna Hernandez, (212) 436-0177, jhernandez@dca.nyc.gov, by: Wednesday, May 17, 2017, 1:00 A.M.

 m10

EMPLOYEES' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Regular Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Thursday, May 11, 2017, at 9:30 A.M. To be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor, Boardroom, Brooklyn, NY 11201-3751.

Karen Mazza, Interim Executive Director m4-10

FINANCE

■ MEETING

A meeting of the New York City Banking Commission is scheduled for Thursday, May 11, 2017, at 4:00 P.M., located at 59 Maiden Lane, 28th Floor, Large Conference Room, New York, NY 10038.

 m1-11

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, May 10, 2017, at 2:30 P.M., at 253 Broadway, 14th Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007 ((212) 788-0010), no later than **SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.**

m1-10

HOUSING AUTHORITY

■ MEETING

The next Audit Committee Meeting of the New York City Housing Authority is scheduled for Wednesday, May 10, 2017, at 10:00 A.M., in the Board Room on the 12th Floor of 250 Broadway, New York, NY. Copies of the Agenda are available on NYCHA's website, or can be picked up at the Office of the Audit Director at 250 Broadway, 3rd Floor, New York, NY, no earlier than 24 hours before the upcoming Audit Committee Meeting. Copies of the Minutes are also available on

NYCHA's website, or can be picked up at the Office of the Audit Director no later than 3:00 P.M., on the Monday after the Audit Committee approval in a subsequent Audit Committee Meeting.

Accessibility questions: Paula Mejia, (212) 306-3441, by: Tuesday, May 9, 2017, 12:00 P.M.

 a28-m10

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, May 24, 2017, at 10:00 A.M., in the Board Room, on the 12th Floor of 250 Broadway, New York, NY (unless otherwise noted). Copies of the Calendar are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary at 250 Broadway, 12th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are also available on NYCHA's website or can be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M., on the Thursday after the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's website at <http://www1.nyc.gov/site/nycha/about/board-calendar.page> to the extent practicable at a reasonable time before the meeting.

The meeting is open to the public. Pre-Registration at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by email at corporate.secretary@nycha.nyc.gov no later than five business days before the Board Meeting.

For additional information, please visit NYCHA's website or contact (212) 306-6088.

Accessibility questions: Office of the Corporate Secretary by phone at (212) 306-6088 or by email at corporate.secretary@nycha.nyc.gov, by: Wednesday, May 17, 2017, 5:00 P.M.

 m10-24

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 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 23, 2017, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

204 6th Avenue - Park Slope Historic District Extension II LPC-19-10029 - Block 953 - Lot 51 - Zoning: R6A CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style store and apartment house built in 1879. Application is to alter the storefront.

41 King Street - Charlton-King-Vandam Historic District LPC-19-8252 - Block 520 - Lot 53 Zoning: R6 CERTIFICATE OF APPROPRIATENESS

A Federal style rowhouse built in 1827-28. Application is to construct rooftop and rear yard additions, excavate the rear yard, and legalize the removal of ironwork without Landmarks Preservation Commission permits.

416 West 13th Street - Gansevoort Market Historic District LPC-19-7201 - Block 645 - Lot 29 - Zoning: 8B CERTIFICATE OF APPROPRIATENESS

A Neo-Classical style factory building designed by Trowbridge & Livingston and built in 1901-1902. Application is to construct a rooftop addition, elevator bulkheads, and a covered walkway at the roof.

769 Greenwich Street - Greenwich Village Historic District LPC-19-8012 - Block 634 - Lot 56 Zoning: C1-6 CERTIFICATE OF APPROPRIATENESS

A Greek Revival style residence built in 1839. Application is to construct rooftop additions.

28 West 12th Street - Greenwich Village Historic District**LPC-19-10008** - Block 575 - Lot 39 - **Zoning:** R6**CERTIFICATE OF APPROPRIATENESS**

One in a pair of adjoined Anglo-Italianate style rowhouses built in 1851-1852. Application is to legalize the installation of a cornice in non-compliance with Permit for Minor Work 15-8973.

13 Bleeker Street - Noho East Historic District**LPC-16-9206** - Block 529 - Lot 48 - **Zoning:** M1-5B**CERTIFICATE OF APPROPRIATENESS**

A Federal style residence with Italianate style alterations, built c. 1822-25 and altered several times between 1869 and 1925. Application is to replace the commercial infill.

31 Bond Street - NoHo Historic District Extension**LPC-19-10930** - Block 529 - Lot 25 - **Zoning:** M1-5B**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style store and loft building designed by DeLemos & Cordes and built in 1888-89. Application is to remove the existing fire escape and replace storefront infill.

31 Bond Street - NoHo Historic District Extension**LPC-19-09630** - Block 529 - Lot 25 - **Zoning:** M1-5B**MODIFICATION OF USE AND BULK**

A Renaissance Revival style store and loft building designed by DeLemos & Cordes and built in 1888-89. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

126 Fifth Avenue - Ladies' Mile Historic District**LPC-19-08959** - Block 819 - Lot 44 - **Zoning:** C6-4M/C6-4A**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style store and loft building designed by Robert Maynicke and built in 1906. Application is to replace doors.

12 West 27th Street - Madison Square North Historic District**LPC-18-7877** - Block 828 - Lot 56 - **Zoning:** C6-4 M1-5M**CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style store and loft building designed by Buchman & Fox and built in 1912-1913. Application is to alter the ground floor and install entrance infill.

50 East 96th Street, aka 1369-1379 Madison Avenue - Expanded Carnegie Hill Historic District**LPC-18-4636** - Block 1507 - Lot 50 - **Zoning:** R10**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style apartment building designed by George F. Pelham and built in 1905-06. Application is to construct a rooftop addition.

895 Madison Avenue - Upper East Side Historic District**LPC-19-8480** - Block 1387 - Lot 21 - **Zoning:** C5-1**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style apartment building designed by W.L. Rouse and L.A. Goldstone and built in 1916. Application is to legalize the installation of awnings and planters without Landmarks Preservation Commission permit(s).

600 West 116th Street - Morningside Heights Historic District**LPC-19-09292** - Block 1896 - Lot 72 - **Zoning:** R8**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building designed by Gaeton Ajello and built in 1911-12. Application is to install storefront infill, signage and mechanical equipment.

◀ m10-23

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 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 16, 2017, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

135-29 Northern Boulevard - Interior Landmark**LPC-19-10074** - Block 4958 - Lot 38 - **Zoning:** R6**CERTIFICATE OF APPROPRIATENESS**

A Churrigueresque style movie palace interior designed by Thomas Lamb and built in 1928; including the ticket lobby, original ticket booth, grand foyer, ceilings, and fixtures and interior components of these areas. Application is to re-authorize Certificate of Appropriateness 06-1202 for the construction of a new building to enclose the interior landmark, and to disassemble, restore off-site, and reinstall salvaged ornamental plasterwork and woodwork and replicas.

316 Grosvenor Street - Douglaston Historic District**LPC-18-1695** - Block 8036 - Lot 10 - **Zoning:** R1-2**CERTIFICATE OF APPROPRIATENESS**

An Arts and Crafts style free-standing house with Colonial Revival details designed by Edward A. Maclean and built in 1910. Application is to construct an addition and retaining walls and perform excavation.

848 President Street - Park Slope Historic District**LPC-19-09956** - Block 1067 - Lot 22 - **Zoning:** R7B**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse designed by C.F. Burckett and built in 1878. Application is to construct rooftop and rear yard additions.

235 Lincoln Place - Park Slope Historic District**LPC-19-7046** - Block 1059 - Lot 50 - **Zoning:** R7B**CERTIFICATE OF APPROPRIATENESS**

A Neo-Federal style apartment building designed by Charles Kreymborg and built in 1937. Application is to replace windows.

191 Baltic Street - Cobble Hill Historic District**LPC-19-8040** - Block 306 - Lot 36 - **Zoning:** R6**CERTIFICATE OF APPROPRIATENESS**

A rowhouse built c. 1841. Application is to legalize the reconstruction of a portion of the rear façade without Landmarks Preservation Commission permit(s).

456 East 18th Street - Ditmas Park Historic District**LPC-19-09684** - Block 5181 - Lot 12 - **Zoning:** R1-2**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house designed by Arlington D. Isham and built in 1905. Application is to replace the entrance stairs.

147 Duane Street - Tribeca South Historic District**LPC-19-7534** - Block 147 - Lot 10 - **Zoning:** C6-2A**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building built in 1856. Application is to legalize alterations to the roof deck and elevator bulkhead without Landmarks Preservation Commission permit(s).

77 Washington Place - Greenwich Village Historic District**LPC-19-5554** - Block 552 - Lot 67 - **Zoning:** R7-2**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style townhouse built in 1844 and altered in 1917. Application is to construct rear yard, and rooftop additions, alter rear facades, and replace skylights and install railings at the roof.

490 LaGuardia Place - South Village Historic District**LPC-18-5208** - Block 525 - Lot 56 - **Zoning:** R7-2/C1-5**CERTIFICATE OF APPROPRIATENESS**

An Italianate style tenement building with commercial ground floor designed by James L. Miller and built in 1870. Application is to establish a master plan governing the future installation of painted wall signs.

650 6th Avenue - Ladies' Mile Historic District**LPC-19-4626** - Block 821 - Lot 7503 - **Zoning:** C6-2A, C6-4A**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style store and loft building designed by Hubert, Pirsson & Hoddick and built in 1892. Application is to install a barrier-free access ramp.

225 Fifth Avenue - Madison Square North Historic District**LPC-19-4698** - Block 856 - Lot 7502 - **Zoning:** C5-2**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style store, loft, and offices building designed by Francis H. Kimball and Harry E. Donnell, and built in 1906-07. Application is to install sidewalk planters.

420 Lexington Avenue - Individual Landmark**LPC-19-10257** - Block 1280 - Lot 7501 - **Zoning:** C5-3**CERTIFICATE OF APPROPRIATENESS**

An Art Deco and Byzantine style office building designed by Sloan & Robertson and built in 1925-27. Application is to alter the façade and install signage.

m3-16

PROPERTY DISPOSITION**CITYWIDE ADMINISTRATIVE SERVICES****■ SALE**

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at:

<https://www.propertyroom.com/s/nyc+fleet>

All auctions are open to the public and registration is free.

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

o11-m29

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nydcas.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 Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j3-d29

POLICE

■ NOTICE

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: 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.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

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):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- 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

j3-d29



"Compete To Win" More Contracts!

Thanks to a new City initiative - "Compete To Win" - the NYC

Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and women-owned businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.

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

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

HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic prequalification application using the City's Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children's Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)
- Human Resources Administration (HRA)
- Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit www.nyc.gov/hhsaccelerator

CITY UNIVERSITY

FACILITIES PLANNING, CONSTRUCTION AND MANAGEMENT

■ SOLICITATION

Construction / Construction Services

LABS ROUND III AT LEHMAN COLLEGE - Competitive Sealed Bids - PIN# CITYW-CUCF-04-14-04 - Due 6-29-17 at 12:00 P.M.

Renovation of the Carman Hall Science Education teaching lab, the Davis Hall Anatomy and Physiology Teaching lab I and the Davis Hall Anatomy and Physiology Teaching Lab II. The renovation of the 1,019

SF teaching lab, located in Carman Hall will consist of abatement, demolition of existing interior finishes, plumbing, HVAC and complete interior fit out of room B11 in Carman Hall. The 2,870 SF renovation work in Davis Hall rooms 201, 203, and 237 will consist of abatement, demolition of existing interior finishes, plumbing, HVAC work, complete interior fit out and ADA compliance. Bidders are directed to review the contract documents for the complete scope of work. The work is being bid as a single prime GC contract with the expected cost ranging from \$4,500,000 to \$5,000,000. Bid Documents will be available for downloading starting Wednesday, May 10, 2017, at 12:00 NOON, at www.lirobiddocuments.com. Prospective bidders may also request bid documents on electronic media in the format of a CD or DVD. Bidders are instructed to check the website periodically for any addenda that may be issued prior to submitting their bid. Any issues pertaining to the downloading of bid documents, or to request the bid documents on electronic media should be directed to, the LiRo contact person Lawrence Fitzpatrick. A site visit and Pre-Bid Conference has been scheduled for Friday, May 26th, 2017, at 10:00 A.M. Attendance by any potential bidders, subcontractors and suppliers is strongly encouraged. All attendees are to meet in the parking lot, located in between Davis Hall and Carman Hall, located at 2833 Goulden Avenue, Bronx, NY 10468. All Pre-Bid questions must be in writing and must be received at Fitzpatrickl@Liro.com no later than 4:00 P.M., Friday, June 23rd, 2017. Any questions or requests for clarification received after this time and date, will not be accepted. The Minority and Women Owned Business Enterprise (M/WBE) and Service-Disabled Veterans Owned Business (SDVOB) goals for this project are 18 percent for MBE, 12 percent for WBE, and a good faith effort for SDVOB. All work is being performed under a Project Labor Agreement and the bidder will be required to assent to the terms of a Project Labor Agreement.

All Bids shall be delivered and received no later than 12:00 NOON, Thursday, June 29th, 2017, to LiRo Program and Construction Management PE, P.C., Attention: Lawrence Fitzpatrick, c/o City University of New York (CUNY), 555 West 57th Street, 16th Floor, New York, NY 10019. Bids will be received Monday through Friday during regular business hours but no later than the date and time specified above. Bids will be opened at the offices of the City University of New York (CUNY), located on the 16th Floor, at 555 West 57th Street, New York, NY 10019, at 1:00 P.M., Thursday, June 29th, 2017. Bidders are requested to limit attendance to no more than two representatives.

Any problems receiving the Bid Documents should be reported to cuny.builds@cuny.edu. All other questions and communications must be directed to LiRo Program and Construction Management, P.E. P.C., at Fitzpatrickl@liro.com. This project is governed by the NYS Procurement Lobby Act set forth in State Finance Law Sections 139-j and 139-k.

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

City University, LiRo Program and Construction Management PE, P.C., 111 Broadway, Suite 501, New York, NY 10006. Lawrence Fitzpatrick (917) 572-6237; Fax: (914) 941-1177; fitzpatrickl@liro.com

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CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ SOLICITATION

Goods

WATER METERS, ELECTRONIC - Competitive Sealed Bids - PIN# 8571700279 - Due 6-5-17 at 10:30 A.M.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor South, New York, NY 10007. Michael Ransom (212) 386-0466; Fax: (646) 500-7298; mransom@dcas.nyc.gov

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ENVELOPES, COMMERCIAL, PLAIN, WINDOW AND COLORS - Competitive Sealed Bids - PIN# 8571700282 - Due 6-7-17 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Vendor may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone at (212) 386-0044.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor, Bid Room, New York, NY 10007. Ereny Hanna (212) 386-0411; ehanna@dcas.nyc.gov

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CORRECTIONAL/DETENTION SUPPLIES - Competitive Sealed Bids - PIN# 8571700010 - Due 6-13-17 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone (212) 386-0044, or by fax at (212) 669-7585.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor South, New York, NY 10007. Erica De Jesus (212) 386-0435; Fax: (646) 500-7299; ejesus@dcas.nyc.gov

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DESIGN AND CONSTRUCTION

AGENCY CHIEF CONTRACTING OFFICER

■ AWARD

Construction / Construction Services

INSTALLATION OF SIDEWALKS, ADJACENT CURBS AND PEDESTRIAN RAMPS AS NECESSARY IN VARIOUS LOCATIONS-BOROUGH OF QUEENS - Competitive Sealed Bids

- PIN# 85017B0022 - AMT: \$4,269,924.00 - TO: Power Concrete Co. Inc, 497 Raymond Boulevard, Newark, NJ 07105. Project HWS2016Q1(REBID)

● **INSTALLATION OF SIDEWALKS, ADJACENT CURBS AND PEDESTRIAN RAMPS AS NECESSARY IN VARIOUS LOCATIONS-CITYWIDE** - Competitive Sealed Bids -

- PIN# 85017B0038 - AMT: \$4,110,895.00 - TO: Jr Cruz Corp., 675 Line Road, Aberdeen, NJ 07747. Project hws16cw2

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■ SOLICITATION

Construction / Construction Services

RECONSTRUCTION OF FATHER CAPODANNO BLVD. ETC.-BOROUGH OF STATEN ISLAND - Competitive Sealed Bids - PIN# 85017B0009 - Due 6-6-17 at 11:00 A.M.

PROJECT NO.: SANDHW15/PIN: 8502017HW0006C

Bid document deposit-\$35.00 per set-company check or money order only-no cash accepted-late bids will not be accepted
Special Experience Requirements
Apprenticeship Participation Requirements apply to this contract

There will be an Optional Pre-Bid Walk-Thru on Tuesday, May 23, 2017, at 10:00 A.M., at DDC, located at 30-30 Thomson Avenue, 1st Floor, Bid Room, Long Island City, NY 11101.

NOTE: PRE-BID MEETING IS TO DISCUSS NEW DBE REQUIREMENTS ONLY

THIS PROJECT IS SUBJECT TO DBE GOALS

This Project is Federally aided and is subject to the provision of Title 23, U.S. code, as amended, and applicable New York State Statutes. In compliance with these provisions, the minimum wages to be paid laborers and mechanics are included in wage schedules that are set forth in the bid documents.

Disadvantaged Business Enterprises (DBE) will be afforded full opportunity to submit bids and the City of New York hereby notifies all bidders that it will affirmatively insure that any contract entered into pursuant to this advertisement will be awarded to the lowest responsible bidder, without discrimination on the basis of race, color, sex, sexual orientation, national origin, age or place of residence. Prospective bidder's attention is directed to the TIGER/FHWA Funding requirements, which are located in Volume 3, pages TF-1 thru TF-K2 of the contract. DBE goals can be found in Volume 3, page SA-2 of the Schedule A. The DBE Schedule of Utilization and the Debarment History Certification forms are to be submitted with the bid as per Volume 1, Page 2 of the bid documents "Special Notice to Bidders".

DBE Goals: 13 percent

Agency Contact Person - Lorraine Holley (718) 391-2601
 NOTE: Bid Documents are available for downloading at:
<http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp>

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.

Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Brenda Barreiro (718) 391-1041; Fax: (718) 391-2670; csb_projectinquiries@ddc.nyc.gov

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ECONOMIC DEVELOPMENT CORPORATION

CONTRACTS

■ SOLICITATION

Goods and Services

CITYWIDE FACILITIES AND CONSTRUCTION MANAGEMENT SERVICES - CONSULTANT - Request for Proposals - PIN# 70180001 - Due 6-9-17 at 4:00 P.M.

The selected Consultant shall provide the Services at various properties located throughout the City, including waterfront and railyard properties, that are either owned, managed and/or leased by the City, by an agency of the City or by the Corporation (collectively, the Properties, and each individually a "Property") to assist the Corporation with the management, maintenance, improvements and efficient operation of such Properties. The number and location of such Properties may be updated from time to time by the Corporation to include new Properties or to exclude previously designated Properties.

NYCEDC plans to select a consultant on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal, experience of key staff identified in the proposal, experience and quality of any subcontractors proposed, demonstrated successful experience in performing services similar to those encompassed in the RFP, and the proposed fee.

It is the policy of NYCEDC to comply with all Federal, State and City laws and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, age, disability, marital status and other protected category and to take affirmative action in working with contracting parties to ensure certified Minority and Women-Owned Business Enterprises (M/WBEs) share in the economic opportunities generated by NYCEDC's projects and initiatives. Please refer to the Equal Employment and Affirmative Compliance for Non-Construction Contracts Addendum in the RFP.

This project has Minority and Women Owned Business Enterprise ("M/WBE") participation goals, and all respondents will be required to submit a M/WBE Narrative Form with their response. To learn more about NYCEDC's M/WBE program, visit <http://www.nycedc.com/opportunitymwdbe>. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the www.nyc.gov/buycertified.

NYCEDC established the Kick Start Loan programs for Minority, Women and Disadvantaged Business Enterprise (M/W/DBE) interested in working on public projects. Kick Start Loans facilitates financing for short-term mobilization needs such as insurance, payroll, supplies and equipment. Bidders, sub-contractors and sub-consultants are strongly encouraged to visit the NYCEDC website at www.nycedc.com/opportunitymwdbe to learn more about the program.

An optional informational session will be held on Thursday, May 25th, 2017, at 9:00 A.M., at NYCEDC. Those who wish to attend should RSVP by email to FMCMRetainerRFP@edc.nyc on or before May 22nd, 2017.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M., on Friday, May 26th, 2017. Questions regarding the subject matter of this RFP should be directed to FMCMRetainerRFP@edc.nyc. Answers to all questions will be posted by Friday, June 2, 2017, to www.nycedc.com/RFP. Please submit Six (6) sets of your proposal.

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

Economic Development Corporation, 110 William Street, 4th Floor, New York, NY 10038. Maryann Catalano (212) 312-3969; Fax: (212) 312-3918; fmcmmretainer@edc.nyc

Accessibility questions: Equal Access Office at equalaccess@edc.nyc or (212) 312-6602, by: Monday, May 22, 2017, 4:00 P.M.



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ENVIRONMENTAL PROTECTION

AGENCY CHIEF CONTRACTING OFFICE

■ SOLICITATION

Services (other than human services)

NR-120-DES: WEST ODOR CONTROL FACILITIES AT NORTH RIVER WWTP - Request for Proposals - PIN# 82617WP01403 - Due 6-12-17 at 4:00 P.M.

DEP is seeking qualified firms to provide Design Services and Design Services during Construction, for the Improvements of the West Odor Control Facilities, at North River Wastewater Treatment Plant in New York, NY.

MINIMUM QUALIFICATIONS: Proposers must be authorized to practice engineering in the State of New York. A copy of the proposer's "certificate of authorization" issued by the New York State Education Department, Office of the Professions, must be included with the proposal. Proposals who fail to include the "certificate of authorization" may be deemed non-responsive. Proposers must also submit proof of licensure for its key personnel to practice engineering in the State of New York. Key Personnel include Project Director, Project Manager, Task Manager and Lead HVAC Engineer.

PRE-PROPOSAL CONFERENCE: The Pre-Proposal Conference will take place on Friday, May 19, 2017, at 11:00 A.M. At the NYC DEP, 96-05 Horace Harding Expressway, 5th Floor, East Conference Room, Flushing, NY 11368. Attendance to the Pre-Proposal is not mandatory, but it is highly recommended. Please limit attendance to no more than two (2) persons from each firm to attend.

SITE VISIT: The Site Visit will take place following the Pre-Proposal Conference, at 1:30 P.M., at the North River Waste Water Treatment Plant, Main Building Conference Room, 735 West 135th Street, New York, NY 10031.

LAST DAY FOR QUESTIONS REGARDING THIS RFP WILL BE NO LATER THAN CLOSE OF BUSINESS ON MAY 26, 2017.

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.

Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Bid Room, Flushing, NY 11373. Glorivee Roman (718) 595-3226; Fax: (718) 595-3208; glroman@dep.nyc.gov



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BUREAU OF WASTEWATER TREATMENT

■ AWARD

Services (other than human services)

1428-SPDES, SPDES PERMIT WHOLE EFFLUENT TOXICITY TESTING, CITYWIDE - Competitive Sealed Bids - PIN# 82617B0001001 - AMT: \$390,000.00 - TO: American Aquatic Testing Inc., 890 North Graham Street, Allentown, PA, 18109.

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FINANCIAL INFORMATION SERVICES AGENCY

PROCUREMENT

■ INTENT TO AWARD

Services (other than human services)

CANON VARIOSTREAM VS7550 PRINTER MAINTENANCE AND USAGE FEES - Renewal - PIN# 127FY18CANONREN - Due 5-26-17 at 3:00 P.M.

The Financial Information Services Agency (FISA), in accordance with Section 4-04 of the Procurement Policy Board Rules, intends to exercise its option to renew the Variostream VS7550 Printer Maintenance and Usage Fee Agreement with Canon Solutions America Inc. As part of the renewal, Canon Solutions America Inc., will continue to provide Printer Maintenance services and assess monthly Usage Fees for the Variostream VS7550 printer.

The agreement will be renewed for three (3) years commencing on July 1, 2017, and concluding on June 30, 2020. The estimated contract amount will be \$88,536.24.

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.

Financial Information Services Agency, 5 Manhattan West, New York, NY 10001. Harold Hornstein (212) 742-5941; Fax: (212) 857-1004; hhornstein@fisa-opa.nyc.gov

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HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICE

INTENT TO AWARD

Services (other than human services)

SPOLIGOTYPING, SPECIATION AND DRUG RESISTANCE TESTING - Sole Source - Available only from a single source - PIN# 18TB005501R0X00 - Due 5-22-17 at 10:00 A.M.

DOHMH intends to enter into a Sole Source contract with Health Research Inc., via the Wadsworth Center, Mycobacteriology Laboratory, to perform spoligotyping, speciation, and drug resistance testing for all samples received from the NYC Department of Health and Mental Hygiene (DOHMH). In addition, deletion analysis, PCR-based drug resistance analysis, and high quality SNP analysis using whole genome sequencing (WGS) will be performed on requested samples. This early detection will support DOHMH mission to locate any outbreak or new strains of tuberculosis (TB). DOHMH determined that Health Research Inc. is a sole source provider, as they are only authorized vendor to perform spoligotyping testing at the Wadsworth Center, Mycobacteriology Laboratory. DOHMH's Bureau of Tuberculosis Control (BTBC) uses genotyping to identify potential laboratory contaminations, tuberculosis (TB) outbreaks and conduct cluster investigation to interrupt TB transmission. There are no other CLIA licensed laboratory that can provide this service.

Any vendor who believes they can provide these services are welcome to submit an expression of interest via email no later than 5/22/2017, by 10:00 A.M. All questions and concerns regarding this sole source should also be submitted via email.

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

Health and Mental Hygiene, 42-09 28th Street, 17th Floor, Long Island City, NY 11101. Brianna Nedd (347) 396-6799; Fax: (347) 396-6758; bnedd@health.nyc.gov

m9-15

Human Services/Client Services

MENTAL HEALTH- CONGREGATE SUPPORTIVE HOUSING - Negotiated Acquisition - Other - Due 5-16-17 at 2:00 P.M. PIN# 18AZ006601R0X00 - MH Congregate Supportive Housing PIN# 18AZ006602R0X00 - MH Congregate Supportive Housing

Pursuant to Section 3-04 of the Procurement Policy Board Rules, the NYC Department of Health intends to enter into negotiated acquisitions with Housing Works, Inc., and Palladia, Inc. to ensure continued provision of congregate supportive housing services. The contract term will be from 7/1/2017 through 6/30/2020, with two (2) three (3) years renewal options.

THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY. Organizations interested in future solicitation for these services are invited to do so by submitting a written expression of interest to the email address listed above. There is a limited number of vendors available and able to perform the work.

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

Health and Mental Hygiene, Gotham Center, 42-09 28th Street, 17th Floor, CN30A, Long Island City, NY 11101-4132. Simone Smith (347) 396-6614; Fax: (347) 396-6758; ssmith18@health.nyc.gov

m9-15

HOUSING AUTHORITY

SOLICITATION

Construction / Construction Services

REPLACEMENT OF UNDERGROUND STEAM DISTRIBUTION SYSTEM AT VARIOUS MANHATTAN - Competitive Sealed Bids - PIN# HE1701106 - Due 6-1-17 at 11:00 A.M.

Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA. Documents can also be obtained by registering with I-supplier and downloading documents. Please note that original bid bonds are due at time of bid opening.

Please note that in the event only one bidder has submitted a bid in connection with the contract on or before the original bid submission deadline, the bid submission deadline shall automatically be extended for fourteen (14) calendar days. The foregoing extension does not in any way limit NYCHA's right to extend the bid submission deadline for any other reason.

This contract shall be subject to the New York City Housing Authority's Project Labor Agreement if the Bidder's price exceeds \$250,000.00.

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

Housing Authority, 90 Church Street, New York, NY 10007. Latrena Johnson (212) 306-3223; latrena.johnson@nycha.nyc.gov



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SUPPLY MANAGEMENT

SOLICITATION

Goods

SMD TRACKS FOR BYPASS OR SLIDING CLOSET DOORS - Competitive Sealed Bids - PIN# 65291 - Due 6-8-17 at 10:30 A.M.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page. Once on that page, make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Marjorie Flores (212) 306-4728; marjorie.flores@nycha.nyc.gov



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HUMAN RESOURCES ADMINISTRATION

INTENT TO AWARD

Human Services/Client Services

EXPANSION OF THE GIRL SCOUTS TROOP 6000 - Negotiated Acquisition - Other - PIN# 07117N0008 - Due 5-24-17 at 2:00 P.M.

For Information Purposes Only

DSS intends to enter into a Negotiated Acquisition with the Girl Scouts of Greater New York. EPIN: 07117N0008. Term: 5/1/2017 - 4/30/2020. Amount: \$960,000

The proposed Negotiated Acquisition with the Girl Scouts of Greater

New York will allow for the expansion of Troop 6000 to 25 Families with Children, shelter sites throughout New York City, to empower and uplift more girls and young women.

Vendors interested in responding to this or other future solicitations for these types of services should contact the New York City Vendor Enrollment Center at (212) 857-1680 or at www.nyc.gov/selltonyc

See attached memo for additional information.

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.

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Erika Lerner (929) 221-6367; lernere@hra.nyc.gov

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CONTRACTS

■ AWARD

Services (other than human services)

JANITORIAL SERVICES AT 94 FLATBUSH AVE., BROOKLYN, NY - Required Method (including Preferred Source) - PIN# 17QSEGS00201 - AMT: \$2,954,338.56 - TO: New York State Industries for the Disabled Inc. 11 Columbia Circle Drive, Albany, NY 12203-5156. EPIN: 09616M0005

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NYC HEALTH + HOSPITALS

■ SOLICITATION

Services (other than human services)

CODING ACCURACY AND RISK ADJUSTMENT SERVICES - Request for Proposals - PIN# 100912R139 - Due 6-6-17 at 4:00 P.M.

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

NYC Health + Hospitals, 160 Water Street, 3rd Floor, New York, NY 10038. Kathleen Nolan (212) 908-8730; Fax: (212) 908-8620; nolank@metroplus.org

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PARKS AND RECREATION

■ VENDOR LIST

Construction / Construction Services

PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION - NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR") AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL

from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business Enterprise (M/WBE)*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

*Firms that are in the process of becoming a New York City-certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained on-line at: <http://a856-internet.nyc.gov/nycvendoronline/home.asap>; or <http://www.nycgovparks.org/opportunities/business>.

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

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov

j3-d29

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT SERVICES

■ SOLICITATION

Construction / Construction Services

REPAIR STEEL COLUMNS W/CONCRETE ENCASEMENT/ STRUCTURAL FLOOR DECKS - Competitive Sealed Bids - PIN# SCA17-16401D-1 - Due 5-25-17 at 11:00 A.M.

Richmond Hill High School (Queens)
Project Range \$1,000,001 - \$4,000,000
Documents are available at: <https://bidset.nycsca.org>
Pre-Bid Meeting date: May 15, 2017, at: 89-30 114th Street, Richmond Hill, NY 11418. Potential bidders are encouraged to attend, but this walkthrough is not mandatory.

BIDDERS MUST BE PRE-QUALIFIED BY THE SCA AT THE TIME OF THE BID OPENING DATE.

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

School Construction Authority, 30-30 Thomson Avenue, Long Island City, NY 11101. Lily Persaud (718) 752-5852; Fax: (718) 472-0477; lpersaud@nycsca.org

☛ m10

TRANSPORTATION

BRIDGES

■ AWARD

Construction Related Services

PROTECTIVE COATING OF BELT PARKWAY BRIDGES, BROOKLYN - Competitive Sealed Bids - PIN# 84117BKBR044 - AMT: \$7,753,000.00 - TO: L and L Painting Co., 3730 Review Avenue, Long Island City, NY 11101.

● **DESIGN AND CSS RECONSTRUCTION OF SHORE RD. BRIDGE/ HUTCHINSON RIVER, THE BRONX** - Competitive Sealed Bids - PIN# 84116BXR953 - AMT: \$12,054,742.94 - TO: Hardesty and Hanover, LLC, 1501 Broadway, Suite 310, New York, NY 10036.

☛ m10

CONTRACT AWARD HEARINGS

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, N.Y. 10007, (212) 788-7490, NO LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.

HEALTH AND MENTAL HYGIENE

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on May 24, 2017, at 42-09 28th Street, Room 15-12, Long Island City, NY 11101, Borough of Queens, commencing at 11:00 A.M. on the following:

IN THE MATTER OF the two proposed contracts between the Department of Health and Mental Hygiene and the contractors listed below, for the provision of Division Centers in New York City. Diversion Centers will be utilized to re-direct people with behavioral health issues who have an interaction with police, but who pose no community risk, to community-based services in lieu of arrest and prosecution.

Contractor/ Address	PIN	Contract Term	Contract Amount
Project Renewal, Inc.	17AZ007402R0X00	9/1/17 - 8/30/27	\$ 43,998,660
Samaritan Daytop Village, Inc.	17AZ007401R0X00	6/1/17 - 5/31/27	\$ 45,921,083

The proposed contractors have been selected by the Negotiated Acquisition method pursuant to Section 3-04 of the Procurement Policy Board Rules.

Draft copies of the contracts are available for public inspection, at the New York City Department of Health and Mental Hygiene, Office of Contracts, 42-09 28th Street, 17th Floor, Long Island City, NY 11101, from May 10, 2017 through May 23, 2017 excluding weekends and holidays, between the hours of 10:00 A.M. and 4:00 P.M. (ET).

 m10

SPECIAL MATERIALS

ADMINISTRATION FOR CHILDREN'S SERVICES

■ NOTICE

CONCEPT PAPER – SUPERVISED INDEPENDENT LIVING PROGRAM

The purpose of this Concept Paper is to inform the public about a Request for Proposals (RFP) the New York City Administration for Children's Services (ACS) expects to release in 2017. Through the RFP, ACS will seek multiple Contractors, to provide supervised independent living for older youth currently in foster care. Supervised Independent Living Programs (SILP) are a type of Agency Operated Boarding Homes (AOBH) or apartment settings in which youth reside on their own in the community, in a living unit separate from the rest of Contractor-operated dwellings, under the supervision of the Contractor.

SILPs must be designed for youth, aged 18 and older, who fall under the classifications of male, female, LBGTQ, or parenting youth. SILPs are for youth who do not require 24 hour supervision in a group residence and will benefit from supported living in a less restrictive, more home-like setting.

The concept paper will be posted on the ACS website, www.nyc.gov/acs from May 15, 2017 through July 3, 2017. All comments in response to the concept paper should be in writing via email to: SILP2017-CP@acs.nyc.gov by July 3, 2017.

m9-15

AGING

■ NOTICE

Notice of Concept Paper

In advance of the release of the Minor Repairs Program Request for Proposal, the Department for the Aging (DFTA) is issuing a concept paper presenting the purpose and plan for this program. The concept paper will be posted on the Department's website <http://www.nyc.gov/aging> beginning on May 5, 2017. Public comment is encouraged and should be emailed to DFTA at conceptpaper@aging.nyc.gov. The concept paper will be posted until June 19, 2017.

m5-11

COMPTROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/6/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
313	11552	69
287	11533	41
315	11552	72
337	11553	30
52	11513	21

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller

m10-23

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 7/28/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
345	11554	13
117	11515	25
29	11513	47
377	11555	3
179	11530	42
406	11559	17
165	11529	16
199	11530	12
369	11555	60

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller

a28-m11

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby

given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/4/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
65	11514	46
346	11554	15
274	11532	18
355	11554	28
349	11554	20
365	11554	37
263	11532	7
282	11533	36
73	11514	36

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller
m8-19

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/1/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
71	11514	39
198	11530	11
267	11532	11
105	11515	43
48	11513	25
297	11533	6
267	11532	11
67	11514	43
276	11532	20

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller
m5-18

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 7/31/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
216	11531	41
325	11552	85
260A, 260B & 260C	11532	2
53	11513	20
394	11559	45
168	11529	19
363	11554	38
240	11531	18
144	11518	192
207	11530	24
79	11514	29
283	11533	37

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller
m4-17

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 7/23//2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
172	11529	23
243	11531	22
184	11530	47
178	11530	40
136	11516	228
195	11530	7
123	11515	8
139	11516	224

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller
a27-m10

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 7/30/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
223	11531	48
261	11532	5
316	11552	73
348	1154	19
268	11532	12
249	11532	43
215	11531	40
70	11514	40
206	11530	23

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller
m3-16

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 7/29/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
312	11552	67
151	11519	124
158	11529	8
217	11531	42
203	11530	20
224	11531	49
205	11530	22

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller
m2-15

NOTICE OF ADVANCE PAYMENT OF AWARDS, PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 7/28/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Damage Parcel No., Block, Lot. Rows include 107, 235, 196, 106, 300, 187, 188.

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer Comptroller m1-12

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/5/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Damage Parcel No., Block, Lot. Rows include 271, 241, 213, 64, 356, 358.

Acquired in the proceeding entitled: PITKIN AVENUE CROSS BAY BOULEVARD TO 97TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer Comptroller m9-22

HOUSING PRESERVATION AND DEVELOPMENT

NOTICE

REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT

Notice Date: May 10, 2017

To: Occupants, Former Occupants, and Other Interested Parties

Table with 3 columns: Property: Address, Application #, Inquiry Period. Lists various addresses in Manhattan, Bronx, and Queens.

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period.

m10-18

CHANGES IN PERSONNEL

Table: BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17. Columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY.

Table: BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17. Columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names and details for 100 employees.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names and details for 100 employees.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names and details for 10 employees.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names and details for 100 employees.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names and details for 100 employees.

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like FERNANDO, NAOMIE, VIOLA JR, WALD, WALKER, WALSH, WEBSTER, WEBER, WELLS JR., WERDANN, WHITE, WILKINSON JR, WILLIAMS, WILLIAMS, WILLIAMS, WILLIAMS, WILLIAMS, WILLIAMS.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like VALTISHA, LARHONDA, WENDY, TAHIRAH, FANNY, WAI, TYRONE, DOREEN, EDA, JIANG SH, JIALING, RALPH, YING, ALFRED, MARY, HELEN, PIK SAI, HUMAYERA.

CONFLICTS OF INTEREST BOARD FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes name ETHAN.

BRONX COMMUNITY BOARD #8 FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes name PATRICIA.

GUTTMAN COMMUNITY COLLEGE FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names JAMES, JAZMIN, ARLENE, CARLOS.

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names JEFFRY, ANA, STACY, ADAM, SAMANTHA, MANZOUR, STEVEN, JESSICA, ROBERT, JUSTIN, ALIXAN, GEORGE, FRANCISC, JAMEL, ADORACTO, NICHOLAS, NGOC, NATHANIE, TINA, RADHAMY, EDGAR, MARY, ANTHONY, BAMOY, CAROLINE, NAROLIN, MD MUSHF, ROMELLO, DAVID, LISANDY, LESLY, GAIL, SALADIN, FLORENCE.

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names FELIX, GABRIEL, COLIN.

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes name LUWEN.

COMMUNITY COLLEGE (QUEENSBORO) FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names SARAH, ANGELIKI, MICHELIA, STACY, JULIUS, ENA, CHRISTIN, MICHELE, JOHN, CHRISTIN, DESTINY, MARY, BETH, JONATHAN, ANNE, RUOMING, PREYAA, JOSEPH, RONIE, RUSSELL, JOHN, BRIAN, WAYNE, MERCEDES, EDDY, YERAMEL, ELANA, NANDIE, EZEKIEL, QIN, MICHELLE, MARIA, GUY, RUSSELL, HELEN.

COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names LYNNE, BRITTNEY, BSHAER, COMPTON, JESSE, JENNIFER, BRANDA, NICHOLAS, ANDREA, SALVADOR, SHANI, CHRISTOP, DANIELLA, TYTTUS, ELHARI, YOUSSEF, REBECCA, MARIA, ALEAH, MEGAN, FAIZA, MELISSA, STEPHANI, SHAUNPEL, D'ANDRE, ROBERT, PATRIZIA, CARL, KELLY, JUSTIN, GLENDA, SHARON, TANISHA.

COMMUNITY COLLEGE (MANHATTAN) FOR PERIOD ENDING 04/21/17

Table with columns: NAME, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names OLGA, DTANA, MONICA, TATIANA, JESSICA, ANNETTE, RICARDO, ANA, IZZY.

COMMUNITY COLLEGE (MANHATTAN)
FOR PERIOD ENDING 04/21/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DOLDRON	KIM	V	04099	\$62677.0000	INCREASE	YES	04/09/17 466
DOUGLAS	TRACEY	V	04099	\$57690.0000	INCREASE	YES	04/16/17 466
EASTERLING	RANDALL		04688	\$42.3200	APPOINTED	YES	03/06/17 466
FELTIO	IRMA	A	10102	\$12.0000	APPOINTED	YES	03/27/17 466
FERNANDEZ	ANA	E	04099	\$67341.0000	APPOINTED	YES	04/16/17 466
GACANJA	PAULINE		04688	\$42.3200	APPOINTED	YES	03/06/17 466
GAMARRA	EVELIN	B	04688	\$41.4900	APPOINTED	YES	04/10/16 466
HAMIMI	HASNAE		04841	\$33741.0000	INCREASE	NO	04/09/17 466
JAQUEZ	JOANNE		04099	\$57690.0000	INCREASE	YES	04/16/17 466
JOHNSON	TROY	D	04688	\$42.3200	APPOINTED	YES	02/01/17 466
JOHNSON	TROY	D	04294	\$141.5105	APPOINTED	YES	04/02/17 466
JONES	MOUSSIRO	B	10102	\$12.0000	APPOINTED	YES	04/04/17 466
LAMA	KUNCHHOK	D	10102	\$18.6400	RESIGNED	YES	04/05/17 466
LENNIE	CLETUS		04841	\$30673.0000	INCREASE	NO	04/09/17 466
LOPEZ	TANISHA		10102	\$12.0000	RESIGNED	YES	04/07/17 466
LUO	SULING		10102	\$12.0000	APPOINTED	YES	03/27/17 466
MARAZZO	SHARON		04099	\$55693.0000	INCREASE	YES	04/16/17 466
MARTE	WILLIAM	A	10102	\$12.2700	APPOINTED	YES	01/30/17 466
MILLER	YVETTE	N	10102	\$12.0000	APPOINTED	YES	03/27/17 466
MUMINZHANOVA	ELVIRA		10102	\$12.5300	APPOINTED	YES	03/22/17 466
O'CONNOR	NICHOLAS	G	10102	\$12.0000	APPOINTED	YES	03/27/17 466
OKONKWO AGUOLU	CHUKWUKA		10102	\$12.2700	APPOINTED	YES	02/27/17 466
OLUKAYODE	ADEWALE	B	10102	\$12.0000	APPOINTED	YES	03/06/17 466
ORUMBAEV	KHAMIT		10102	\$14.6300	APPOINTED	YES	02/27/17 466
PANGBURN	DAVID	H	04099	\$70663.0000	APPOINTED	YES	04/09/17 466
PODLAS	MARK	P	04017	\$41780.0000	INCREASE	YES	04/16/17 466
QUEZADA	LAISA		04099	\$55693.0000	INCREASE	YES	04/16/17 466
ROSE	ANTHONY		10102	\$12.0000	APPOINTED	YES	04/03/17 466
SARKAR	SHEILA		10102	\$12.2700	APPOINTED	YES	02/27/17 466
SIPEL	KARINE		04099	\$57690.0000	APPOINTED	YES	04/16/17 466
SMILEY	EMMA	R	10102	\$12.0000	APPOINTED	YES	03/27/17 466
WILSON	SHANNA	A	10102	\$12.0000	APPOINTED	YES	03/27/17 466
ZAPATA	KENDRICK		10102	\$12.0000	APPOINTED	YES	03/20/17 466

COMMUNITY COLLEGE (HOSTOS)
FOR PERIOD ENDING 04/21/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ANG	SERGIO M M		04688	\$42.3200	APPOINTED	YES	12/16/16 468
AUSTENFELD	ANNA	L	10102	\$12.0000	RESIGNED	YES	09/16/16 468

LATE NOTICE

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ PUBLIC HEARINGS

DRAFT ENVIRONMENTAL IMPACT STATEMENT AND TECHNICAL MEMORANDUM 001

**The Office of the Deputy Mayor for Housing and Economic Development
Downtown Far Rockaway Redevelopment Project**

NOTICE IS HEREBY GIVEN that a public hearing will be held as detailed below for the Downtown Far Rockaway Redevelopment Project. The purpose of the public hearing is to provide the public with the opportunity to comment on the Draft Environmental Impact Statement (DEIS), which received a Notice of Completion on January 27, 2017, and Technical Memorandum 001, which was submitted for public review on April 26, 2017.

The public hearing has been scheduled for Wednesday, May 24th, 2017, at 10:00 A.M. and will be held at the New York City Department of City Planning, Spector Hall, 22 Reade Street, New York, NY, 10007, in conjunction with the City Planning Commission's Citywide public hearing pursuant to ULURP. Translation services will be accommodated upon request at a minimum five business days before the public hearing.

Comments on the DEIS and Technical Memorandum 001 will be accepted until 5:00 P.M., on Monday, June 5, 2017, and may be submitted at the public hearing, or to the contact person below.

The City of New York, acting through the NYC Economic Development Corporation (EDC), the NYC Department of Housing Preservation and Development (HPD), and the NYC Department of Citywide Administrative Services (DCAS), proposes a series of land use actions to implement the recommendations of a comprehensive plan to redevelop and revitalize an approximately 22-block area of the

Downtown Far Rockaway neighborhood of Queens, Community District 14. The Proposed Actions include zoning map amendments, zoning text amendments, disposition and acquisition of property, and the designation and approval of an Urban Renewal Area and Plan.

The Proposed Actions are intended to transform underutilized properties with mixed-use, transit-oriented development and to unlock the potential for additional development throughout the Rezoning Area. The Proposed Actions would concentrate mixed-use development in one of the few areas on the peninsula located out of the floodplain, with access to transit and St. John's Episcopal Hospital (the area's largest employer). With the inclusion of the City's Mandatory Inclusionary Housing provisions, the Proposed Actions would also provide permanently affordable housing in the neighborhood. As analyzed in the DEIS, by 2032, the Proposed Actions are expected to result in a net increase of 3,027 dwelling units, 152,935 gross square feet (gsf) of retail space, 86,947 gsf of community facility space, as well as a new publically accessible open space.

The DEIS and Technical Memorandum 001 analyzed the potential environmental impacts of the Redevelopment Project and disclosed the potential for significant adverse impacts with regard to: child care centers; open space; transportation (traffic, bus and pedestrian); and construction noise. The DEIS identified measures and/or potential measures that would fully or partially mitigate most significant adverse impacts; some impacts would remain unmitigated. Between DEIS and Final Environmental Impact Statement (FEIS), potential mitigation measures will be studied further to determine whether they are feasible and whether any significant adverse impacts would remain unmitigated. The DEIS considered alternatives to the Proposed Actions that included a No-Action Alternative and a No Unmitigated Significant Adverse Impacts Alternative.

Since the issuance of the Notice of Completion for the DEIS, the City of New York has proposed modifications to the zoning map amendments [C170243 (A) ZMQ] and the zoning text amendments [N170244 (A) ZRQ]. These modifications would support the development of mixed projects that would meet the project's goals and provide design flexibility on a key site within the neighborhood. With these modifications, the Proposed Actions by 2032 are expected to result in a net increase of 3,123 dwelling units, 164,595 gsf of retail space, and 80,947 gsf of community facility space, as well as a new publically accessible open space.

An analysis to determine whether these modifications would alter the conclusions of the DEIS is presented in Technical Memorandum 001. The analysis concludes that the proposed modifications would not result in any new or different significant adverse impacts that are not already identified in the DEIS. The analysis presented in the technical memorandum will be incorporated into the FEIS.

Copies of the Notice of Completion, the DEIS, the Final Scope Work, and Technical Memorandum 001 may be obtained by any member of the public from:

Mayor's Office of Environmental Coordination
Attn: Esther Brunner, Deputy Director
253 Broadway, 14th Floor
New York, NY 10007
Telephone: (212) 676-3290

These documents are also available on the websites of the Mayor's Office of Environmental Coordination and the New York City Economic Development Corporation: www.nyc.gov/oec and www.nycedc.com, respectively.

CEQR Number: 16DME010Q
Lead Agency: Office of the Deputy Mayor for Housing and Economic Development
Hilary Semel
Assistant to the Mayor
253 Broadway, 14th Floor
New York, NY 10007 – hsemel@cityhall.nyc.gov

Applicant: New York City Economic Development Corporation
Attn: Nate Gray, Vice President
110 William Street, 6th Floor
New York, NY 10038
(212) 619-5000 – ngray@edc.nyc

SEQR/CEQR Classification: Type I
Location of Actions: Queens Community Board 14

This Notice of Public Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQR)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. 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, 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. 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 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.

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.

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 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

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 Special Case Solicitations/Summary of Circumstances:
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	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	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 (Client Services/CSB or CSP only)
WA1	Preventing 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 Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only) anti-apartheid preference
OLB/a	local vendor preference
OLB/b	recycled preference
OLB/c	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 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/ time is the same.
<i>Use the following address unless otherwise specified or submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record