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THE CITY RECORD

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ELI BLACHMAN

Editor, 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

* * *

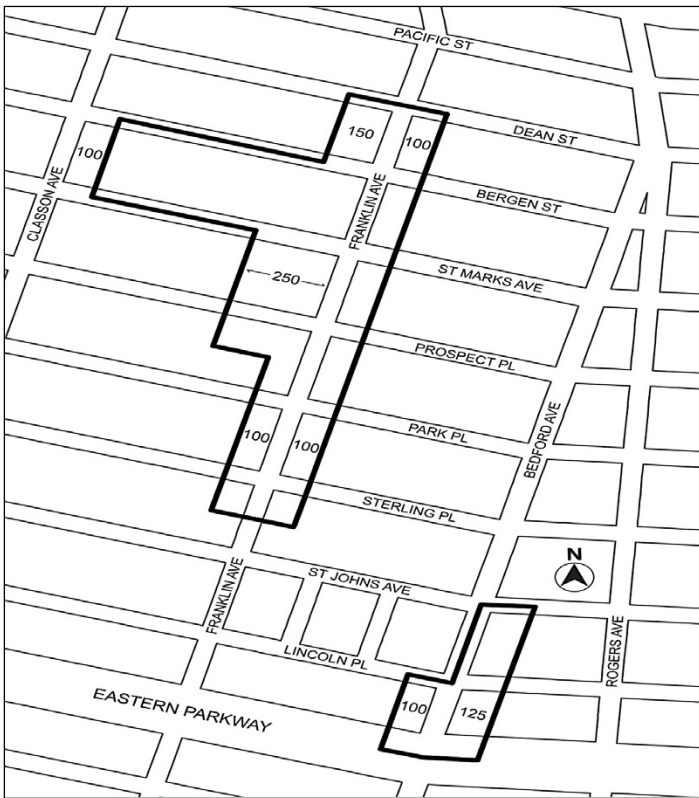
Brooklyn

* * *

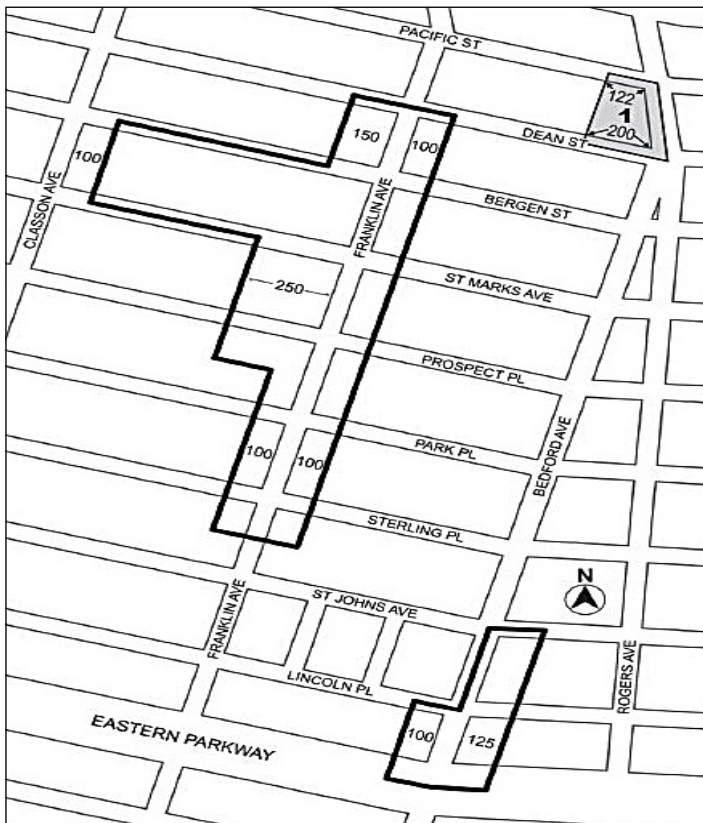
Brooklyn Community District 8

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]



[Shaded Area] Inclusionary Housing Designated Area
[Shaded Lot] Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)(iv)
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 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 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;
 - Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, a line 125 feet southeasterly of Redfern Avenue, and Nameoke Avenue; and
 - 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:

- 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;
- eliminating from within an existing R5 District a C1-2 District bounded by:
 - 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
 - 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;
- 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;
- 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;
- changing from an R5 District to an R6 District property bounded by:
 - 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;
 - 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;
 - 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;
 - 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
- 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;
- changing from a C8-1 District to an R6 District property bounded by:
 - Central Avenue, the southeasterly centerline prolongation of Nameoke Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, and Bayport Place; and
 - 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).

* * *

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<u>Downtown Far Rockaway District</u>	<u>No</u>	<u>Yes</u>
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
Wilets 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**

* * *

(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:

(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

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 #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) 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.

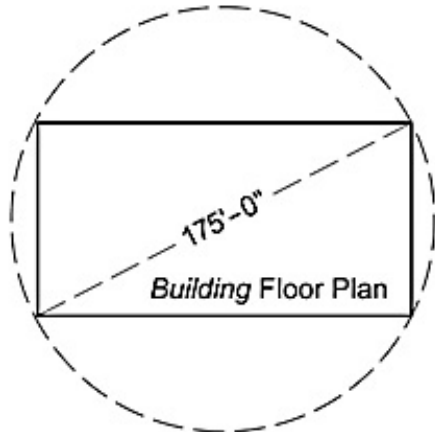


Diagram of Maximum Horizontal Dimension

- (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 of one linear foot of 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

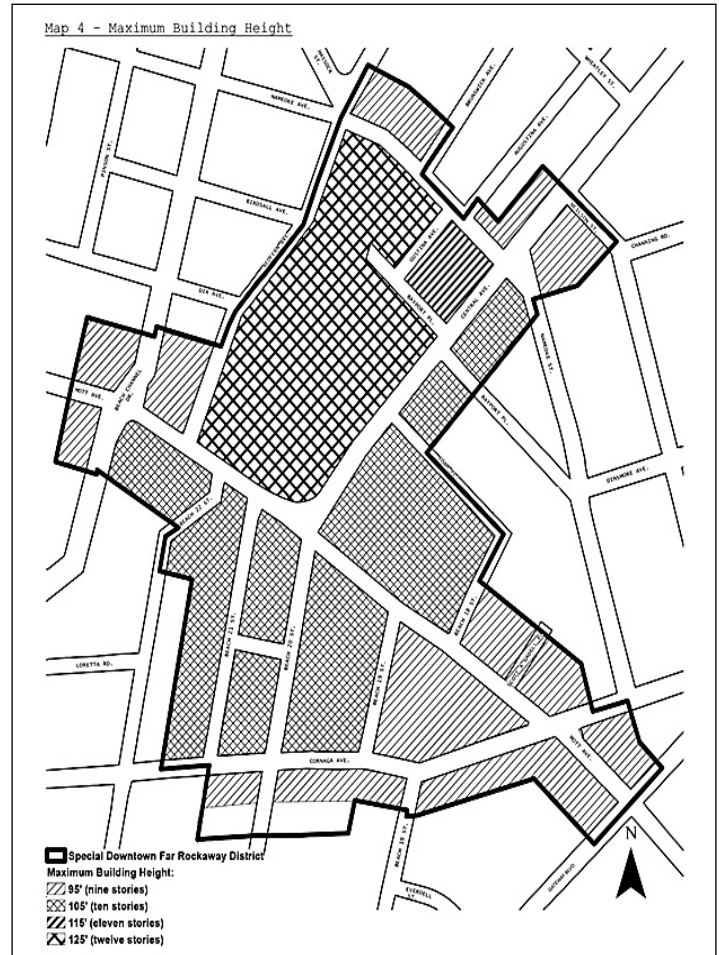
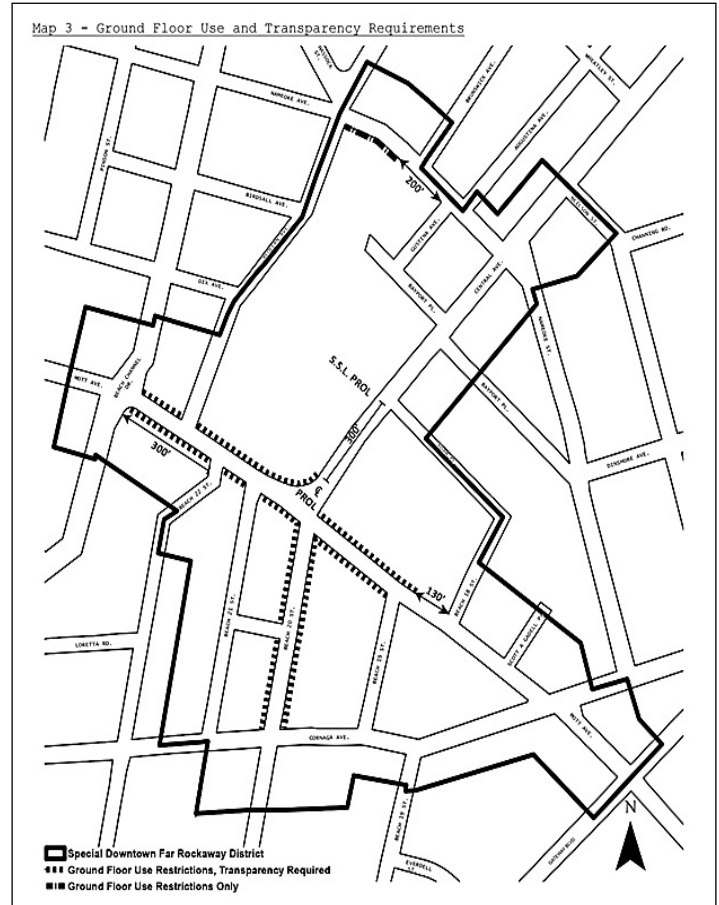
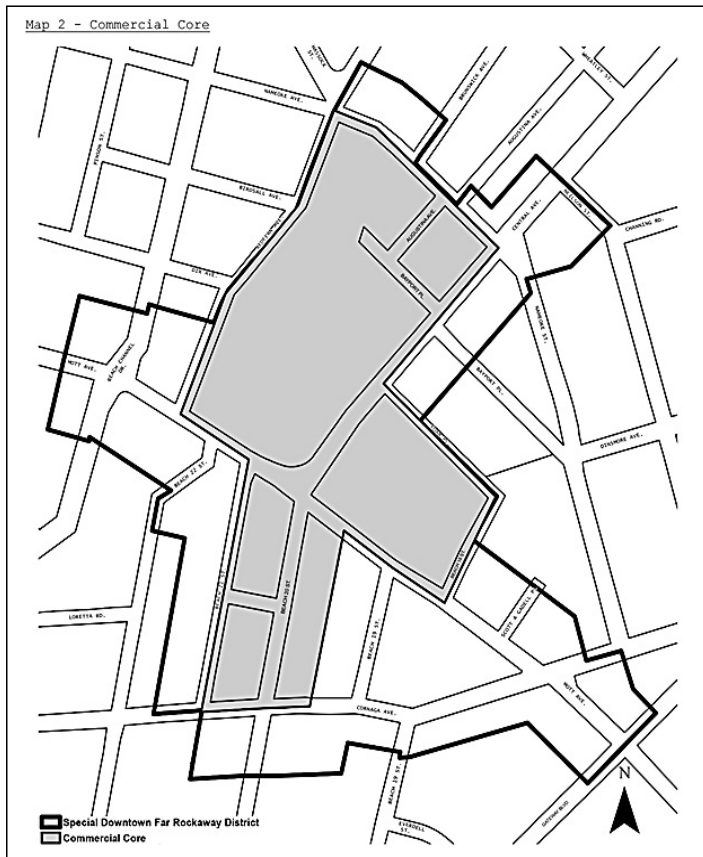
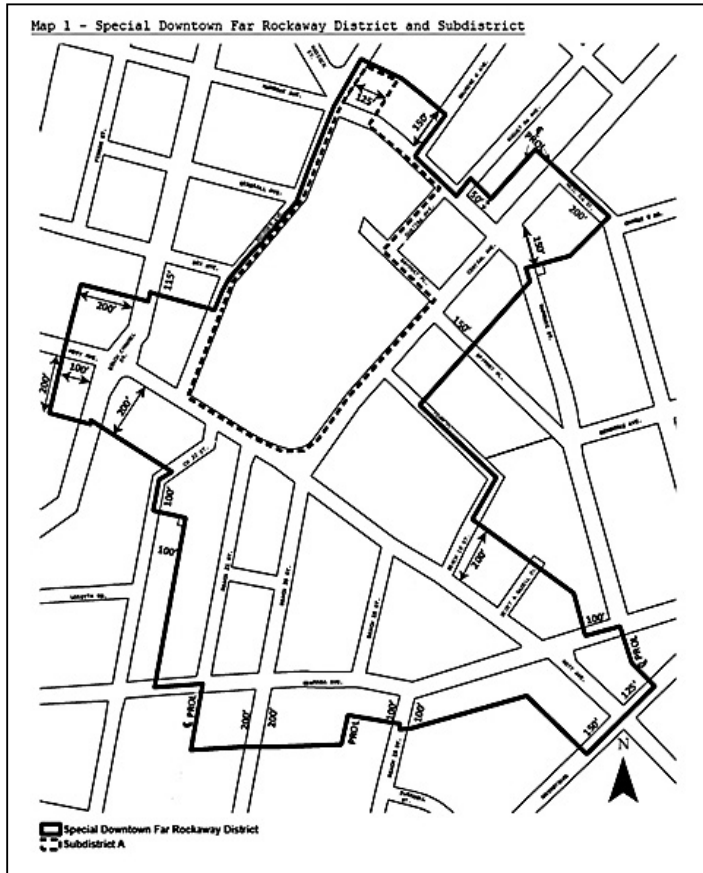
AUTHORIZATION TO MODIFY STANDARDS FOR PUBLICLY ACCESSIBLE OPEN SPACES AND PRIVATE STREETS

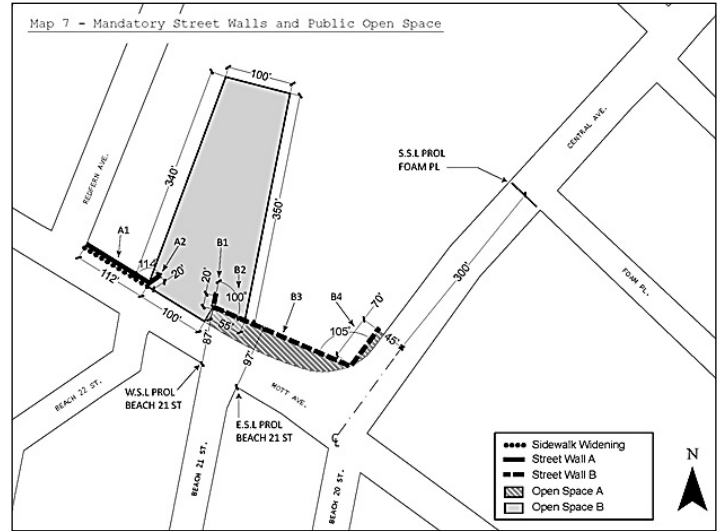
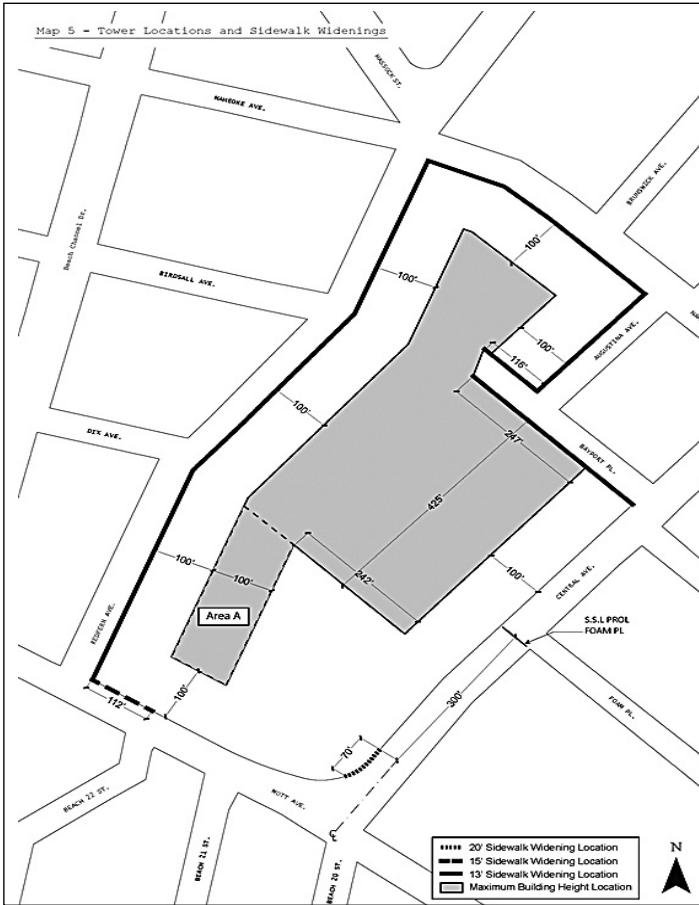
The City Planning Commission may authorize modification of the provisions of Sections 136-323 (Private streets) and 136-324 (Publicly accessible open space requirements), provided that the Commission shall find that:

- (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





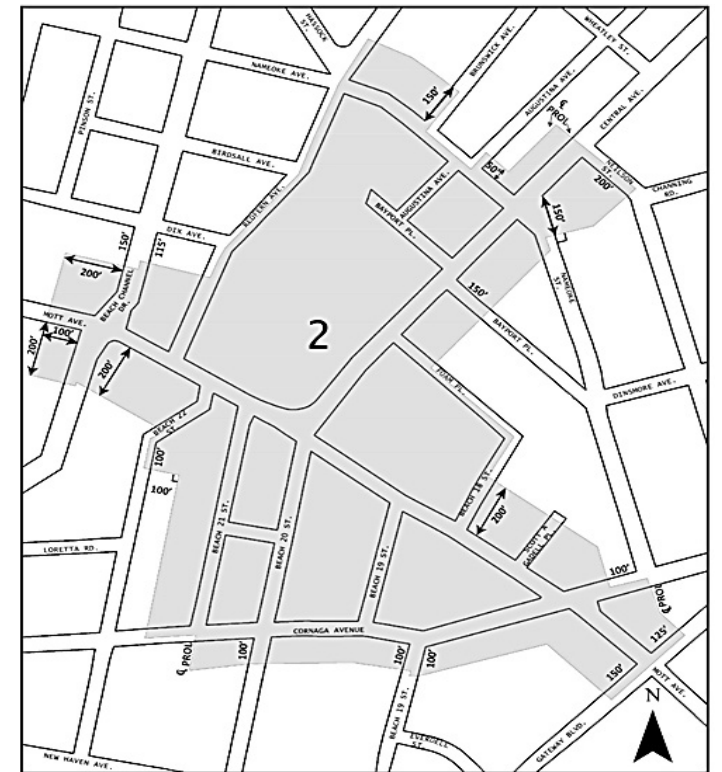
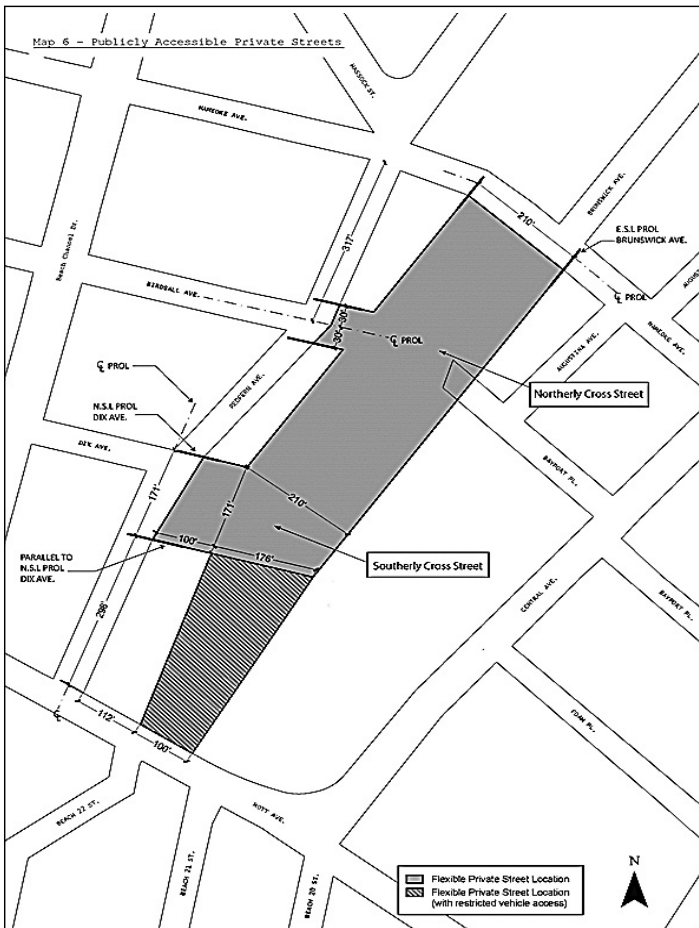
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas

Queens

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).

* * *

Table with 3 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Downtown Far Rockaway District, Downtown Jamaica District, and Forest Hills District.

Table with 3 columns: District Name, No, Yes. Rows include Long Island City Mixed Use District, Southern Hunters Point District, and Willets Point District.

#Sidewalk cafes# are not allowed on Austin Street

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

Table with 3 columns: District, Maximum #Lot Coverage# for an #Interior Lot# or #Through Lot# (in percent), Maximum #Floor Area Ratio#. Rows include R6, R6**, R6 1,3 R6A, R7B, R6B, R7, R7* 1 R7A, R8* 1.

- 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#:

- fronting on a designated #street#, as shown on Map 3 (Ground Floor Use and Transparency Requirements); or
- 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:

- (a) 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;
- (b) 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);
- (c) the location of private streets adjacent to the proposed #development# or #enlargement# complies with the provisions of Section 136-323 (Private streets); and
- (d) 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) 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.
- (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.

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) 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.
- (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), 37-74 (Amenities) and 37-75 (Signs), except for the following modifications:
 - (1) 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.

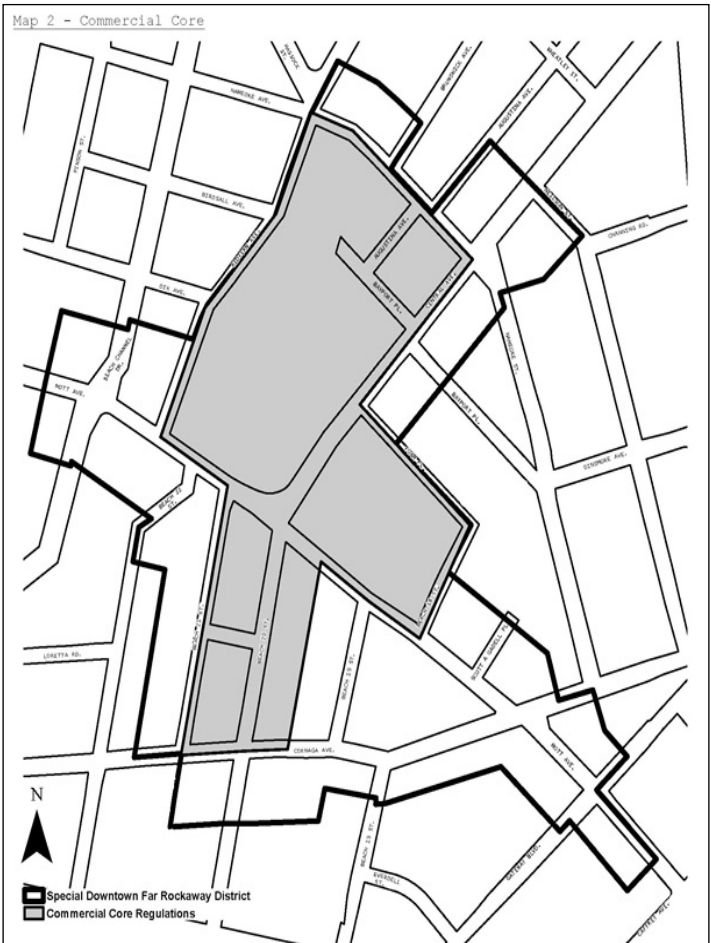
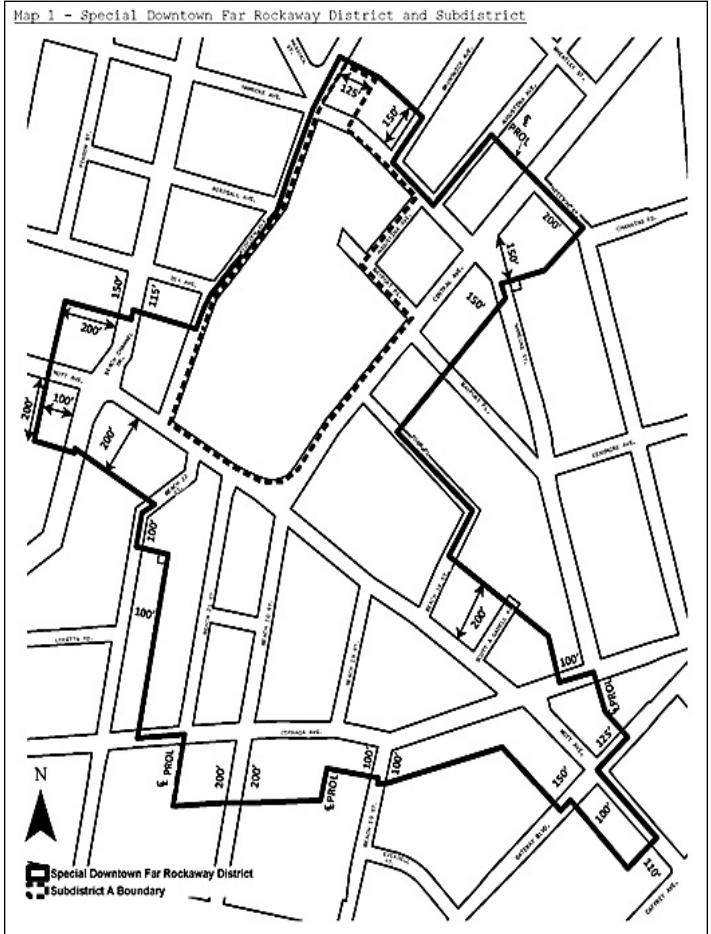
**136-52
Authorization to Modify Bulk Regulations**

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:

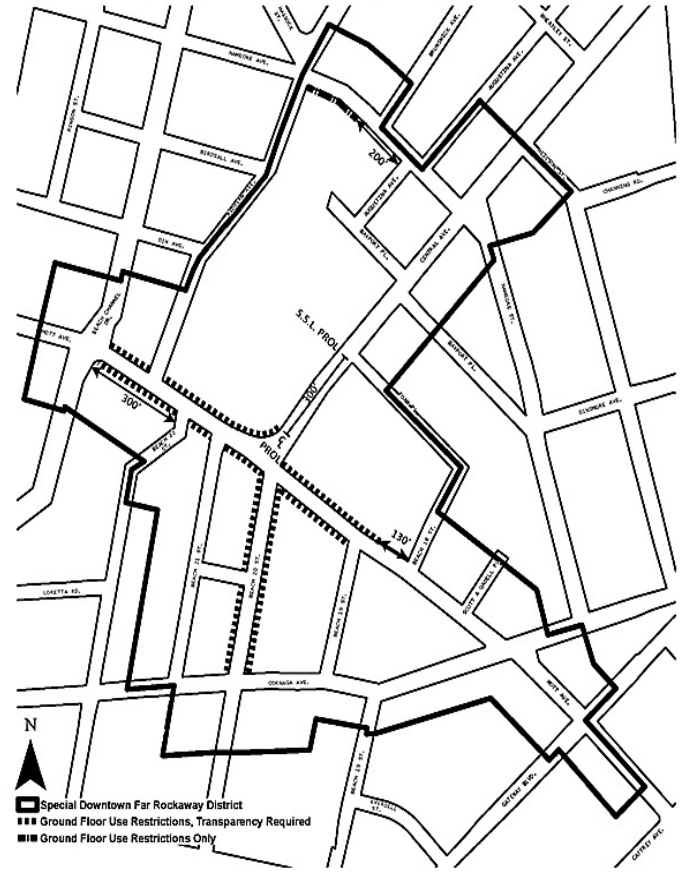
- (a) will aid in achieving the general purposes and intent of this Chapter as set forth in Section 136-00 (GENERAL PURPOSES);
- (b) will provide a better distribution of #bulk# on the #zoning lot#, resulting in a superior site plan, in which the #buildings# subject to this authorization and any associated 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.

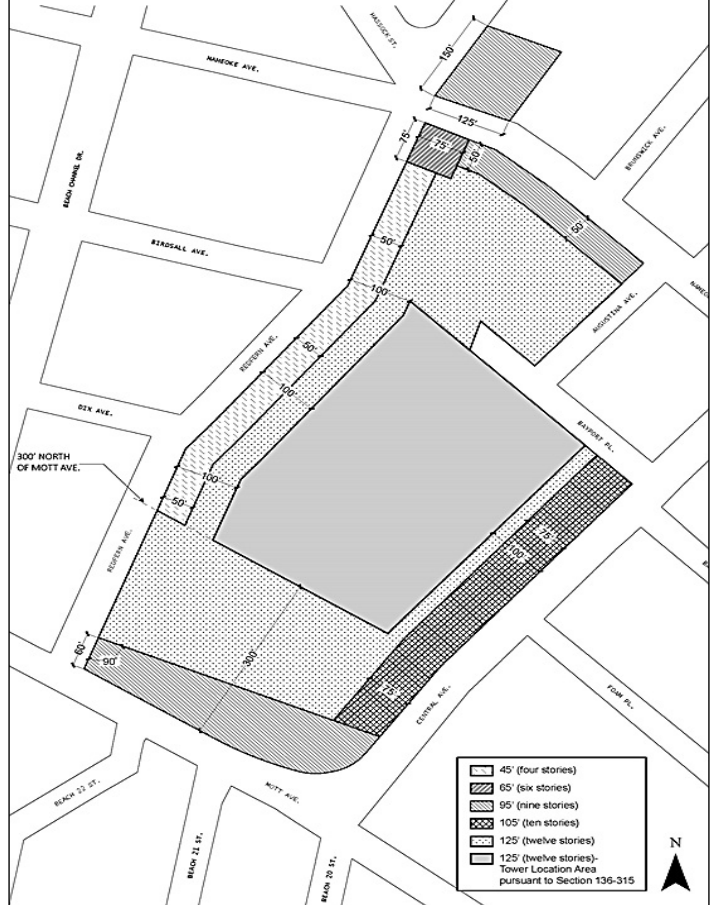
**APPENDIX
Special Downtown Far Rockaway District Maps**



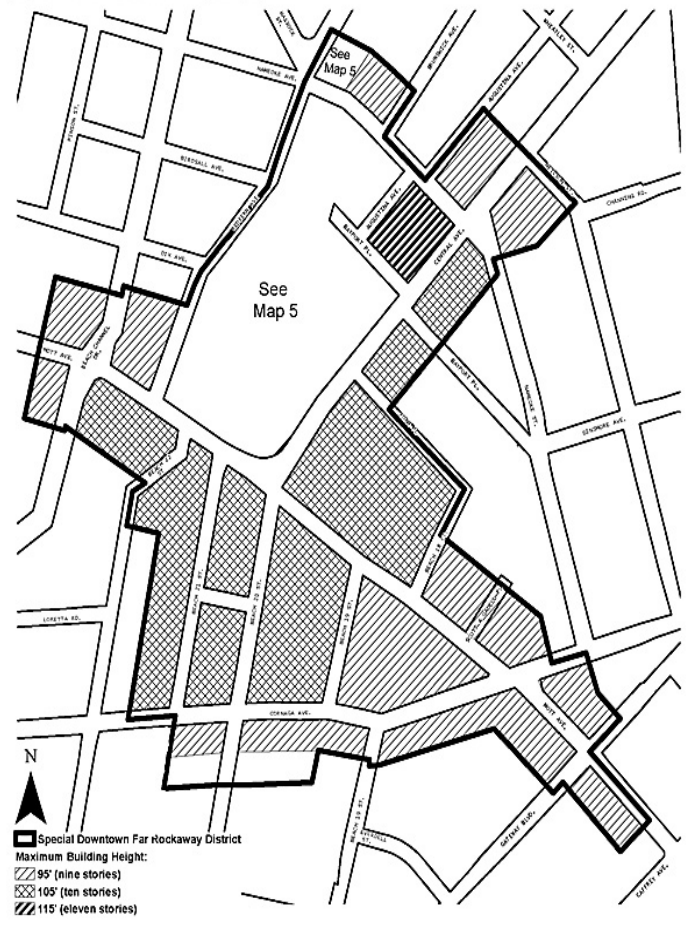
Map 3 - Ground Floor Use and Transparency Requirements



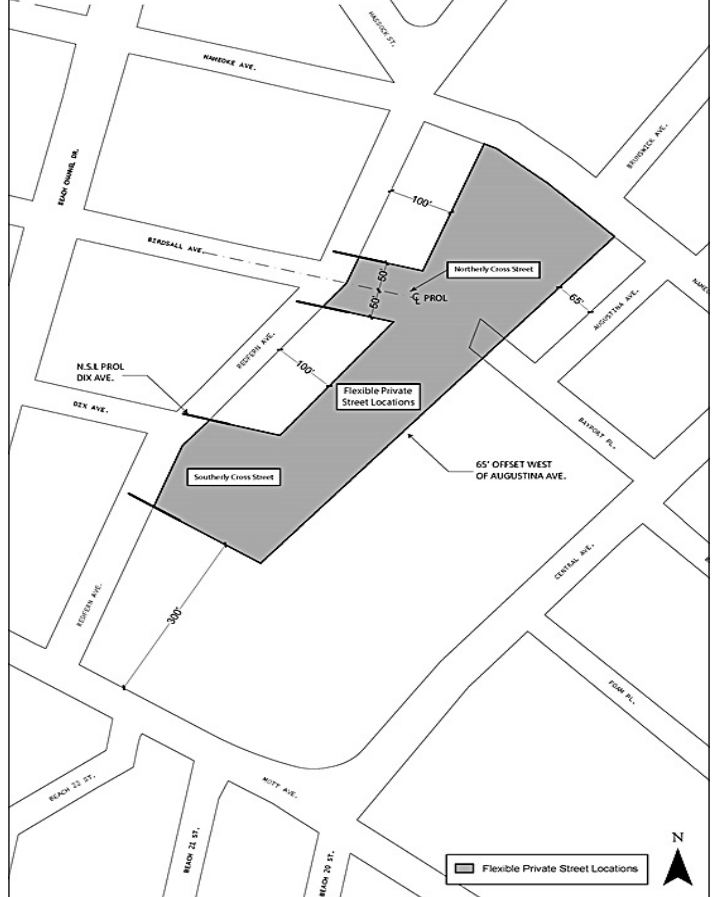
Map 5 - Maximum Building Height Within Subdistrict A

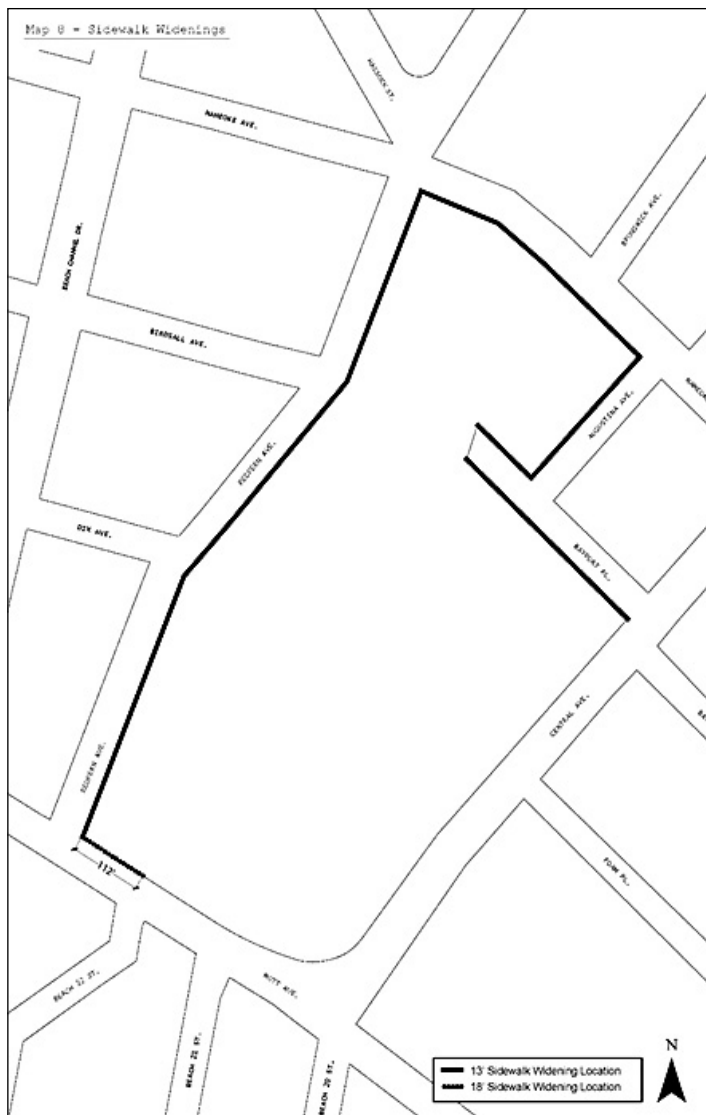
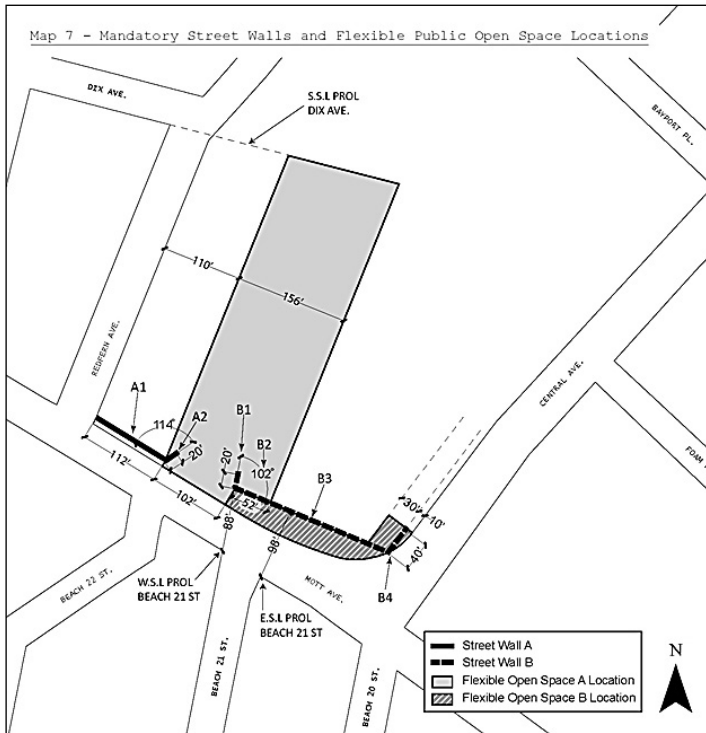


Map 4 - Maximum Building Height



Map 6 - Publicly Accessible Private Streets





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

* * *

Queens

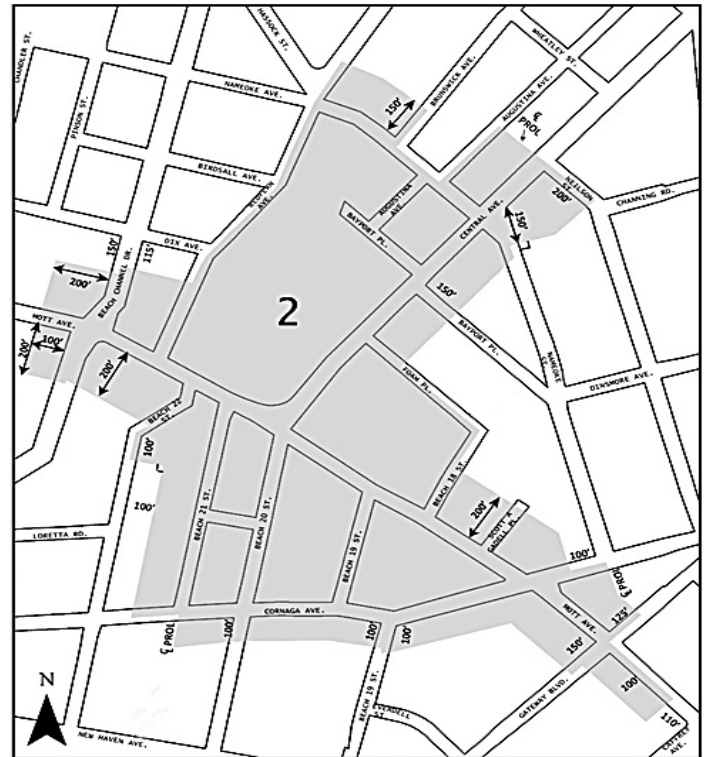
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Queens Community District 14

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

* * *

NOTICE

On Wednesday, May 24, 2017, at 10:00 A.M., in Spector Hall, 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 City of New York, acting through the Office of the Deputy Mayor for Housing and Economic Development (ODMHED), the New York City Department of Housing Preservation and Development (HPD), and the New York City Department of Citywide Administrative Services (DCAS) for approval of several discretionary land use actions including zoning map amendments, zoning text amendments, disposition of property, and the designation and approval of an Urban Renewal Area (URA) and Plan (URP) to implement recommendations of a comprehensive plan to redevelop and revitalize the Downtown Far Rockaway neighborhood of Queens, Community District 14.

The proposed actions would affect an approximately 22-block area of the Downtown Far Rockaway neighborhood of Queens. The Project Area is generally bounded by Cornaga Avenue to the south; Beach 22nd Street, Beach Channel Drive, and Redfern Avenue to the west and northwest; Gateway Boulevard to the southeast; and Central Avenue and Nameoke Avenue to the east and northeast. The Proposed Downtown Far Rockaway Urban Renewal Area (DFRURA) is the approximately 13-acre portion of the Project Area, which is generally bounded by Nameoke Avenue to north, Mott Avenue to the south, Central Avenue and Augustina Avenue to the east, and Redfern Avenue to the west, and is the area that is proposed for redevelopment by the City of New York. For this area, the City, through HPD,

* * *

is proposing the designation of the DFRURA, the approval of the URP, and disposition of property within the DFRURA. The proposed urban renewal strategy is intended to complement the proposed rezoning and Special District text as well as facilitate site assemblage and redevelopment. The Disposition Sites include two City-owned parcels, one of which is located at Beach 21st Street, between Mott and Cornaga Avenues, and is under the jurisdiction of the New York City Department of Transportation (DOT) and the Metropolitan Transportation Authority (MTA). The second site, located at the northwest corner of Augustina and Nameoke Avenues, is under the jurisdiction of the New York City Department of Sanitation (DSNY). The Disposition Sites would be disposed of by sale or lease for redevelopment with housing, community facility space, commercial space, and/or retail space.

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, June 5, 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. 16DME010Q.

Nos. 9 & 10
BROAD CHANNEL
No. 9

CD 14 C 170256 ZMQ

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 24b, 24d, 30a, and 30c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard;
2. changing from an R3-2 District to an R3A District property bounded by a southerly boundary line of a park and its easterly prolongation, a southerly and westerly boundary line of a park, 195th Avenue and its easterly centerline prolongation, 102nd Street, 196th Avenue, 101st Street, 197th Avenue, a line midway between Cross Bay Boulevard and 100th Place, 207th Avenue, Cross Bay Boulevard and its southerly centerline prolongation, Cross Bay Parkway, and a northerly boundary line, easterly boundary line, southeasterly boundary line, and easterly boundary line of a park and its northeasterly prolongation;
3. changing from an R3-2 District to a C3A District property bounded by 195th Avenue and its easterly centerline prolongation, a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line of a park and its prolongation, Cross Bay Parkway, Cross Bay Boulevard and its southerly centerline prolongation, 207th Avenue, a line midway between Cross Bay Boulevard, and 100th Place, 197th Avenue, 101st Street, 196th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by:
 - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
 - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard; and
5. establishing a Special Coastal Risk District bounded by a southerly boundary line of a park and its easterly prolongation, a southerly boundary line and westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line, a northerly boundary line, an easterly boundary line, a southeasterly boundary line, and an easterly boundary line of a park and its northeasterly prolongation;

as shown on a diagram (for illustrative purposes only) dated February 21, 2017, and subject to the conditions of CEQR Declaration E-417.

No. 10

CD 14 N 170257 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 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:

- 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;
- 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;
- 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;
- 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
- 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#

#Special Coastal Risk District#	#Residential Use# (137-21)	#Community Facility Use# (137-22)	Modified #Bulk# Requirements (137-31)
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**

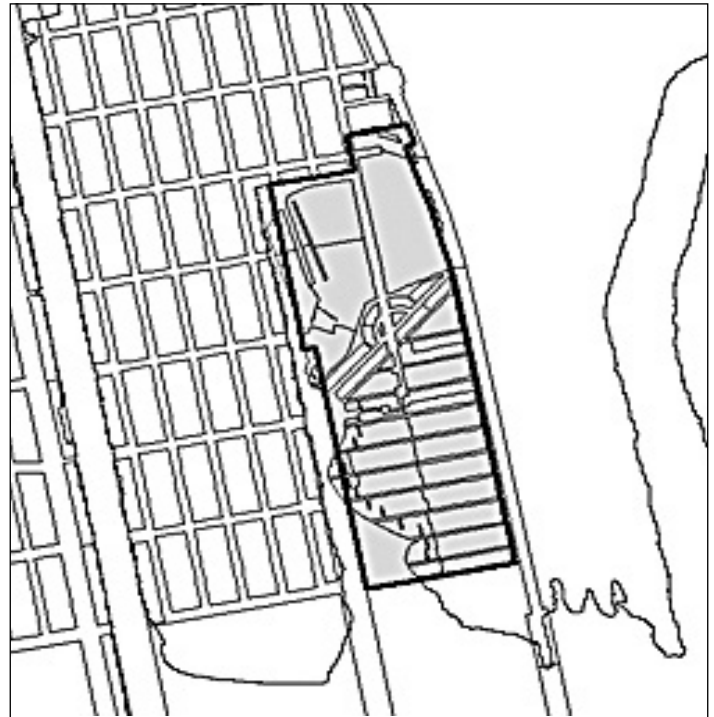
The special #bulk# regulations of this Section, inclusive, shall apply to #buildings# in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**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

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 02 - Wednesday, May 17, 2017, 6:00 P.M., NYU Tandon School of Engineering-Room LC400, Dibner Building, 5 MetroTech Center (off of the commons), Brooklyn, NY.

BSA# 2017-57-BZ
18-20 Bergen Street

IN THE MATTER OF an application filed at the Board of Standards and Appeals on behalf of Mary McDowell Friends School, for variances of maximum permitted floor area, lot coverage and wall height to allow the enlargement of a building, located at 18-20 Bergen Street (Block 384, Lots 15 and 16), in the Borough of Brooklyn.

BSA# 2017-97-BZ
55 Washington Street

IN THE MATTER OF an application filed at the Board of Standards and Appeals on behalf of Gleason's Gym, for a special permit, to allow the operation of a physical culture establishment (boxing gym) on a portion of the first floor of an eight-story commercial building, located at 55 Washington Street (Block 38, Lot 1), with an entrance at 130 Washington Street, in the Borough of Brooklyn.

◀ m11-17

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

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 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

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

HOUSING AUTHORITY

MEETING

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 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 - Douglass 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

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: C6-4MC6-4A
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

**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 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.nycdc.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).

m10-12

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

JUNE 6, 2017, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a Public Hearing, Tuesday morning, June 6, 2017, 10:00 A.M., in Spector Hall, 22 Reade Street, New York, NY 10007, on the following matters:

SPECIAL ORDER CALENDAR

139-95-BZ

APPLICANT – Rothkrug Rothkrug & Spector LLP, for 54th Street, LLC, owner.
 SUBJECT – Application October 11, 2016 – Extension of Term for a Special Permit (§73-36), to allow the operation of a Physical Cultural Establishment (Equinox), which expired on October 8, 2016. C1-9 (TA) zoning district.
 PREMISES AFFECTED – 250 East 54th Street, Block 1327, Lot 7502, Borough of Manhattan.
COMMUNITY BOARD #2M

46-10-BZ

APPLICANT – Eric Palatnik, P.C., for 1401 Bay LLC, owner.
 SUBJECT – Application November 5, 2015 – Extension of Time to Complete Construction of an offsite parking lot to accommodate the required parking, which expires, November 15, 2015, located within a C4-2 zoning district.
 PREMISES AFFECTED – 1401 Sheepshead Bay Road, Block 7459, Lot 1, Borough of Brooklyn.
COMMUNITY BOARD #15BK

228-13-BZ

APPLICANT – Pryor Cashman LLP, for 45 West 67th Street Development Company, owner; Crossfit, NYC lessee.
 SUBJECT – Application June 20, 2016 – Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (Cross Fit), located in the cellar level of an existing 31-story building, which expired on May 20, 2016. C4-7 (SLSD) zoning district.
 PREMISES AFFECTED – 157 Columbus Avenue, Block 1120, Lot 7501, Borough of Manhattan.
COMMUNITY BOARD #7M

APPEALS CALENDAR

2016-4263-A

APPLICANT – Rothkrug Rothkrug & Spector, LLP, for R.A. Properties, LLC, owner.
 SUBJECT – Application October 3, 2016 – Proposed development of a two-story building with warehouse use on the first floor (UG 16B), and office use on the Second Floor (UG 6), not fronting on a mapped street contrary to General City Law 36. M3-1(SRD)
 PREMISES AFFECTED – 235 Industrial Loop, Block 7206, Lot 314, Borough of Staten Island.
COMMUNITY BOARD #3SI

JUNE 6, 2017, 1:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, June 6, 2017, 1:00 P.M., in Spector Hall, 22 Reade Street, New York, NY 10007, on the following matters:

ZONING CALENDAR

2016-4167-BZ

APPLICANT – Eric Palatnik, P.C., for Ocean Services, Inc., owner.
 SUBJECT – Application April 6, 2016 – Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)); and less than the required rear yard (ZR 23-47). R3-1 zoning district.
 PREMISES AFFECTED – 4180 Ocean Avenue, Block 8737, Lot 92, Borough of Brooklyn.
COMMUNITY BOARD #15BK

2016-4243-BZ

APPLICANT – Sheldon Lobel, P.C., for Silver Capital, LLC, owner.
 SUBJECT – Application August 25, 2016 – Variance (§72-21) to permit a supermarket (UG 6A) on the ground floor, and office use (UG 6B) on the second floor of an existing building contrary to ZR §22-10. R8 zoning district.
 PREMISES AFFECTED – 151 East Tremont Avenue, Block 2808, Lot 4, Borough of Bronx.
COMMUNITY BOARD #5BX

2016-4464-BZ

APPLICANT – Law Office of Jay Goldstein, for Noah S. Smith, owner.
 SUBJECT – Application December 8, 2016 – Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, and open space ratio (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district.
 PREMISES AFFECTED – 1350 East 28th Street, Block 7663, Lot 60, Borough of Brooklyn.
COMMUNITY BOARD #14BK

2017-35-BZ

APPLICANT – Law Office of Jay Goldstein, for Geloda Briarwood Corp., owner; Fhitting Room, lessee.
 SUBJECT – Application February 6, 2017 – Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (*The Fhitting Room*), on the first floor of an existing building. C1-9 and R7-2 zoning district.
 PREMISES AFFECTED – 580 Columbus Avenue, Block 1219, Lot 7501, Borough of Manhattan.
COMMUNITY BOARD #7M

Margery Perlmutter, Chair/Commissioner

Accessibility questions: Mireille Milfort, (212) 386-0078, mmilfort@bsa.nyc.gov, by: Friday, June 2, 2017, 4:00 P.M.



☛ m11-12



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/nyedcas.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

PROCUREMENT

“Compete To Win” More Contracts!

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

- Win More Contracts at nyc.gov/competetowin

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

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

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

AIRWATCH SOFTWARE AND MOBILE DEVICES-FISA - Other - PIN#8571700302 - AMT: \$174,970.00 - TO: Quality and Assurance Technology Corp. dba/Qna Tech., 18 Marginwood Drive, Ridge, NY 11961.

OGS-CONTR. # PM 67310

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: (518) 474-6717.

☛ m11

TRUCK, CAR CARRIER, VARIOUS - DEP - Competitive Sealed Bids - PIN#8571700104 - AMT: \$1,022,447.00 - TO: Gabrielli Truck Sales Ltd., 153-20 South Conduit Avenue, Jamaica, NY 11434.

☛ m11

■ SOLICITATION

Goods

TRUCK, SHAFT MAINTENANCE MACHINIST - DEP - Other - PIN#857PS1700218 - Due 6-15-17 at 1:00 P.M.

A Pre-Solicitation Conference for the above mentioned commodity is

scheduled for June 15, 2017, at 1:00 P.M., at 1 Centre Street, 18th Floor, New York, NY 10007.

The purpose of this Conference is to review proposed specifications for the commodity listed above, to ensure a good product, and maximum competition. Please make every effort to attend this Conference, your participation will assist us in revising the attached specifications so they can be issued as a part of final bid package.

A copy of the Pre-Solicitation Package can be downloaded from the City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Please review the documents before you attend the Conference.

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, New York, NY 10007. Joseph Vacirca (212) 669-8616; Fax: (212) 669-7581; jvacirca@dcas.nyc.gov

Accessibility questions: DCAS Diversity and EEO Office (212) 386-0297, by: Thursday, June 8, 2017, 12:00 A.M.



m11

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

■ 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

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

m5-11

Services (other than human services)

PURCHASE OF WEBTEXT MESSAGING COMMUNICATION SERVICES - Sole Source - Available only from a single source - PIN# 17USEMI28501 - Due 5-18-17 at 2:00 P.M.

HRA/MIS intends to enter into a sole source negotiation with WEBTEXT, LLC, for their products and services which allows clients to apply for benefits, check their case status, and make changes to their personal information online. These products are compatible with the existing Avaya equipment. As a result, clients are able to send SMS text messages using Avaya Elite Proactive Manager Module. There is no other text messaging that is compatible with the existing Avaya equipment at HRA. Hence we have to go through Webtext. E-PIN#: 09617S0003 Term: 7/1/2017 - 6/30/2020 Amount: \$400,000.00.

Organizations that believe they are qualified to provide this service or are interested in similar future procurements, may express their interest by letter addressed to Chukunyelu Obicheta, Management Information Systems, 150 Greenwich Street, 37th Floor, New York, NY 10007.

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. Chukunyelu Obicheta (929) 221-6401; obicheta@hra.nyc.gov

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CONTRACTS

■ AWARD

Human Services/Client Services

YOUTH PATHWAY PROGRAMS IN SERVICE AREA III: MANHATTAN - Competitive Sealed Proposals - Available only from a single source - PIN# 09616I0006008 - AMT: \$3,302,432.77 - TO: Maximus Human Services, Inc., 1891 Metro Center Drive, Reston, VA 20190.

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Services (other than human services)

JANITORIAL SERVICES - Required Method (including Preferred Source) - PIN# 17QSEGS00701 - AMT: \$2,469,192.24 - TO: New York

State Industries for the Disabled, Inc., 11 Columbia Circle Drive, Albany, NY 12203. EPIN: 09616M0004001
 ● **JANITORIAL SERVICES** - Required Method (including Preferred Source) - PIN# 17QSEGS00501 - AMT: \$3,084,914.82 - TO: New York State Industries for the Disabled, Inc., 11 Columbia Circle Drive, Albany, NY 12203. EPIN: 09616M0008001

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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

PUBLIC LIBRARY - QUEENS

QUEENS PURCHASING

■ SOLICITATION

Construction Related Services

ENGINEERING DESIGN SERVICES REQUIREMENTS CONTRACTS - Request for Proposals - PIN#0517-2 - Due 5-12-17
 ● **ARCHITECTURAL DESIGN SERVICES REQUIREMENTS CONTRACTS** - Request for Proposals - PIN#0517-1 - Due 6-12-17

The RFP and all related documents can be obtained at the Queens Library webpage at: <http://www.queenslibrary.org/about-us/proposals-and-bids>.

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.

Public Library - Queens, 89-11 Merrick Boulevard, Jamaica, NY 11432. William Funk (718) 990-0782; Fax: (718) 658-2945; william.r.funk@queenslibrary.org

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SCHOOL CONSTRUCTION AUTHORITY

■ SOLICITATION

Construction / Construction Services

SCIENCE LAB UPGRADES - Competitive Sealed Bids - PIN#SCA17-17211D-1 - Due 5-30-17 at 10:00 A.M.

JHS 860 (Manhattan). SCA system-generated Category: \$1,000,001 to \$4,000,000. Pre-Bid Meeting Date: May 18, 2017, at 10:00 A.M., at 215 West 114th Street, New York, NY 10026. Meet at the Custodian's Office. Potential Bidders are encouraged to attend, but this walkthrough is not mandatory. Bidders must be Pre-Qualified by the SCA at the time of Bid opening.

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. Edison Aguilar (718) 472-8641; Fax: (718) 472-8290; eaguilar@nycsca.org

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TRANSPORTATION

TRAFFIC AND PLANNING

■ AWARD

Services (other than human services)

INSTALLATION OF PAVEMENT MARKINGS FOR WALKING FACILITIES IN ALL BOROUGHES, CITY OF NEW YORK - Competitive Sealed Bids - PIN#84117MBTR017 - AMT: \$2,173,000.00 - TO: Hiway Safety Systems Inc., 9 Rockview Way, Rockland, MA 02370.

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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.

YOUTH AND COMMUNITY DEVELOPMENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on **May 22, 2017**, at 2 Lafayette Street, 14th Floor Hearing Room, Borough of Manhattan, commencing at 10:00 A.M., on the following:

IN THE MATTER OF 10 proposed contracts between the Department of Youth and Community Development, and the Contractors listed below, for Youth and Community Development Services. The Contractors, PIN numbers, and contract amounts are indicated below. For Fiscal Year 2017, the contract term shall be from July 1, 2016 to June 30, 2017 with no option to renew.

Contractor Name	Contractor PIN Numbers	Contractor Address	Contract Amount
City Harvest	260170390990	6 East 32nd Street, 5th Floor, New York, NY 10016	\$212,168
Cypress Hills Local Development Corporation	260170681480	625 Jamaica Avenue, Brooklyn, NY 11208	\$125,000
Make the Road New York	260170282560	301 Grove Street, Brooklyn, NY 11237	\$186,000
New York Immigration Coalition	260170623140	131 West 33rd Street, Suite 610, New York, NY 10001	\$166,500
One Brooklyn Fund, Inc.	260170287380	209 Joralemon Street, Brooklyn, NY 11201	\$128,500
Sports and Arts in Schools Foundation, Inc.	260170621590	58-12 Queens Boulevard, Woodside, NY 11377	\$1,074,00
The Association of Community Employment Programs for the Homeless	260170682230	598 Broadway, 7th Floor, New York, NY 10012	\$106,080
The Doe Fund, Inc.	260170621850	232 East 84th Street, New York, NY 10028	\$465,069
Variety Boys & Girls Club of Queens, Inc.	260170423770	21-12 30th Road, Astoria, NY 11102	\$173,835
YMCA of Greater New York - Virtual Y	260170681480	5 West 63rd Street, 6th Floor, New York, NY 10023	\$600,000

The proposed contractors are being funded by City Council discretionary funds, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contracts will be available for public inspection, at the Department of Youth and Community Development, Office of the Agency Chief Contracting Officer, at 2 Lafayette Street, 14th Floor, from **May 11th to May 22nd**, excluding holidays and weekends, from 9:00 A.M. to 5:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within 5 days after publication of this notice. Written requests to speak should be sent to Renise Ferguson, Deputy Agency Chief Contracting Officer, 2 Lafayette Street, 14th Floor, New York, NY 10007, referguson@dycd.nyc.gov. If the Department of Youth and Community Development receives no written requests to speak within the prescribed time, the Department reserves the right not to conduct the public hearing.



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AGENCY RULES

ENVIRONMENTAL PROTECTION

■ NOTICE

Notice of Adoption of Final Rule

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (the “Department” or “DEP”) by Section 1403 of the New York City Charter and Sections 24-501 *et seq.* of the New York City Administrative Code, that the Department has amended its rules to establish requirements for a Green Infrastructure Grant Program. The proposed rule was published in the City Record and a public hearing was held on February 15, 2017. There was no

testimony, and one written comment was submitted.

Statement of Basis and Purpose of Rule

In 2012, the Department signed a Consent Order modifying a 2005 New York State Department of Environmental Conservation Consent Order (DEC Case No CO2-20000107-8, as modified) to reduce combined sewer overflows (“CSOs”) and committed to construct and implement green stormwater management practices (also known as “green infrastructure”) that are part of a broader green/grey strategy (i.e., also employing “grey infrastructure,” which includes CSO storage facilities and other engineered projects) to improve water quality in local waterways. Specifically, the Department is required to manage one (1) inch of rainfall on ten percent (10%) of the impervious surfaces within combined sewer areas by 2030 using green infrastructure. The Department established its Office of Green Infrastructure to implement the Green Infrastructure Grant Program (“Program”) and launched the Program in order to partner with stakeholders and community groups in the construction and maintenance of green infrastructure. The Program provides funding to private property owners for the design and construction of qualified green infrastructure practices. Grants under this Program are available to owners of property located within the five (5) boroughs of the City of New York whose property and proposals meet the criteria set forth by the Department.

The Department received a comment from an environmental organization urging that a number of changes be made to the rule, including the deletion of the requirement that the final contract plans be certified by a professional, and other changes which, in the commenter’s view, would hinder the effectiveness of the Program. After due consideration of this comment, the Department has decided to finalize the rule without change.

This rulemaking sets forth the determination by the Commissioner of the Department as to the requirements for eligible projects and grant applicants, the application process, compliance and administration and funding requirements under the Program. The Department is therefore promulgating the following new rule, to be found at 15 RCNY Chapter 48.

The Rule is authorized by Section 1403 of the Charter of the City of New York and Section 24-501 *et seq.* of the Administrative Code.

The text of the Rules is as follows.

New text is underlined; deleted material is in [brackets].

Section 1. Title 15 of the Rules of the City of New York is amended by adding a new Chapter 48, to read as follows:

Chapter 48

Green Infrastructure Grant Program.

§48-01 Purpose and Applicability.

- (a) Purpose. The Green Infrastructure Grant Program (“Program”) is intended to provide funding for the design and construction of green infrastructure to manage stormwater runoff in New York City.
- (b) Applicability. The Program provides funding for the design and construction of green infrastructure practices on real property located within the five (5) boroughs of New York City, and, except as set forth in §XX-04(b), below, that is privately owned.

§48-02 Definitions.

“Applicant” means the person or entity completing, preparing and/ or submitting the Program application, in some cases on behalf of the potential Grantee.

“City” means the City of New York.

“Conditional acceptance” or “conditionally accepted” refers to a Grant application that has been reviewed by the Department and accepted subject to satisfaction of additional specific requirements, and for which there has not yet been a binding commitment to award a Grant because there remain pre-conditions to be satisfied by the Applicant and/or the prospective Grantee.

“Department” means the Department of Environmental Protection, the City agency responsible for administering the Green Infrastructure Grant Program.

“Funding Agreement” means the primary contract between the City and the Grantee with respect to the Program funding.

“Grant” means a grant of funds awarded by the Department to a Grantee under the Program, which becomes effective and binding when the Funding Agreement has been fully executed and registered with the City Comptroller.

“Grantee” means the owner of the real property on which the Project will be built, including all parties having an ownership interest in the property.

“Green Infrastructure Practice” means a stormwater management

installation that is designed and constructed by the Grantee to manage stormwater runoff from the immediate impervious tributary drainage area during a rain event. This term typically refers, but is not necessarily limited, to the following: rain gardens or other bioinfiltration systems, porous paving materials, green roofs, and various subsurface retention systems.

“Private property” means real property not owned by the City or another public entity and located within the limits of the five (5) boroughs of the City of New York.

“Program” means the Department’s Green Infrastructure Grant Program that facilitates the installation of Green Infrastructure Practices on private property.

“Program Guide” means the step-by-step instruction manual for prospective Grantees that describes the Project development process to be followed from conditional acceptance of the application until execution of the Funding Agreement, and how the Department will provide the funding to the Grantee for the construction of the Project. The Program Guide will be incorporated by reference into the Funding Agreement.

“Project” means the Green Infrastructure Practice(s) to be installed on the Grantee’s property with funding provided by a Grant awarded by the Department.

§48-03 Eligible Grantees.

To be eligible for a Grant, Applicants must be in compliance with the following:

- (a) They are not in default on any prior grant agreement or other City contract;
- (b) They do not owe any taxes; and
- (c) There is no evidence of lack of business integrity, as determined by the Department after a review of information maintained in VENDEX or other public databases; provided that the Department will not conclude that there is a lack of business integrity without first providing the Applicant with an opportunity to update or correct the information drawn from such databases.

§48-04 Eligible Property.

- (a) Grants may be awarded for projects that will be constructed on private property, except as set forth in paragraph (b) of this section.
- (b) Grant applications involving projects on property that is either (i) owned in whole or in part by the City and occupied by the potential Grantee on a long-term basis (e.g., pursuant to a ground lease or other land use agreement) or (ii) owned by another governmental entity or public authority, will be considered by the Department on a case-by-case basis. In evaluating applications involving property leased from the City, as described in (i), the Department will consider such factors as the length of the occupancy agreement and whether or not the lease or agreement is renewable.

§48-05 Project Feasibility Requirements for Infiltration Projects and Rooftop Projects.

- (a) The proposed Project must manage at least one (1) inch of stormwater runoff from the surrounding impervious tributary drainage area, unless the Department determines that a particular Project has sufficient benefits to warrant allowing a lesser volume in a given case.
- (b) When an application for an infiltration Project is conditionally accepted, the Applicant will be required to submit the results of a geotechnical investigation, conducted in accordance with procedures set forth by the Department in the Program Guide, which confirm that the underlying soils are suitable for the Project.
- (c) Proposed rooftop Projects must be determined to be feasible by a structural analysis that has been performed by a professional structural engineer licensed by the State of New York and that concludes that the loading capacity of the roof is sufficient to support the proposed Project.

§48-06 Application Submission Requirements.

- (a) The application can be submitted through the Department’s online application system, at <http://www.nyc.gov/dep/grantprogram>. To request a paper copy of the application, one can mail a request to Green Infrastructure Grant Program, Office of Green Infrastructure at 59-17 Junction Boulevard, 11th Floor, Flushing, NY 11373, and completed paper applications may be submitted to the same address.
- (b) Only one (1) tax lot may be included in an application to fund a proposed Project, unless the potential Grantee owns adjacent lots and the proposed Project would manage stormwater runoff from all of the commonly owned adjacent

tax lots. In this case, one (1) application may be submitted for a Project to be constructed on the adjacent lots in common ownership.

- (c) The Applicant must provide all information requested on the application form, including detailed information regarding Project scope, drawings, schematics, maps and plans. Proof of property ownership must be included.
- (d) All applications must include, at a minimum:
 1. The Applicant’s name, address, telephone number and email address;
 2. The identity of the Grantee including names address, phone number and email address;
 3. The address and location of the property, as well as borough, block and lot information;
 4. The type of Project proposed;
 5. A description of how the proposed Project will function;
 6. The professional qualifications of those designing and implementing the Project;
 7. The proposed budget for the proposed Project;
 8. Calculations of the stormwater projected to be managed by the proposed Project, derived using the calculator provided by the Department with the application;
 9. The construction timeline for the proposed Project;
 10. Information including the Project’s location within the property, footprint dimensions, stormwater flow directions, and proposed materials;
 11. A record of the connection of the building or site to the sewer, if available, or the application or proposal for site connection for new construction; and
 12. A proposed maintenance plan that details maintenance tasks and activities for the useful life of the project, and a statement of how the Grantee would pay for these activities (note that maintenance costs are not eligible for Grant funding).
- (e) Relevant additional information should be included if applicable, such as:
 1. At least two photos showing the existing conditions of the proposed Project area within the property as of the date of the application submission;
 2. Identification of any “co-benefits” in addition to reduced stormwater runoff;
 3. Identification of any local institutions or community groups that will be involved in the design, construction or stewardship of the proposed Project; and
 4. The proposed monitoring plan, if any.

§48-07 Selection of Projects and Appeals.

- (a) The Department will conditionally accept applications, in its discretion, based upon the criteria set forth in this section, after a complete application has been submitted, reviewed, and determined to meet the eligibility requirements as set forth in these Rules.
- (b) Applications will be evaluated based upon the following criteria:
 1. Cost/benefit ratio. The stormwater management benefits of the Project should be cost effective in comparison to the Project costs.
 2. Constructability. An evaluation of the constructability of the proposed Project will be based on information submitted.
 3. Other factors. Such other factors as the quality of the application materials, a short construction timeline, the availability of matching funds or in-kind contributions, the involvement of community partners or organizations, public visibility or accessibility, the inclusion of a robust scientific monitoring plan, the ability of the proposed Project to be replicable on a wide scale, and/or the inclusion of any training or workforce development opportunities as part of a proposed Project may be considered by the Department when evaluating the Project proposal.
- (c) Prospective Grantees will be required to submit a Doing Business Data Form to the Department.
- (d) If an application is conditionally accepted, the Applicant will be notified by letter, with a copy of the Program Guide. Such

Guide will also be available on the Department's website, at <http://www.nyc.gov/dep/grantprogram>. The prospective Grantee must complete an Acceptance Form and return it to the Department within two (2) weeks after receipt of the acceptance letter, confirming that the prospective Grantee is prepared to execute the Funding Agreement and, if appropriate, a restrictive covenant or security agreement upon final acceptance of the Project design. Applicants who are not selected for a Grant will be sent a letter advising what needs to be done for a resubmitted application to be conditionally accepted, or, if it does not appear that the application will be accepted, advising of the reasons for denial.

- (e) If an application is denied in whole or on part, an appeal may be submitted as set forth in this paragraph. Such appeal may be made by the property owner sending a letter to the New York City Department of Environmental Protection, Attn: Commissioner, 59-17 Junction Boulevard, Flushing, NY 11373, c/o Bureau of Legal Affairs, within thirty (30) days after the date of the denial letter issued by the Department. Failure to submit an appeal within thirty (30) days will be deemed to be an acceptance of the Department's denial. Upon receipt of a timely letter of appeal, the Commissioner will appoint an appeal officer within the Department to review. Such appeal officer will make a report on the appeal to the Commissioner. The Commissioner or his or her designee must issue a final order within sixty (60) days after receiving the report. A copy of the final order will be sent to the appellant within ten (10) days after the date the Commissioner or his or her designee issues it.

§48-08 Funding.

- (a) Funding is provided to Grantees, or an approved assignee, on a reimbursement basis upon receipt of invoices for eligible costs previously paid. Monthly invoices may be submitted to the Department after:
1. Final designs have been accepted by the Department;
 2. The Funding Agreement has been registered pursuant to Section 328 of the City Charter; and
 3. A notice to proceed with the Project has been issued to the Grantee by the Department.
- (b) The following items are not eligible expenses and cannot be covered by the Grant:
1. Non-third party personnel costs or salaries of Grantee employees
 2. Operating costs
 3. Maintenance activities
 4. Legal expenses
- (c) The Department will disburse Grant funding in accordance with the instructions and requirements of the Department's Agency Chief Contracting Officer and the City's Office of Management and Budget.

§48-09 Grant Administration and Compliance.

- (a) Prospective Grantees will be required to execute a Funding Agreement in the form provided in the on-line application available at www.nyc.gov/dep/grantprogram after Project design is complete and has been accepted by the Department.
- (b) Grantees may be required to execute a security agreement, generally in the form of a restrictive covenant, to ensure the preservation of the Project for its useful life, which may be up to twenty (20) years.
- (c) Grantees must provide proof of the required insurance as set forth in the Funding Agreement.
- (d) After a final design has been accepted by the Department, a notice to proceed will be issued to the Grantee.
- (e) Failure to render satisfactory progress or to complete the Project to the satisfaction of the Department may be deemed an abandonment of the Project and, under the terms of the Funding Agreement, may result in the termination of further Grant funding and recoupment of funds already disbursed. Satisfactory progress includes, without limitation, executing the required Funding Agreement or the Program Guide.
- (f) Infiltration Projects must be designed and/or installed by a New York State-Licensed professional. Where necessary, all final contract plans must be signed and stamped by a professional engineer, registered architect, or registered landscape architect.
- (g) Projects must comply with all Local, State and Federal laws and regulations.

- (h) Grant funds must not be used for political advocacy, boycotts, advertising, or litigation expenses. In addition, funds must not be used for legally mandated actions under Local, State or Federal law and/or associated with administrative permit conditions or terms of settlement agreements.
- (i) Grantees must submit regular construction status reports once construction commences, until final acceptance by the Department. Once construction of the Project is completed, Grantees are required to submit regular maintenance summaries for three (3) years.
- (j) The City has the unrestricted right to use the designs for any Projects for which Grants are awarded for any future projects or purposes at no additional cost to the City.
- (k) The City has the right to publish photographs of completed Projects. The Grantee must indicate in any statements to the press or in any materials for publication in any media of communication (print, news, television, radio, internet, etc.) that the Project was funded wholly or in part by the Department.

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FINANCE

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rule

What are we proposing? The Department of Finance is considering amending a rule which allows Senior Citizen Rent Increase Exemption and Disability Rent Increase Exemption program participants to request additional time to meet administrative deadlines under certain circumstances.

When and where is the hearing? The Department of Finance will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 A.M., on June 12, 2017. The hearing will be in the Department of Finance Hearing Room, at 345 Adams Street, 3rd Floor, Brooklyn, NY 11201.

This location has the following accessibility option available:
Wheelchair Accessible

How do I comment on the proposed rule? Anyone can comment on the proposed rule by:

- **Website.** You can submit comments to the Department of Finance through the NYC rules website: <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to laroset@finance.nyc.gov.
- **Mail.** You can mail comments to NYC Department of Finance, Legal Affairs Division, 345 Adams Street, 3rd Floor, Brooklyn, NY 11201, Attn: Timothy LaRose.
- **Fax.** You can fax comments to NYC Department of Finance, Attn: Timothy LaRose, at (718) 488-2491.
- **Hearing.** You can speak at the public hearing. Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling Joan Best at (718) 488-2007, or you can sign up in the hearing room before the hearing begins on June 12, 2017. You can speak for up to three minutes.

Is there a deadline to submit written comments? The deadline to submit written comments is June 12, 2017.

What if I need assistance to participate in the hearing? The meeting will be held at 345 Adams Street, 3rd Floor, Brooklyn, NY 11201. The back entrance is accessible to persons using wheelchairs and others with disabilities. Accessible restrooms are available. Materials in alternative formats, ASL interpreters, real-time captioning and other accommodations will be made available upon request. Please contact Joan Best; by telephone, by calling (718) 488-2007; TTY (212) 639-9675, or by email at bestj@finance.nyc.gov to make your accommodation requests. Please provide at least 72 hours' notice prior to the hearing to ensure availability. In order to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are requested to refrain from using perfume, cologne, and other fragrances.

Can I review the comments made on the proposed rule? You can review the comments that have been submitted online by visiting the NYC rules website: <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments concerning the proposed rule will be available to the at NYC Department of Finance, Legal Affairs Division, 345 Adams Street, 3rd Floor, Brooklyn, NY 11201.

What authorizes the Department of Finance to adopt this rule?

New York State Real Property Tax Law Sections 467-b and 467-c, Sections 26-405, 26-509 and 26-605 of the Administrative Code of the City of New York and New York City Charter ("Charter") §§ 1043 and 1504 authorize the Department of Finance to adopt this proposed rule. This proposed rule was not included in the Department of Finance's regulatory agenda for this fiscal year because it was not anticipated when the agenda was developed.

Where can I find the Department of Finance's rules? The Department of Finance's rules can be found in Title 19 of the Rules of the City of New York.

What laws govern the rulemaking process? The Department of Finance must meet the requirements of § 1043 of the Charter when creating or amending rules. This notice is made according to the requirements of § 1043 of the Charter.

Statement of Basis and Purpose of Proposed Rule

The New York City Department of Finance is proposing changes to the current rules for the Senior Citizen Rent Increase Exemption ("SCRIE") and Disability Rent Increase Exemption ("DRIE") Programs. The proposed rules reference the requirements of both the Americans with Disability Act and the New York City Human Rights Law as they relate to deadline extensions for submissions of SCRIE and DRIE renewal applications or other administrative deadlines related to these programs. These proposed changes concern the designation of representatives for tenants and the provision of medical documentation when applying for deadline extensions for these programs.

SCRIE and DRIE programs are authorized by Sections 467-b and 467-c of the New York State Real Property Tax Law and established by Chapter 4 (Section 26-405), Chapter 5 (Section 26-509) and Chapter 7 (sections 26-601 et seq.) of Title 26 of the Administrative Code of the City of New York. These programs protect households headed by low-income tenants who are 62 years of age or older or persons with disabilities and who reside in rent regulated dwelling units from rent increases. For those who qualify, rent is frozen at the time of or prior to application approval, protecting participants from future increases. Participating landlords receive a property tax credit to cover the increase in rent.

Matter underlined is new. Matter in brackets [] is to be deleted.

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department unless otherwise specified or unless the context clearly indicates otherwise.

Subdivisions (b), (d) and (e) of Section 52-01 of Title 19 of the Rules of the City of New York are amended to read as follows:

(b) *Renewals.* [A renewal application must be submitted to, and approved by, the Department by or on behalf of the tenant in order to renew a SCRIE or DRIE order] An application to renew a SCRIE or DRIE order must be submitted by or on behalf of the tenant and approved by the Department. If such tenant is found eligible, the renewal order will be deemed to have taken effect upon expiration of the prior rent increase exemption order. The tenant may designate a representative to [file] receive notices sent to the tenant and assist in the completion of a renewal application on his or her behalf so that the renewal application is filed in a timely manner as provided in Subdivisions (c) and (d) of this section. [Unless otherwise stated on the renewal application, such a designation does not apply to any subsequent renewal applications.] If a tenant desires to designate a representative [for any subsequent renewal period], he or she may [must specifically] do so in [the] a renewal application. A designation of a tenant representative submitted to the Department by a tenant will continue until the designation is withdrawn or the representative requests that the designation be removed. Any designation of a representative must include the mailing address of such representative.

(d) *Extension of Time to File Renewal and Other Tenant Applications and Appeals.* The time to file a renewal application provided in Subdivision (c) of this section, as well as for any other tenant application or appeal relating to SCRIE or DRIE benefits that contains a deadline for filing, will be extended under the following circumstances:

(1) Upon a showing of good cause, the time to file a renewal or other application will be extended for an additional period of six months. The tenant or his or her representative must submit sufficient documentary evidence acceptable to the Department demonstrating good cause. Upon approval of the extension of the time to file and of the renewal application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption. For purposes of this paragraph, good cause exists when:

- (i) the tenant requires hospitalization for a documented illness or medical condition during the six-month period following expiration of the rent increase exemption order, which prevents the tenant from filing a timely renewal application; or
- (ii) the tenant's dwelling unit is damaged by fire or flood or a natural catastrophe during the six-month period following expiration of the rent increase exemption order, which prevents the tenant from filing a timely renewal application.

(iii) The tenant demonstrates other exceptional circumstances.

(2) Upon a showing of need for more time as a reasonable accommodation for a tenant's disability consistent with the requirements of the Americans with Disability Act (42 U.S.C §12101 et. seq.) (ADA) or the New York City Human Rights Law (§8-101 et. seq. of the Administrative Code of the City of New York (NYCHRL), the time to file a renewal or other application will be extended for an additional period of time to be determined by the agency, which may exceed six months if the agency determines more time would be a reasonable modification of its procedure necessary to avoid discrimination on the basis of disability. [Upon approval of the extension of time to file and of the renewal application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption.] To obtain an extension of time as a reasonable accommodation, the tenant or a representative of the tenant must provide or assist with the provision of medical documentation from an appropriate health care professional [satisfactory to the Department] showing that the tenant had a disability as defined by the [Americans with Disability Act (42 U.S.C §12101 et seq.)] ADA or the [New York City Human Rights Law (§8.101 et seq. of the Administrative Code of the City of New York)] NYCHRL, and that [this disability prevented the tenant from filing a renewal application during the six month period following expiration of the rent increase exemption order] because of this disability the tenant needed more time to file an application or appeal. For purposes of this paragraph, appropriate health care professionals include, but are not limited to, doctors (including psychiatrists), psychologists and licensed health professionals. If the tenant cannot secure medical documentation from an appropriate health care professional with reasonable efforts, an extension of time may be granted if other reliable documentation is provided as may be determined by the Department.

(e) [Expiration] Extension of rent increase exemption order when there is a showing of good cause or need for disability related reasonable accommodation. If a tenant is granted an extension of time to file pursuant to Subdivision (d) of this section, the tenant or the tenant's representative must file a renewal application and all supporting documents for the period commencing on the expiration of the prior rent increase exemption order as well as for any succeeding renewal period which commenced prior to the date such extension of time to file was granted within the time period of the extension. Upon approval of the extension of time to file and of the renewal application where seeking additional time to file a renewal application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption.

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
(212) 356-4028**

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Amendment of Rules Governing SCRIE and DRIE Programs

REFERENCE NUMBER: 2017 RG 031

RULEMAKING AGENCY: Department of Finance

I certify that this office has reviewed the above-referenced proposed rule as required by Section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: April 28, 2017

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
(212) 788-1400**

**CERTIFICATION/ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Amendment of Rules Governing SCRIE and DRIE Programs

REFERENCE NUMBER: DOF-30

RULEMAKING AGENCY: Department of Finance

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro
Mayor's Office of Operations

April 27, 2017
Date

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FIRE DEPARTMENT**■ NOTICE**

**Notice of Public Hearing and Opportunity to
Comment on Proposed Rule**

What are we proposing? The Fire Department is proposing to comprehensively update Section 3004-01 of Title 3 of the Rules of the City of New York which regulates carbon dioxide installations, to adopt the latest national and industry standards and to eliminate or update New York City-Specific fire safety requirements. These changes are needed because the existing rule is outdated and based on reference industry standards dating from 1984 and 1986.

When and where is the hearing? The Fire Department will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 A.M., on Wednesday, June 14, 2017. The hearing will be in the Fire Department Auditorium at 9 MetroTech Center, Brooklyn, NY 11201. The Auditorium is wheelchair accessible.

How do I comment on the proposed rule? Anyone can comment on the proposed rule by:

- **Website.** You can submit comments to the Fire Department through the NYC Rules website at <http://rules.cityofnewyork.us>.
- **Mail.** You can mail written comments to Code Development Unit, Bureau of Fire Prevention, New York City Fire Department, 9 MetroTech Center, Room 3E2, Brooklyn, NY 11201.
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak at the hearing. The time that you can speak may be limited.

Is there a deadline to submit written comments? Yes, you must submit written comments by June 14, 2017.

Do you need assistance to participate in the hearing? You must notify the Bureau of Fire Prevention if you need a sign language interpreter or other reasonable accommodation for a disability at the hearing. Write to us at the address above or telephone us at (718) 999-2042. You must notify us by Tuesday, May 30, 2017.

Can I review the comments made on the proposed rule? You can review the comments made online on the proposed rule by going to the website at <http://rules.cityofnewyork.us>. A few days after the hearing, a record of the hearing and copies of the written comments will be available to the public at the Bureau of Fire Prevention.

What authorizes the Fire Department to make this rule? Sections 489 and 1043 of the New York City Charter, and Sections FC102.6.3 and FC3004 of the New York City Fire Code (Title 29 of Administrative Code of the City of New York) authorize the Fire Department to propose this rule.

Where can I find the Fire Department rules? The Fire Department rules are codified in Title 3 of the Rules of the City of New York.

What rules govern the rulemaking process? The Fire Department must meet the requirements of Section 1043 of the New York City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the New York City Charter.

Statement of Basis and Purpose of Proposed Rule

The Fire Code regulates the manufacturing, storage, handling, use and transportation of hazardous materials in New York City, including liquefied carbon dioxide, a compressed gas that is a potential asphyxiant (i.e., suffocation hazard). The fire safety regulations for carbon dioxide installations currently set forth in Section 3004-01 of Title 3 of the Rules of the City of New York are outdated, as they are based on reference industry standards dating from 1984 and 1986.

Carbon dioxide is used for refrigerating and fire extinguishing systems, but the most common use is for carbonation of soft drinks in restaurants and other places of business. Steel containers storing carbon dioxide, pressurized and liquefied to below minus 100 degrees Fahrenheit, are installed in such premises and connected by special piping to the fountains that dispense soft drinks and supply the carbon dioxide needed to carbonate the beverages. Cargo tank trucks periodically refill these containers through a fill connection on the outside of the building that is connected by piping to the storage container. This system is typically self-contained; it is not connected to any building systems other than being plugged into a standard electrical outlet.

After reviewing current industry standards, the Fire Department proposes to repeal and re-promulgate Section 3004-01 in order to reference the relevant provisions of the 2015 International Fire Code, the model code upon which the New York City Fire Code is based and the National Fire Protection Association standard referenced by the International Fire Code, and to eliminate or update the New York City-Specific design, installation, operation and maintenance requirements set forth in the rule.

The proposed rule would:

- regulate carbon dioxide beverage dispensing systems storing more than 100 pounds of liquefied carbon dioxide (that is, all but the smallest containers for commercial use for liquefied carbon dioxide);
- require the installation of such systems by a Fire Department certificate of fitness holder;
- eliminate outdated design and installation requirements, such as copper piping, that are no longer approved for use in carbon dioxide beverage dispensing systems, and reference new design and installation standards, including carbon dioxide detection and alarm systems;
- allow installers to electronically file with the Fire Department the report certifying the installation of the system, and require submission of a report if there is a release of carbon dioxide or activation of the carbon dioxide detection and alarm system;
- require "quick checks" of the system at time of delivery, and full inspections on an annual basis; and
- standardize recordkeeping requirements for such systems.

This rule was identified for repeal and re-promulgation in response to a review of the City's existing rules conducted by the New York City Mayor's Office of Operations, working with the New York City Law Department and Office of Management and Budget, to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance.

The entire proposed rule is underlined, indicating that it is a new rule.

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 3004-01 of Chapter 30 of Title 3 of the Rules of the City of New York is proposed to be REPEALED and a new § 3004-01 is proposed to be adopted, to read as follows:

§ 3004-01 Use of Carbon Dioxide in Beverage Dispensing Systems

(a) Scope.

- (1) This section sets forth standards, requirements and procedures for the storage, handling and use of more than 100 pounds (874 SCF) of carbon dioxide, in liquefied form, in beverage dispensing systems.**
- (2) The provisions of this section do not apply to the storage, handling and use of carbon dioxide in any refrigerating system, fire extinguishing system or portable fire extinguisher, which are regulated by FC 606.904 and 906, respectively.**
- (3) Any other storage, handling or use of carbon dioxide in a device, equipment or system shall be submitted for Department approval pursuant to FC105.4, and shall be conducted under the personal supervision of a person holding a certificate of fitness, as set forth in FC3001.4, if the amount of carbon dioxide being stored, handled or used requires a Department permit.**

(b) General Provisions.

- (1) Applicable standards. Carbon dioxide beverage dispensing systems shall be designed, installed, operated and maintained in compliance with the requirements of FC Chapter 30, this section and:**
 - (A) Section 5307 of the International Fire Code (IFC) (2015 edition);**
 - (B) Chapter 13 of NFPA Standard 55 (2013 edition);**

- (C) the equipment manufacturer's design specifications and installation, operation and maintenance instructions; and
- (D) the Construction Codes, as applicable.
- (2) Permit. A permit shall be required for the storage, handling and use of carbon dioxide as set forth in FC105.6.
- (3) Supervision. Carbon dioxide beverage dispensing systems shall be supervised as follows:
- (A) Carbon dioxide beverage dispensing systems shall be installed by a person holding a certificate of fitness for that purpose.
- (B) The filling of a carbon dioxide container from any source shall be performed by a person holding a certificate of fitness for that purpose.
- (4) Installer certification of installation or repair. For any new or altered carbon dioxide beverage dispensing system using more than 400 pounds (3,496 SCF) of carbon dioxide, and for any carbon dioxide beverage system that is inspected and/or repaired after activation of an emergency alarm or other release of carbon dioxide, the installer shall complete and submit to the Bureau of Fire Prevention (by emailing to DistrictOfficeHeadquarters@fdny.nyc.gov) an affidavit in a form approved by the Department certifying that the system is in good working order and setting forth the following information, and such other information and documentation as the Department may require:
- (A) New/altered systems:
- (1) Number and size (capacity) of carbon dioxide storage container(s) installed;
- (2) Location of installation at the premises;
- (3) Whether the room is provided with mechanical ventilation and/or a carbon dioxide detection and alarm system; and
- (4) Location of carbon dioxide beverage dispensing system central unit panel and emergency alarm sensors and strobes.
- (B) Emergency alarm activation/carbon dioxide release:
- (1) Date/time of system restoration to service;
- (2) Source/cause of carbon dioxide release; and
- (3) System components repaired or replaced.
- (c) Design and Installation Requirements.
- (1) Compliance with applicable standards. Carbon dioxide beverage dispensing systems shall be designed and installed in accordance with IFC Section 5307, NFPA Standard 55, and any other applicable standards, as set forth in R3004-01(b)(1), including compliance with the following requirements:
- (A) Containers designed for permanent storage of low pressure, liquefied carbon dioxide;
- (B) Pressure and level indicators at the storage tank and the fill connection that indicate whether the containers have been filled to their design capacity;
- (C) Pressure relief devices piped to a safe outdoor location;
- (D) Piping systems designed to withstand the effects of expansion, contraction, vibration, physical damage and heat sources;
- (E) Materials capable of extended exposure to liquefied carbon dioxide;
- (F) Foundation or floor capable of supporting the weight of the carbon dioxide system at full capacity;
- (G) Carbon dioxide detection and alarm system capable of detecting and notifying the building occupants of the release of carbon dioxide vapors in excess of the permissible exposure limit, by activating an audible alarm within the room or area, a strobe outside of the room or area, and a signal to the central unit panel; and
- (H) Mechanical ventilation, where required.
- (2) Additional safety requirements. Carbon dioxide beverage dispensing systems shall additionally be designed and installed in compliance with the following requirements:
- (A) Fill connections. Each carbon dioxide storage container shall have its own fill connection and related piping. Fill connection(s) shall be in a lockable box permanently mounted on a wall outdoors. The fill connection and fill vent shall not be located in or above any below-ground spaces or stairwells.
- (B) Storage containers. The container(s) storing the carbon dioxide shall be of a design certified as compliant with ASME standards. Storage containers shall be installed at a location readily accessible for servicing and reading of gauges. Storage containers shall not be installed at any location that would obstruct means of egress, fire protection systems, ventilation systems, or public utility closets or panels. Storage containers shall be installed at or above grade level, where feasible; if installed below grade, a carbon dioxide detection and alarm system must be installed in all instances.
- (C) Testing of piping. All piping joints and other connections shall be tested for leaks at time of installation using a soap solution.
- (D) Dispenser regulators. Soda carbonation dispenser pressure regulators shall be designed to fail in the closed position.
- (E) Approved alarm system. The carbon dioxide detection and alarm system shall be listed and labeled by a nationally recognized testing laboratory.
- (F) Protection of power supply. Any carbon dioxide detection and alarm system components supplied with electrical power from a wall receptacle (outlet) shall be protected against interruption of power supply by a plug lock, strap or other means of preventing the plug from being accidentally disconnected.
- (d) Operational and Maintenance Requirements.
- (1) Carbon dioxide beverage dispensing systems shall be operated and maintained in accordance with IFC Section 5307, NFPA Standard 55, and any other applicable standards, as set forth in R3004-01(b)(1), including compliance with the following requirements:
- (A) A warning sign shall be conspicuously posted at the entrance to the room or area containing the storage containers indicating the presence of carbon dioxide and the danger of asphyxiation. If a carbon dioxide detection and alarm system is installed, the warning sign shall read as follows (in lieu of the language set forth in Section 1.3.2.3.1 of NFPA Standard 55):
- "WARNING – CARBON DIOXIDE GAS INSTALLATION – ASPHYXIATION DANGER**
- A high carbon dioxide (CO2) gas concentration in this area can cause suffocation.
- If the CO2 alarm activates, or other reason to believe there is a CO2 leak, DO NOT ENTER ROOM.**
- Call New York City 911 immediately."
- (B) An informational sign describing the types of alarms and system defaults shall be posted on the wall adjacent to the central unit panel.
- (2) Additional safety requirements. Carbon dioxide beverage dispensing systems shall additionally be operated and maintained in compliance with the following requirements:
- (A) Periodic quick check of system. A quick check of the carbon dioxide beverage dispensing system shall be conducted by the certificate of fitness holder each time the carbon dioxide container is filled, but in any event not less than once a month. The quick check shall consist of a visual inspection of:
- (1) the pressure gauge on the storage container(s), to confirm that the pressure of the liquid carbon dioxide is within normal range;
- (2) system components, to detect any sign of physical damage, frost build-up or other visible evidence of component malfunction;
- (3) the central unit panel, to confirm that the carbon dioxide detection and alarm system is powered and operating properly, including checking for any system faults and activating any system test;
- (4) the required warning sign, to confirm that it is posted, legible and not obstructed; and
- (5) the room or area in which the carbon dioxide storage container(s) is installed, to confirm that there are no obvious unsafe conditions, such as storage of items on or against the container(s) or piping.
- (B) Annual inspection. A full inspection of the carbon dioxide beverage dispensing system shall be conducted by a certificate of fitness holder at least once a year. All

containers, vent, fill and dispenser piping, and other system components shall be inspected for damage or signs of wear. Any components not in good working order shall be repaired or replaced.

- (C) Periodic piping replacement. All vent, fill and dispenser piping shall be replaced at least once every eight years.
- (D) User safety training. At time of installation of a carbon dioxide beverage dispensing system, and at least once a year thereafter, the installer or other certificate of fitness holder shall verbally and in writing communicate the following carbon dioxide safety information to the owner and/or other responsible persons at the premises, to ensure that they are aware of the hazards associated with the system and understand how to safely operate and monitor the system:
 - (1) Asphyxiation and extreme temperature hazards associated with carbon dioxide release;
 - (2) Identification of each of the carbon dioxide beverage dispensing system components, including fill box, piping, containers, central unit panel, and carbon dioxide emergency alarm and strobe, and a basic description of system operation;
 - (3) Importance of keeping system components free from physical damage or obstruction, including damage or obstruction from stored items;
 - (4) Importance of immediately reporting to the certificate of fitness holder any damage to, or malfunction of, the system and ensuring that the system is inspected, and if necessary, repaired, on an expedited basis; and
 - (5) Importance of immediately reporting and acting upon any actual release of carbon dioxide as set forth in R3004-01(d)(3).

(3) Notification of carbon dioxide leak. Upon activation of the carbon dioxide beverage dispensing system emergency alarm or other indication of an actual accidental release of carbon dioxide from the beverage dispensing system, the following steps must be taken:

- (A) immediately report the emergency to New York City 911;
- (B) keep all persons away from the carbon dioxide installation and evacuate any below-grade area;
- (C) notify the certificate of fitness holder;
- (D) discontinue use of the carbon dioxide beverage dispensing system until a qualified installer has certified that it has been restored to good working order, by completing an affidavit pursuant to R3004-01(b)(4).

(e) Recordkeeping.

- (1) The owner or certificate of fitness holder shall maintain on the premises in accordance with FC107 the following documentation:
 - (A) A copy of the Installer's Affidavit for new and altered systems, as set forth in R3004-01(b)(4), including the periodic replacement of system piping;
 - (B) A copy of the Installer's Affidavit for any emergency alarm activation/ carbon dioxide release;
 - (C) A tag or other record of each quick check and annual inspection indicating:
 - (1) the date of the inspection;
 - (2) whether the system is in good working order, and, if not, any conditions that require correction, and, if so, the date the condition was corrected and by whom; and
 - (3) the name and certificate number of the certificate of fitness holder who performed the inspection;
- (D) The names and titles of the responsible person(s) at the premises trained in the use of the system; and
- (E) A copy of the manufacturer's manual for the carbon dioxide beverage dispensing system.

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
(212) 356-4028
CERTIFICATION PURSUANT TO**

CHARTER §1043(d)

RULE TITLE: Use of Carbon Dioxide in Beverage Dispensing Systems
REFERENCE NUMBER: 2017 RG 030
RULEMAKING AGENCY: Fire Department

I certify that this office has reviewed the above-referenced proposed rule as required by Section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: May 1, 2017

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
(212) 788-1400**

**CERTIFICATION/ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Use of Carbon Dioxide in Beverage Dispensing Systems
REFERENCE NUMBER: FDNY-14
RULEMAKING AGENCY: Fire Department

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Guevere Knowles
Mayor's Office of Operations

May 1, 2017
Date



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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

CITY PLANNING

NOTICE

NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT

East Harlem Rezoning

Project Identification

CEQR No. 17DCP048M
ULURP Nos. 170358 ZMM,
N170359 ZRM, & 170360 HAM;
170361 ZMM, N170362 ZRM,
170363 HAM, 170364 PQM,
170365 ZSM, 170366 ZSM,
170367 ZSM, & N170368 ZCM

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
SEQRA Classification: Type I

Contact Person

Olga Abinader, Deputy Director (212) 720-3493
Environmental Assessment and Review Division
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the actions described below. Copies of the DEIS are available for public inspection at the locations listed at the end of this notice. The proposal involves actions by the City Planning Commission (CPC) and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). A public hearing on the DEIS will be held at a later date to be announced, in conjunction with the City Planning Commission's Citywide public hearing pursuant to ULURP. Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a series of land use actions — including zoning map amendments, zoning text amendments, and amendments to the Milbank Frawley Circle-East Urban Renewal Plan (collectively, the "Proposed Actions") — as a component of the East Harlem Neighborhood Study (the "Neighborhood Study"), a comprehensive, community-focused effort aimed at identifying opportunities for the creation of new mixed-income housing and the preservation of existing affordable units consistent with Mayor de Blasio's housing plan, Housing New York: A Five-Borough, Ten-Year Plan. The Proposed Actions are intended to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and create new commercial and manufacturing space to support job creation adjacent to existing and future transit nodes. Further, in conjunction with other City agencies, the Neighborhood Study will also identify complementary initiatives to address community needs related to key infrastructure, economic development, workforce and community wellness issues. The Proposed Actions would affect an approximately 96-block area of the East Harlem neighborhood of Manhattan, Community District 11.

The Proposed Actions encompass discretionary actions that are subject to review under the Uniform Land Use Review Procedure (ULURP),

Section 200 of the City Charter, and CEQR process. The discretionary actions include the following:

- Zoning map amendment. The proposed rezoning would replace all or portions of existing R7-2, C8-3, M1-2, M1-4, C4-4, C4-4D, R8A, R7A, and C6-3 districts within the rezoning area with M1-6/R9, M1-6/R10, C4-6, C6-4, R10, R9, R7A, R7B, and R7D districts. In addition, the proposed rezoning would replace or eliminate portions of existing C1-4, C2-4, and C1-5 overlays with C1-5 or C2-5 overlays and establish new C1-5 overlays. The proposed rezoning action would also amend the Zoning Map to include the boundaries of the Special East Harlem Corridors District (EHC) along major thoroughfares within the rezoning area, as well as modified boundaries of the Special Transit Land Use District (TA).
Zoning text amendments. The Proposed Actions include amendments to the text of the City's Zoning Resolution to: a) establish the EHC Special District along major corridors within the rezoning area including Park Avenue, Lexington Avenue, Third Avenue, Second Avenue, and East 116th Street corridors to establish special use, bulk, ground-floor design and parking regulations; b) create a new special permit related to the development, conversion, or enlargement of hotels within the proposed EHC Special District; c) modify existing provisions of the Special 125th Special District applicable to the portion of the special district located at the intersection of East 125th Street and Park Avenue to implement new special use, bulk, ground-floor design, and parking regulations; d) modify the boundaries of the TA District to reflect the current plans of the Metropolitan Transportation Authority (MTA) for prospective Second Avenue Subway locations, accommodate ancillary support facilities for the future phase of the Second Avenue Subway, and introduce bulk modifications to facilitate the inclusion of necessary transportation-related facilities in new developments within Special District boundaries; and, e) amend Appendix F of the Zoning Resolution to apply the Mandatory Inclusionary Housing (MIH) program to portions of the proposed rezoning area, including areas where zoning changes would promote new housing.
Urban Renewal Plan (URP) amendments. The Proposed Actions include amendments to the Milbank Frawley Circle-East URP; to make the URP compatible as warranted with the above zoning actions. The plan amendments would include: a) remove the supplementary setback control on Sites along Park Avenue between East 110th Street and East 123rd Street; b) change the designated land use of Site 9 from 'residential/public and semi-public' to 'residential;' and, c) change the designated land use of Site 25A from 'residential, residential/commercial, and commercial/semi-public' to 'residential.'
Determination of consistency with the Waterfront Revitalization Program (WRP). Portions of the rezoning area are within the Coastal Zone and will require review by the CPC, in its capacity as the City Coastal Commission (CCC), to determine if they are consistent with the relevant WRP policies.

HPD may provide construction funding in the future through any of its several financing programs intended to facilitate the development of new affordable housing and the preservation of existing affordable units. In addition, the New York City Housing Development Corporation (HDC) may decide to fund construction of new affordable multi-family apartment buildings and the rehabilitation of existing multi-family apartment buildings.

As part of a separate action, the City is proposing a series of land use actions to facilitate the creation of a substantial amount affordable housing related to an HPD project adjacent to the Project Area that involves the development of an entire City block bounded by East 111th Street, East 112th Street, Park, and Madison Avenues ("the Sendero Verde Site"). The land use actions necessary to facilitate the development of the Sendero Verde Site are expected to enter public review as a separate land use application concurrent with the Proposed Actions. The actions are anticipated to include: (a) zoning map amendment to rezone the R7-2 district to R9; (b) zoning text amendment to apply the MIH program to the site; (c) UDAAP designation and project approval for the Disposition Area and disposition of City-Owned property; (d) acquisition of a portion of the Disposition Area by the City for community garden use; (e) special permit pursuant to Section 74-743 to modify the bulk regulations within a Large Scale General Development (LSGD); (f) special permit pursuant to Section 74-744(b) to permit commercial floor area to be located above the second story in a mixed-use building; (g) special permit pursuant to Section 74-752 to waive up to 129 accessory parking spaces required in connection with non-income restricted dwelling units; and (h) City Planning Commission certification pursuant to Section 32-435 to waive the requirement that a minimum of 50 percent of a building wall facing upon a wide street be occupied at the ground level by commercial use.

The Area that is subject to the Proposed Actions is generally bounded by East 104th Street to the south, East 132nd Street to the north, Park Avenue to the west and Second Avenue to the east (the "Project Area"). The Proposed Actions are anticipated to facilitate new residential,

commercial, community facility, and manufacturing development. In order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario (RWCDs) was developed for both the current and proposed zoning conditions for a 10-year period (i.e., build year 2027). For environmental assessment purposes, projected developments, which are considered likely to occur in the foreseeable future, are expected to occur on 68 sites, and potential developments, which are considered less likely, have been identified for 34 additional sites. In total, the Proposed Actions are anticipated to result in a net increase of approximately 3,500 dwelling units, a substantial proportion of which are expected to be affordable; approximately 122,500 square feet (sf) of retail space; approximately 143,200 office space; approximately 105,000 sf of community facility space; and approximately 132,400 sf of manufacturing space. The Proposed Actions are also expected to result in net decreases of approximately 10,600 sf of auto-related space, 33,000 sf of hotel use, and 57,600 sf of warehouse/storage space.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The analysis approach first describes existing conditions, and then projects conditions forward into the future without the Proposed Actions, incorporating information available on known land-use proposals and, as appropriate, anticipated overall growth. Finally, the future with the Proposed Actions is described, the differences between the future without and with the Proposed Action are assessed, and any significant adverse environmental impacts are disclosed. The DEIS also identifies and analyzes appropriate mitigation for any identified significant adverse environmental impacts.

The DEIS has identified significant adverse impacts related to shadows, historic and cultural resources, transportation (traffic, pedestrians, and transit), and construction (noise).

Shadows Impacts: The Proposed Actions would result in significant adverse impacts to three open space resources - El Catano Garden, Eugene McCabe Field, and Jackie Robinson Garden. The duration or extent of incremental shadow cast on these open spaces would be great enough to significantly impact the use of the open space or its ability to support vegetation.

Possible measures that could mitigate significant adverse shadow impacts on open spaces may include relocating sunlight-sensitive features within an open space to avoid sunlight loss; relocating or replacing vegetation; undertaking additional maintenance to reduce the likelihood of species loss; or providing replacement facilities on another nearby site. Other potential mitigation strategies include the redesign or reorientation of the open space site plan to provide for replacement facilities, vegetation, or other features. In addition, the *CEQR Technical Manual* identifies strategies to reduce or eliminate shadow impacts, including modifications to the height, shape, size, or orientation of a proposed development that creates the significant adverse shadow impact. DCP, as lead agency, will explore possible mitigation measures with the New York City Department of Parks and Recreation (NYC Parks) between the DEIS and FEIS. If feasible mitigation is found, the impact will be considered mitigated or partially mitigated. In the absence of feasible mitigation, the significant adverse shadow impact on El Catano Garden, Eugene McCabe Field, and Jackie Robinson Garden would be unavoidable.

Architectural Resources Impacts: The Proposed Actions could result in significant adverse construction-related impacts to four eligible architectural resources located within 90 feet of projected or potential development sites. The impacted resources include: St. Paul's Rectory and School (State and National Registers of Historic Places [S/NR]-Eligible), Chambers Memorial Baptist Church (S/NR-Eligible), 166 East 124th Street (S/NR-Eligible), and the Park Avenue Viaduct (S/NR-Eligible).

Designated architectural resources located within 90 feet of a projected or potential new construction site are subject to the protections of DOB's TPPN #10/88. The four resources listed above are not designated, therefore they would not be afforded any of the protections under TPPN #10/88. If these eligible resources are designated in the future prior to the initiation of construction, the protective measures of TPPN #10/88 would apply and significant adverse impacts from construction would be avoided. The viability of these or other mitigation measures will be explored between the DEIS and FEIS. Should the resources remain undesignated or no feasible mitigation be identified, the additional protective measures of TPPN #10/88 would not apply and the potential for significant adverse construction-related impacts would be unavoidable.

Archaeological Resources Impacts: The Proposed Actions have the potential to result in significant adverse archaeology impacts. Construction activity at Projected Development Site 4 and Potential Development Site V, located on the south side of East 128th Street and east of Park Avenue, has the potential to result in significant adverse archaeology impacts associated with burial remains associated with the churchyard and burial vaults of Saint Andrew's Church, which was formerly located within both development sites. The Proposed Actions therefore have the potential to result in a significant adverse impact

on archaeological resources if any such archaeological resources are present.

Mitigation measures include archaeological investigative testing, which is designed to confirm the presence or absence of archaeological resources in areas of archaeological sensitivity. Based on the results of the archaeological investigation and in consultation with the New York City Landmarks Preservation Commission (LPC), if the investigation reveals the presence of burial remains, recovery of those remains would be required. Projected Development Site 4 contains a City-owned lot under HPD jurisdiction. Development of Projected Development Site 4 would be in accordance with HPD requirements, including measures to require prospective sponsors to conduct archaeological testing and if warranted, recovery of burial remains. Potential Development Site V is owned by a private entity. There is no mechanism in place to require archaeological testing prior to construction or require the preservation or documentation of archaeological resources, should they exist. In the event that human remains are encountered during the construction of an as-of-right project, it is expected that the developer would contact the New York City Police Department (NYPD) and the New York City Office of the Chief Medical Examiner. However, because there is no mechanism to ensure that the potential impacts would be avoided or mitigated in full at Potential Development Site V, the significant adverse impact would be considered unavoidable.

Traffic Impacts: The Proposed Actions would result in significant adverse traffic impacts at 26 study area intersections during one or more analyzed peak hours; specifically 31 lane groups at 19 intersections during the weekday AM peak hour, 15 lane groups at 12 intersections during the midday peak hour, 32 lane groups at 22 intersections during the PM peak hour, and 19 lane groups at 16 intersections during the Saturday peak hour. Implementation of traffic engineering improvements such as signal timing changes and modifications to curbside parking regulations are being proposed and would provide mitigation for many of the anticipated traffic impacts. These proposed traffic engineering improvements are subject to review and approval by the New York City Department of Transportation (DOT). Assuming all the proposed mitigation measures were implemented, traffic significant adverse impacts would be fully mitigated at all but seven lane groups at two intersections during the weekday A.M. peak hour, eight lane groups at three intersections in the weekday P.M. peak hour, and one lane group at one intersection during each of the weekday midday and Saturday peak hours. DCP, as lead agency, will coordinate with DOT between the DEIS and FEIS to obtain their approval of the proposed mitigation measures. If DOT determines that a proposed mitigation measure is infeasible, the impact would be unavoidable.

Transit Impacts: The Proposed Actions, in the absence of the Second Avenue Subway Phase II, would result in significant impacts to one street stair at the 103rd Street subway station, one street stair at the 116th Street subway station and two street stairs and two platform stairs at the 125th Street subway station. DCP, as lead agency, will coordinate with New York City Transit (NYCT) between the DEIS and FEIS, to determine what, if any, mitigation measures should be implemented to address these specific impacts. With the implementation of Phase II of the Second Avenue Subway, substantial transit demand reductions are expected in both No Action and With Action Conditions at the Lexington Avenue Line 103rd Street, 116th Street, and 125th Street stations served by the Nos. 4, 5, and/or 6 trains. In addition, the Second Avenue Subway Phase II would also likely include improvements to pedestrian circulation elements at the 125th Street station. In the absence of the Second Avenue Subway Phase II or mitigation measures applicable to these specific station elements, the Proposed Actions' significant impacts to one street stair at the 103rd Street subway station, one street stair at the 116th Street subway station and two street stairs and two platform stairs at the 125th Street subway station would remain unmitigated.

The Proposed Actions would result in a passenger capacity shortfall on southbound M15 Select Bus Service (SBS) buses in the AM peak hour. This significant adverse impact could be fully mitigated by the addition of one M15 SBS bus in the southbound direction in the AM peak hour. The general policy of NYCT is to provide additional bus service where demand warrants, taking into account financial and operational constraints. It is anticipated that completion of Second Avenue Subway Phase II would reduce demand on bus routes serving the Project Area. Therefore, the overcapacity condition on southbound M15 SBS buses in the AM peak hour would likely not occur as the result of the Proposed Actions, and the proposed mitigation would not be needed. In the absence of the Second Avenue Subway Phase II and feasible mitigation measures, the significant adverse impact southbound on M15 SBS buses in the AM peak hour would be unavoidable.

Pedestrian Impacts: Incremental demand from the Proposed Actions would significantly adversely impact one sidewalk — the south sidewalk on East 125th Street between Lexington and Park Avenues — in all four analyzed peak hours. Removing a tree pit at the most constrained point on the impacted sidewalk would fully mitigate the significant adverse impact in all periods, and there would be no unmitigated significant adverse pedestrian impacts. Implementation of this mitigation measure would be subject to review and approval by NYC Parks. DCP, as lead

agency, will coordinate with NYC Parks between the DEIS and FEIS to obtain approval to remove the tree pit. In the absence of the application of this mitigation measure, the impact would remain unmitigated.

Construction-Related Noise Impacts: The Proposed Actions would have the potential to result in significant adverse construction noise impacts throughout the Project Area and at sensitive receptors in the vicinity of the Project Area. Because the analysis is based on construction phases, it does not capture the natural daily and hourly variability of construction noise at each receptor. The level of noise produced by construction fluctuates throughout the days and months of the construction phases, while the construction noise analysis is based on the worst-case time periods only, which is conservative. The noise analysis results show that the predicted noise levels could exceed the *CEQR Technical Manual* impact criteria throughout the Project Area. As the analysis is based on a conceptual site plan and construction schedule; it is possible that the actual construction may be of less magnitude, or that construction on multiple projected development sites may not overlap, in which case construction noise would be less intense than the analysis predicts.

Proposed mitigation could include a variety of source and path controls. Between the DEIS and FEIS, all possible mitigation measures to address the identified construction noise impacts will be explored. In the event no additional practicable or feasible mitigation measures are determined, the significant adverse construction noise impacts would be unavoidable.

The DEIS considered four alternatives — a No Action Alternative, a No Unmitigated Significant Adverse Impact Alternative, a Lesser Density Alternative, and the Sendero Verde Development Alternative.

The No Action Alternative examines future conditions within the Project Area, but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted) and therefore existing zoning would remain in the area affected by the Proposed Actions. It is anticipated that the Project Area would experience growth under the No Action Alternative by 2027. Fifty-nine of the 68 projected development sites are expected to be redeveloped, or undergo conversion, in the No Action Alternative. Significant growth in market-rate development is expected, with approximately 2,500 DUs (of which only 30 are expected to be affordable DUs). In addition to residential development, approximately 562,700 sf of commercial space (primarily retail space along with smaller amounts of office, hotel, storage and auto-related uses), 7,400 sf of community facility space, and 22,800 sf of industrial space is expected. The significant adverse impacts related to shadows, historic resources, traffic, and construction that would occur with the Proposed Actions would not occur with the No Action Alternative. However, the No-Action Alternative would not meet the goals of the Proposed Actions. The substantial amount of affordable housing expected under the Proposed Actions would not be provided. In addition, as compared to the Proposed Actions, the benefits associated with improved economic activity, preservation of existing built character in certain mid-block areas and enhanced pedestrian conditions would not be realized.

The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the Proposed Actions are changed specifically to avoid the unmitigated significant adverse impacts associated with the Proposed Actions. There is the potential for the Proposed Actions to result in unmitigated significant adverse impacts related to shadows, historic and cultural resources (architectural and archaeological resources), transportation (traffic and transit), and construction (noise). This alternative considers development that would not result in any significant adverse impacts that could not be fully mitigated. However, to eliminate all unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized.

The Lower Density Alternative was developed for the purpose of assessing whether lower density residential development in some portions of the Project Area would eliminate or reduce the significant, adverse impacts of the Proposed Actions while also meeting the goals and objectives of the Proposed Actions. Under the Lower Density Alternative, Lexington Avenue and portions of Second Avenue and East 116th Street would be removed from the Project Area. The removal of portions of the Project Area would result in fewer projected and potential development sites. Twenty-six projected development sites would be removed so that the remaining 42 projected development sites would contain approximately 388,300 sf of retail space, 211,900 sf of office space, 106,300 sf of community facility space, 155,200 sf of industrial space, and 5,000 DUs. Seven fewer potential development sites would occur under this alternative. The Lower Density Alternative would result in the same mix of uses as the Proposed Actions. However, the total amount of development would be reduced by approximately 15 percent under the Lower Density Alternative.

As compared to the Proposed Actions, the significant adverse impacts expected under the Lower Density Alternative would be generally the same, although the duration and/or extent of the impacts would be less due to the smaller number of projected and potential development sites and overall lower density. The Lower Density Alternative would

result in the same significant adverse impacts related to shadows, historic and cultural resources, transportation (traffic, pedestrians, and transit) and construction. Mitigation measures for the impacts under the Lower Density Alternative would be similar to mitigation measures under the Proposed Actions; however, mitigation measures for the significant adverse transportation impacts would be somewhat different due to the overall decrease in density and difference in the location of projected development sites as compared to the Proposed Actions. The Lower Density Alternative would support, to a lesser degree, the Proposed Actions' goals of promoting affordable housing development by increasing residential density and establishing MH, encouraging economic development by mapping new commercial districts and increasing density in a highly transit accessible area of the City, and creating pedestrian-friendly streets through active ground floor retail uses. However, as the Lower Density Alternative would result in fewer residential units, it would be less supportive of the Proposed Action's objectives while continuing to result in significant adverse impacts related to shadows, historic and cultural resources, transportation, and construction noise.

The Sendero Verde Development Alternative considers, in addition to the Proposed Actions, a series of actions needed to facilitate an HPD-sponsored affordable housing development proposed on the site bounded by East 111th and East 112th Streets and Park and Madison Avenue. In February 2017, the City designated a development team to develop a mixed-use, sustainable development containing residential and community facility and commercial space. In addition to the development expected under the Proposed Actions, this alternative assesses additional affordable DUs (approximately 660), approximately 12,600 sf of retail space, approximately 152,800 sf of community facility space, and new community gardens.

The Sendero Verde Development Alternative would result in the same significant adverse shadow and historic and cultural resources impacts as the Proposed Actions. Like the Proposed Actions, the Sendero Verde Development Alternative would result in significant adverse impacts in the areas of transportation impacts (traffic, transit and pedestrians) and construction, but the extent and severity of the impacts would be different than those of the Proposed Actions. In addition, the Sendero Verde Development would result in significant adverse impact related to indirect effects to open space in the non-residential study area. Mitigation measures for the Sendero Verde Development Alternative would be similar to the mitigation under the Proposed Actions for shadows, historic and cultural resources, transportation and construction noise. In addition, the Sendero Verde Development Alternative could require full or partial mitigation for the significant adverse impact related to indirect open space effects. Mitigation could include the provision of new open space on the Sendero Verde Site. Between DEIS and FEIS, DCP will explore additional mitigation measures with NYC Parks and HPD. The Sendero Verde Development Alternative would meet the goals and objective of the Proposed Actions. The alternative would provide more affordable housing as compared to the Proposed Actions. The benefits associated with improved economic activity and the preservation of existing built character in certain mid-block areas would be the same as the Proposed Actions. However, the Sendero Verde Development Alternative may result in significant adverse impacts that could not be mitigated to the degree that could be achieved for the Proposed Actions.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Robert Dobruskin, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007, Hilary Semel, Director (212) 676-3290; and on the New York City Department of City Planning's website located at <http://www1.nyc.gov/site/planning/applicants/eis-documents.page>.

◀ m11

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 8/1/2017 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:

<u>Damage Parcel No.</u>	<u>Block</u>	<u>Lot</u>
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 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:

<u>Damage Parcel No.</u>	<u>Block</u>	<u>Lot</u>
271	11532	15
241	11531	19
213	11531	38
64	11514	48
356	11554	29
358	11554	35

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

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:

<u>Damage Parcel No.</u>	<u>Block</u>	<u>Lot</u>
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 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:

<u>Damage Parcel No.</u>	<u>Block</u>	<u>Lot</u>
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 8/7/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

<u>Damage Parcel No.</u>	<u>Block</u>	<u>Lot</u>
68	11514	42
4	11512	2
318	11552	76
255	11532	49
347	11554	17
361	11554	35
334	11553	24
284	11533	38
247 & 247B	11532	31

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
m11-24

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:

<u>Damage Parcel No.</u>	<u>Block</u>	<u>Lot</u>
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 8/7/2017 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
277	11532	21
112	11515	32
321	11552	80

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

m11-24

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
107	11515	41
235	11531	13
196	11530	9
106	11515	42
300	11533	10
187	11530	51
188	11530	52

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 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 8/6/2017 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

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

Property: Address	Application #	Inquiry Period
132 West 130 th Street, Manhattan	39/17	April 6, 2014 to Present
27 East 29 th Street, Manhattan	41/17	April 7, 2014 to Present
a/k/a 29 East 29 th Street		
239 West 136 th Street, Manhattan	42/17	April 7, 2014 to Present
449 3 rd Avenue, Manhattan	44/17	April 17, 2014 to Present
a/k/a 202 East 31 st Street		
865 East 175 th Street, Bronx	45/17	April 20, 2014 to Present
576 Washington Avenue, Brooklyn	43/17	April 13, 2014 to Present
175 Beach 115 th Street, Queens	38/17	April 4, 2014 to Present

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. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

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. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

m10-18

CHANGES IN PERSONNEL

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

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Community College (Hostos).

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

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Community College (Laguardia).

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

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Community College (Laguardia).

HUNTER COLLEGE HIGH SCHOOL FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Hunter College High School.

BROOKLYN COMMUNITY BOARD #10 FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Brooklyn Community Board #10.

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Department of Education Admin.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for various departments including DITRI, DOCKERY SMITH, DONALD, DORON, DOUGLAS, DOYLE, EDWARDS, FAIR, FARAGLIA, FARKAS, FERMIN, FORDE, FRANKS, FRASIER, GATT, GAUTHIER, GINSBERG, GITTENS, GONZALEZ, GULLORY, HAMMERSLEY, HANSEN, HENDON, IDI, JACKSON, JADOO, JONES.

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Department of Education Admin.

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Department of Education Admin.

DEPARTMENT OF PROBATION FOR PERIOD ENDING 04/21/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Department of Probation.

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include SIEGEL MICHELE, SKINNER SHEVON, SMITH CAITLYN, STEWART SOPHIA, TARRANT WILLIAM, THOMAS CHANNING, TURBIDES LEYBIS, VASQUEZ CARRASC HERIBERT, VAZQUEZ ROSA, VELZ VICTOR, WEBB RONICA.

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include RONCI CRYSTAL, SANCHEZ RAUL, SANDHER JAGVVEER, SAYADIAGDAM ISFANDYA, SIDDIGUE ASAF, SIDDIQUE TANVIR, SINGH SHYAM, SINGH SHYAM, SMITH III JOHN.

DEPT OF HEALTH/MENTAL HYGIENE FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include WILLIAMS MARLON, WILLIAMS MICHAEL, WILSON A-NA, WONG BARBARA, WONG MELISSA, WOODSON ANTAISHA, WORTHY-SMITH MELISSA, ZHANG PATRICIA.

ADMIN TRIALS AND HEARINGS FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include BAXI NISHEETH, CORSO KELLY, DEROBERTS SHARINA, DIXSON CHENEENE, RAGOLIA MICHAEL, RASSO LOUIS, SCHULMAN PETER, TOMLINSON THERRESE, WILLIAMS KINDELL, YOY MELBA.

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include AARABI MOHAMMAD, ALTIERI JOSEPH, ANOKWURU MCHUGHES, BABB CURTRISS, BALK CHRISTOP, BARRANCO DONALD, BISPAT AMAR, BROWN TOPAZ, CHAN CHUNG YI, COLLADO ANA, DAME THOMAS, DAME THOMAS, ELESAPURU NUNEZ EULOGIO.

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include FALCON CHRISTOP, FRANCIS DERRON, FREDERICKSEN COLIN, GAZMAN GENNADIY, GIANNETTA MATTHEW, GITTENS HENRY, GONZALEZ ERNESTO, GREENIDGE IAN, GREENSTEIN ELIZABETH, GRINNAGE KERRI, HARGRAVE ANTHONY, HARRIS MOHAMMAD, HASTINGS ANDREW, HAZEN RONALD, HEWITT GREGORY, HOAHING MICHAEL, HUYNH TUAN, JACKSON HUGHEY, JEFFREYS TYRA, JOHNSTON JOHN, JORDAN SCOTT, KALLIANGAS MICHAEL, KANU CHUCK, KLYACHMAN GALINA, LARSEN DENNIS, LAVERDE CAMILO, LEFKOWITZ DANIEL, LEFKOWITZ DANIEL, MILLER KIAH, MINGO JENNIFER, MIRANDA GLADYS, MUNOZ JORGE, MUSTO MICHAEL, NEWTON MELVYN, NEWTON MELVYN, PATEL MANU, PAZAN MARY, PERSAUD SAHADEO, PERSAUD SAHADEO, PRESTIGIACOMO DAVID, REYNOLDS DONNA.

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include SZE KING WAI, TAYLOR KALIAEJA, VASSER JR JOHNNY, WAGGELMAN CHARLES, WAGGELMAN CHARLES, WONG EDMUND, YEN ERIC.

DEPARTMENT OF SANITATION FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include ABOA AHIKA JEAN, ADAMS OMAR, ADEYEMI OLANREWA, ADONIS JEAN-THO, AGRAMONTE JOHANNA, AHMED FAZAL, ALLEN ARLEZA, ALLEN CHARLES, ALLEN MONIQUE, ALLEN PIA, ALLEN ROBERT, ALMODOVAR JOSE, ALONZO FREDDY, ALSTON S, AMAKER JR BATISE, AMOROSE MICHAEL, ANDREWS MORRIS, ARIAS BERTILLO, ARIAMSTEAD WILFORD, AUQUI JORGE, AZOUPE ALOGODAN, BAIER SHANICE, BAKER ALLEN, BAKER MARTIN, BAMBA LANCINE, BANNNERMAN THOMAS, BARBOUR NICHOLAS, BARNES LAQUANE, BARON DAVID, BARRETO ROSE, BATTISTA KELBI, BATTLE BERNEL, BEAUBRUN SAMUEL, BELKOR MUSAH.

DEPARTMENT OF SANITATION FOR PERIOD ENDING 04/21/17

Table with columns: NAME, AGENCY, SALARY, ACTION, EFF DATE. Rows include BELLEVUE ASHLEY, BELLEVUE FRITZNER, BELLILARD CHRISTIA, BELTRAN ROMAN FRANCISCO, GONZALEZ FERNANDO, BENNERSON MUSWAIRA, BENNETT TERRANIR, BENNETT PORTER DARION, BERMAN JR ROBERT, BERMUDEZ MARISOL, BERRIOS MICHAEL, BEST VIRGIL, BETHEA JAMES, BETHEA RICKY, BETTON JENNIFER, BLYDGEN DAVID, BOMBACE JOHNATHAN, BOROVSKIY VYACHESL, BOTTI SHAWN, BOWMAN CURTIS, BOYD DONNAVAN, BOYKIN BRANDON, BREWLEY BARRY, BRIDGES KAREEM, BROOKES DUDLEY, BROWN BAREN, BROWN CEDRIC, BROWN CHRISTOP, BROWN JOHN, BROWN MARTINNO, BROWN OMAR, BRUCE TONEY, BRUCE WAYNE, BULIK CHRISTOP, BURDEN JR SHELTON, BURKOWES DONOVAN, BUTLER NORMAN, CABRERA PARIS, CABRERA GARCIA GABRIEL, CALDERON HECTOR.

