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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - MANHATTAN

MEETING

The Manhattan Borough Board will hold its May meeting, on Thursday, May 18, 2017, at 1 Centre Street, 19th Floor South, New York, NY 10007.



m12-18

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.

CD 14**No. 4****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.

CD 14**No. 5****C 170243 ZMQ**

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

1. eliminating from within an existing R3X District a C1-2 District bounded by a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, a line 150 feet southeasterly of Central Avenue, and Nameoke Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation; and
 - b. a line midway between Augustina Avenue and Central Avenue, Neilson Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, and Nameoke Avenue and its southeasterly centerline prolongation;
3. eliminating from within an existing R5 District a C2-2 District bounded by Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
4. changing from a C4-2 District to an R5 District property bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21st Street;
5. changing from an R5 District to an R6 District property bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
 - b. Augustina Avenue a line 50 feet northeasterly of Nameoke Avenue, a line midway between Augustina Avenue and Central Avenue, Neilson Street and its northwesterly centerline prolongation, the southwesterly prolongation of a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Avenue and its southeasterly centerline prolongation;
 - c. Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
- d. a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, a line midway between Beach 22nd Street and Beach 21st Street, Cornaga Avenue, and a line 100 feet easterly of Beach 22nd Street; and
6. changing from a C4-2 District to an R6 District property bounded by Mott Avenue, Central Avenue, Bayport Place, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, Mott Avenue, a line midway between Beach 20th Street and Beach 19th Street, Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, and Beach 21st Street and its southerly centerline prolongation;
7. changing from a C8-1 District to an R6 District property bounded by:
 - a. Central Avenue, the southeasterly centerline prolongation of Nameoke Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, and Bayport Place; and
 - b. Beach 22nd Street, Mott Avenue, Beach 21st Street, Cornaga Avenue, a line midway between Beach 22nd Street and Beach 21st Street, and a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street;
8. changing from an M1-1 District to an R6 District property bounded by Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;
9. changing from a C4-2 District to an R7-1 District property bounded by the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), Bayport Place and its northwesterly centerline prolongation, Central Avenue, and Mott Avenue;
10. changing from a C8-1 District to an R7-1 District property bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, Bayport Place and its northwesterly centerline prolongation, the centerline of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), and Mott Avenue;
11. establishing within an existing R5 District a C2-4 District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Beach Channel Drive, a line 150 feet southerly of Dix Avenue, and a line 200 feet westerly of Beach Channel Drive;
12. establishing within a proposed R5 District a C2-4 District bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street;
13. establishing within a proposed R6 District a C2-4 District bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Central Avenue, Nameoke Avenue, Augustina Avenue, a line 50 feet northeasterly of Nameoke Avenue, a line midway between Augustina Avenue and Central Avenue, the northwesterly centerline prolongation of Neilson Street, Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street, Cornaga Avenue, a line 100 feet easterly of Beach 22nd Street, a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;
 - b. Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, a line 125 feet southeasterly of Redfern Avenue, and Nameoke Avenue; and
 - c. a line 75 feet northwesterly of Brunswick Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;

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

Subject to the conditions of CEQR Declaration E-415.

No. 6

CD 14

C 170243(A) ZMQ

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

1. eliminating from within an existing R3X District a C1-2 District bounded by a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, a line 150 feet southeasterly of Central Avenue, and Nameoke Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation; and
 - b. a line midway between Augustina Avenue and Central Avenue, Neilson Street and its northwesterly centerline prolongation, a line 150 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, and Nameoke Avenue and its southeasterly centerline prolongation;
3. eliminating from within an existing R5 District a C2-2 District bounded by Mott Avenue, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, Cornaga Avenue, and a line midway between Beach 20th Street and Beach 19th Street;
4. changing from a C4-2 District to an R5 District property bounded by a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19th Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21st Street;
5. changing from an R5 District to an R6 District property bounded by:
 - a. a line 150 feet southerly of Dix Avenue, Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, Mott Avenue, Beach 22nd Street, a line 200 feet southwesterly

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

18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, Mott Avenue, Gateway Boulevard, a line 100 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21st Street, Cornaga Avenue, a line 100 feet easterly of Beach 22nd Street, a line perpendicular to the easterly street line of Beach 22nd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22nd Street and the southeasterly street line of Beach 22nd Street, Beach 22nd Street, a line 200 feet southwesterly of Mott Avenue, a line 200 feet southerly of Mott Avenue, and a line 200 feet westerly of Beach Channel Drive and its southerly prolongation;

- b. Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, a line 125 feet southeasterly of Redfern Avenue, and Nameoke Avenue; and
- c. a line 75 feet northwesterly of Brunswick Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, and Nameoke Avenue;

- 14. establishing within a proposed R7-1 District a C2-4 District bounded by Redfern Avenue, Nameoke Avenue, Central Avenue, and Mott Avenue; and
- 15. establishing a Special Downtown Far Rockaway District bounded by Dix Avenue, a line 50 feet easterly of Beach Channel Drive, a line 115 feet southerly of Dix Avenue, Redfern Avenue, a line 150 feet northeasterly of Nameoke Avenue, Brunswick Avenue, Nameoke Avenue, Augustina Avenue, Neilson Avenue and its northwesterly centerline prolongation, a line 200 feet southeasterly of Central Avenue, a line perpendicular to the northeasterly street line of Nameoke Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Nameoke Street and the southeasterly street line of Central Avenue, Nameoke Street, a line 150 feet southeasterly of Central Avenue, Foam Place, Beach 18th Street, a line 200 feet northeasterly of Mott Avenue, a line 100 feet southwesterly of Nameoke Street, Cornaga Avenue, the southeasterly centerline prolongation of Nameoke Street, a line 125 feet northeasterly of Mott Avenue, Gateway Boulevard, Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, a line 100 feet southwesterly of Mott Avenue, Gateway Boulevard, a line 150 feet southwesterly of Mott Avenue, a line 100 feet southeasterly of Cornaga Avenue, Beach 19th Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 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>	No	Yes
Downtown Jamaica District	No	Yes
Forest Hills District ¹	No	Yes
Long Island City Mixed Use District ²	No	Yes
Southern Hunters Point District	No	Yes
Willets 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.

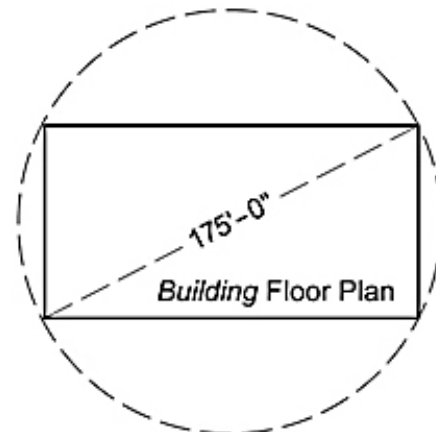


Diagram of Maximum Horizontal Dimension

- (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 for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply;
 - (ii) the requirement of one linear foot of seating for each 30 square feet of #public plaza# area shall be modified to one linear foot of seating for each 60 square feet of publicly accessible open space; and
 - (iii) seating for open air cafes may count toward the seating requirement, in the category of moveable seating, provided that 50 percent of the linear seating capacity is provided through other seating types;
 - (4) Section 37-744 shall be modified to require a minimum of one litter receptacle per 10,000 square feet of publicly accessible open space;
 - (5) Entry plaques for publicly accessible open spaces shall be provided as described in paragraph (a) of Section 37-751, except that the number of such plaques shall be provided so that one such plaque is located at each point of entry to such publicly accessible open space, and lettering at least one inch in height shall be provided stating the words, "Open to the public;" followed by hours permitted pursuant to this paragraph, (5); and
 - (6) Section 37-753 shall be modified to permit non-#illuminated# or #illuminated accessory signs#.

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

**136-41
Parking Regulations**

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

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

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

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

- (d) Within Subdistrict A, parking spaces provided on private streets shall count towards the number of #accessory# off-street parking spaces required by the provisions of Sections 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) and 36-30 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS).

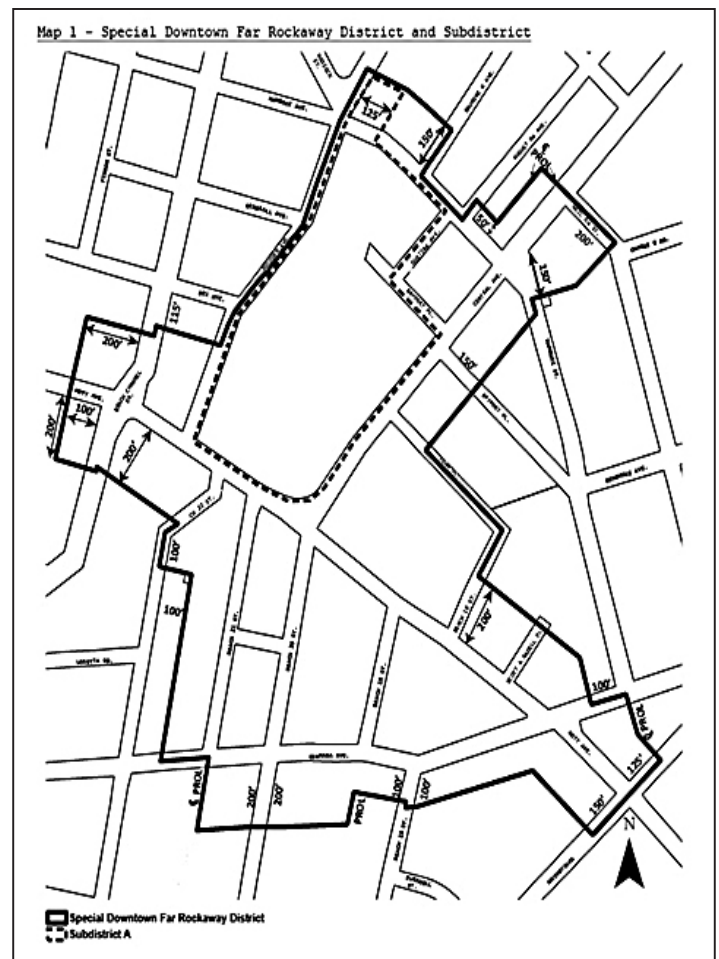
**136-50
AUTHORIZATION TO MODIFY STANDARDS FOR PUBLICLY ACCESSIBLE OPEN SPACES AND PRIVATE STREETS**

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

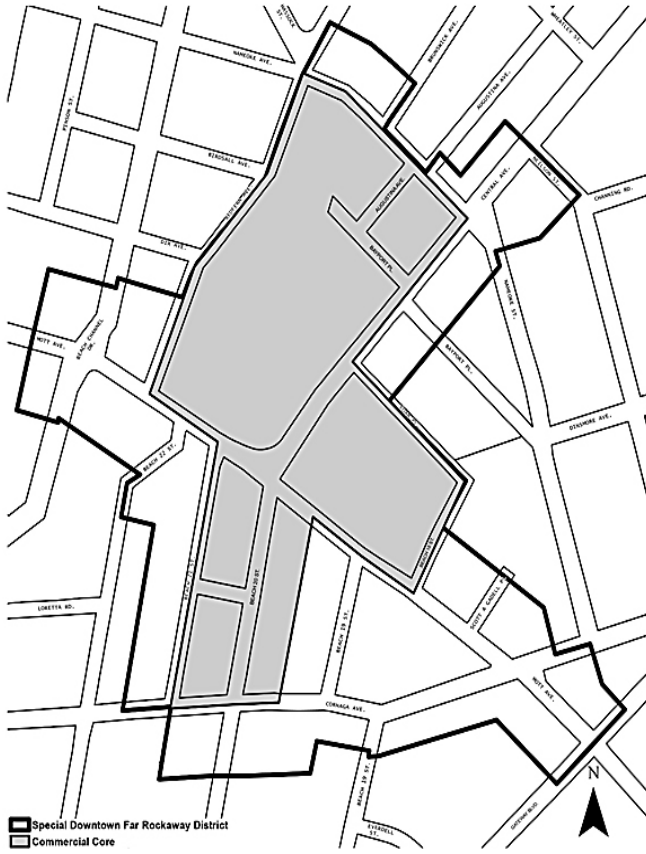
- (a) the usefulness and attractiveness of the publicly accessible open space will be improved by the proposed design and layout;
- (b) such modification to private street provisions will result in a private street network that will ensure pedestrian and vehicular mobility and safety and will be well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

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

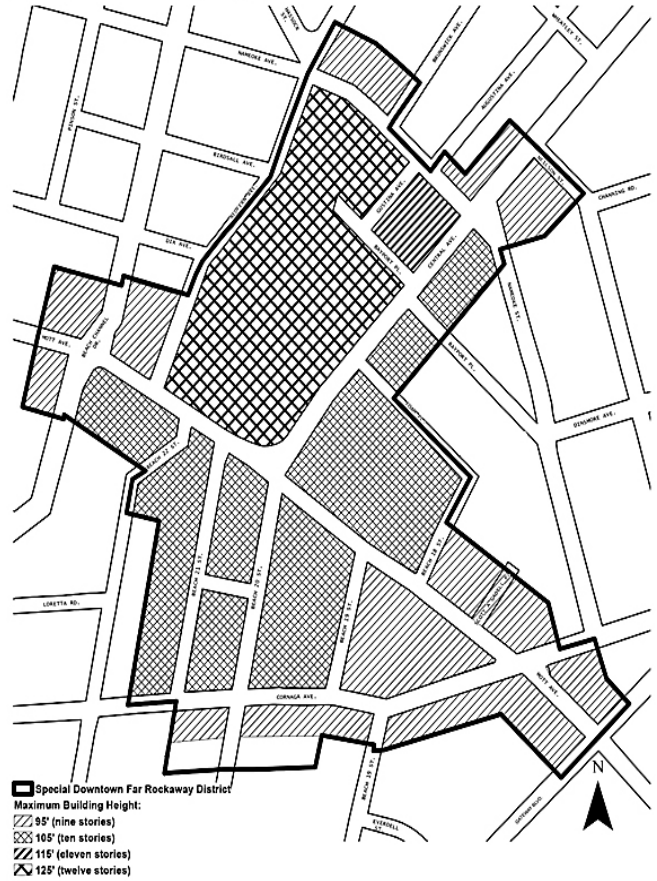
**Appendix
Special Downtown Far Rockaway District Maps**



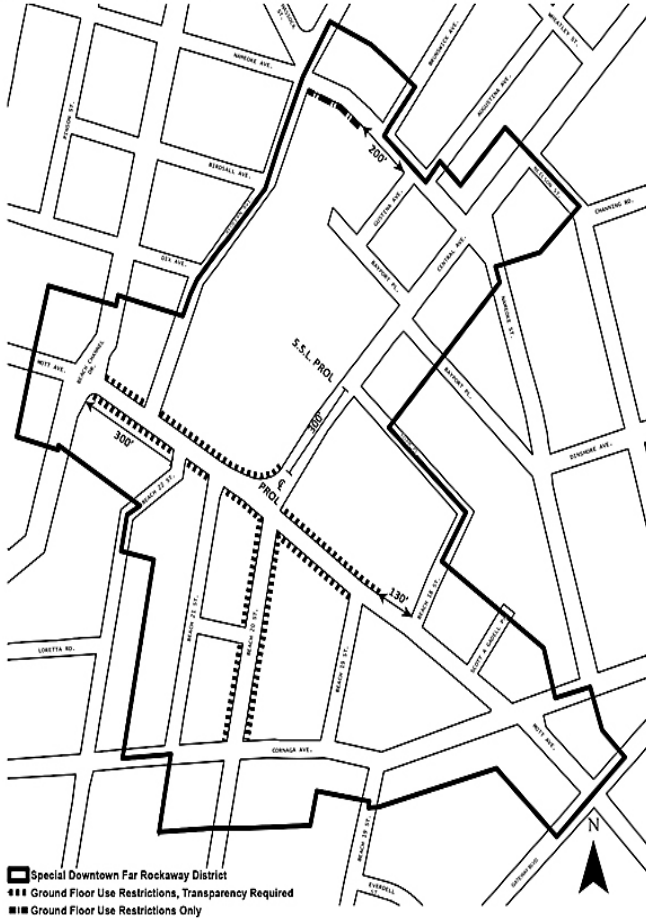
Map 2 - Commercial Core



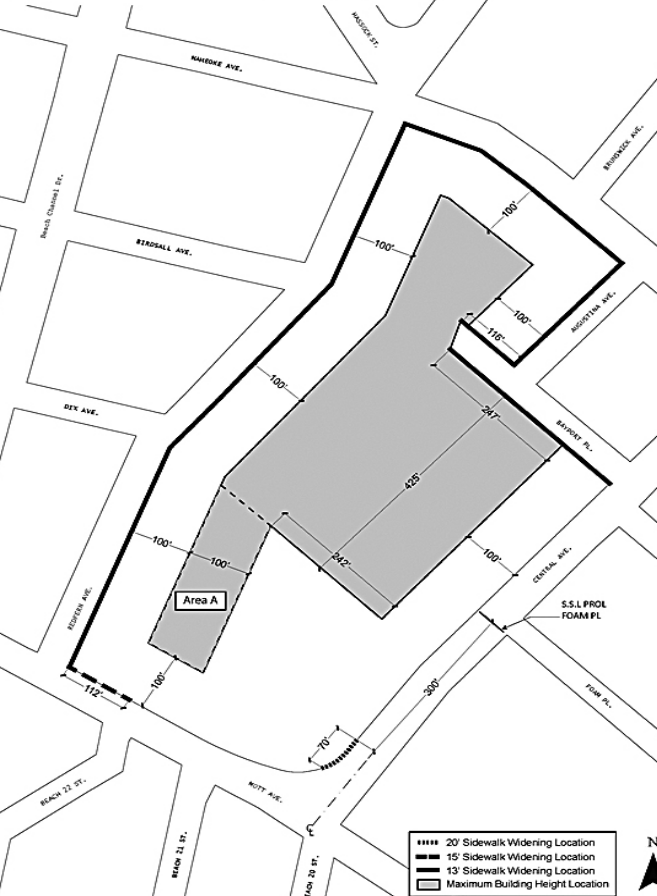
Map 4 - Maximum Building Height

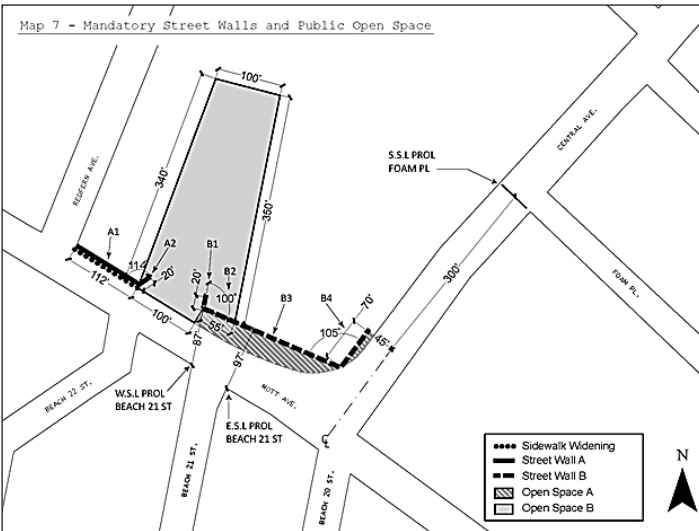
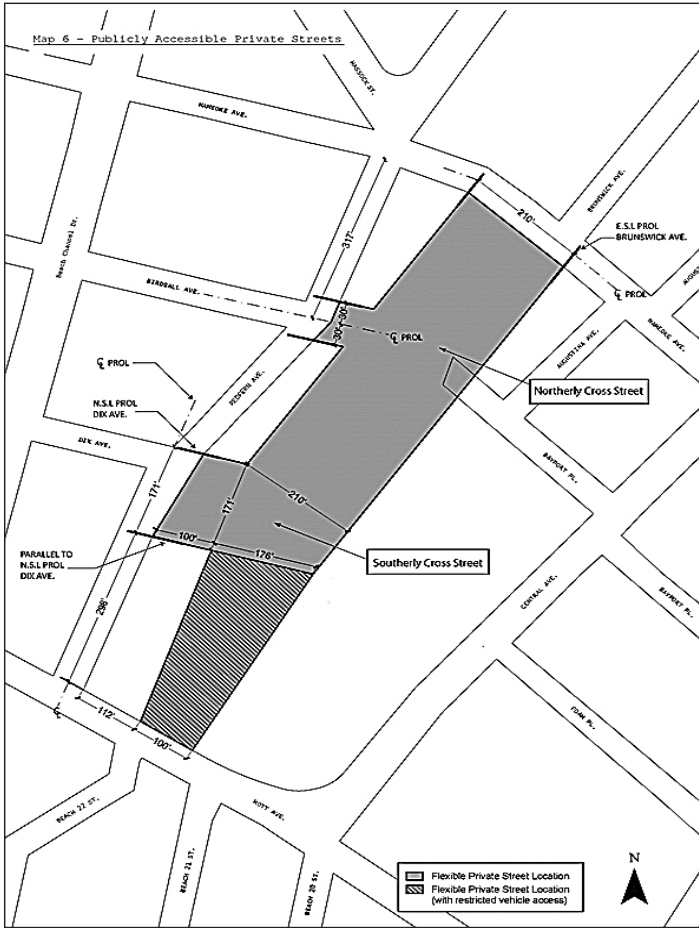


Map 3 - Ground Floor Use and Transparency Requirements



Map 5 - Tower Locations and Sidewalk Widening





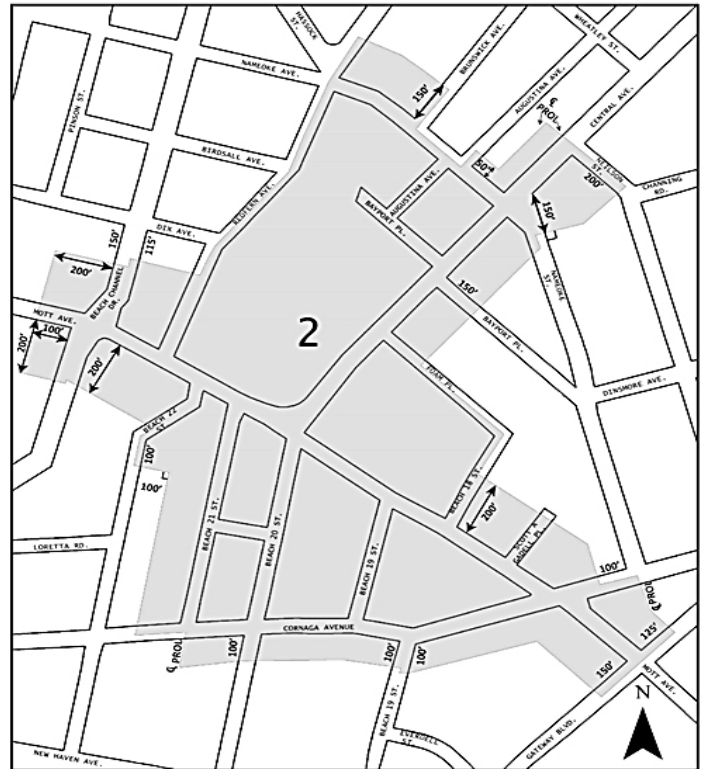
**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas**

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).

* * *

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<u>Downtown Far Rockaway District</u>	No	Yes
Downtown Jamaica District	No	Yes
Forest Hills District ¹	No	Yes
Long Island City Mixed Use District ²	No	Yes
Southern Hunters Point District	No	Yes
Willetts Point District	No	Yes

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

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

* * *

23-011 Quality Housing Program

* * *

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

* * *

(3) Special Purpose Districts

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

* * *

- #Special Downtown Brooklyn District#;
- #Special Downtown Far Rockaway District#;
- #Special Downtown Jamaica District#;

* * *

23-03 Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

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

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

* * *

- #Special Downtown Brooklyn District#;
- #Special Downtown Far Rockaway District#;
- #Special Downtown Jamaica District#;

* * *

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

* * *

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

* * *

23-153 For Quality Housing buildings

R6 R7 R8 R9 R10

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

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

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS

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

- 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#
- for #zoning lots# in an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#
- the maximum #lot coverage# for #zoning lots# in an R6 District utilizing the height and setback provisions of paragraph (a) of Section 23-952

23-154 Inclusionary Housing

* * *

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

* * *

- (2) Maximum #floor area ratio#

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

* * *

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

C1 C2 C3 C4 C5 C6 C7 C8

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

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

* * *

- #Special Downtown Brooklyn District#;
- #Special Downtown Far Rockaway District#;
- #Special Downtown Jamaica District#;

* * *

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 6
Special Downtown Far Rockaway District**

**136-00
GENERAL PURPOSES**

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

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

**136-01
General Provisions**

The regulations of this Chapter shall apply within the #Special

Downtown Far Rockaway District#. The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**136-02
Definitions**

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

Open Space A

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

Open Space B

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

**136-03
District Plan and Maps**

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

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

- Map 1 - Special Downtown Far Rockaway District and Subdistrict
- Map 2 - Commercial Core
- Map 3 - Ground Floor Use and Transparency Requirements
- Map 4 - Maximum Building Height
- Map 5 - Maximum Building Height Within Subdistrict A
- Map 6 - Publicly Accessible Private Streets
- Map 7 - Mandatory Street Walls and Public Open Spaces
- Map 8 - Sidewalk Widening

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

**136-04
Subdistricts**

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

**136-05
Applicability of District Regulations**

**136-051
Applicability of the Quality Housing Program**

R6 R7-1

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

**136-052
Applicability of the Mandatory Inclusionary Housing Program**

R6 R7-1

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

**136-06
Private Streets and Publicly Accessible Open Spaces**

Except as otherwise provided herein, private streets that are provided in accordance with the provisions of this Chapter within the locations shown on Map 6 (Publicly Accessible Private Streets) in Appendix A of this Chapter, and publicly accessible open spaces that are provided in accordance with the provisions of this Chapter within the locations shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in Appendix A of this Chapter shall be considered #streets# for the purposes of establishing the #use#, #bulk# and parking regulations of this Resolution. However, for the purposes of #floor area# regulations, such private streets and publicly accessible open spaces shall be

considered part of a #zoning lot#. Furthermore, for the purpose of determining minimum and maximum base heights and minimum setback depth pursuant to Section 136-313 (Minimum and maximum base height), private streets and publicly accessible open spaces shall be distinguished from #streets#.

136-10 SPECIAL USE REGULATIONS

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

136-11 Location Within Buildings

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

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

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

136-13 Ground Floor Use Regulations

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

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

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

136-14 Transparency and Parking Wrap Requirements

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

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

136-15 Special Use Regulations Within Subdistrict A

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

136-151 Modification of Supplemental Use Provisions

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

136-152 Location of entrances

- (a) Non-#residential# entrances

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

- (b) #Residential# entrances

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

136-20 SPECIAL BULK REGULATIONS

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

136-21 Lot Coverage

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

136-22 Height and Setback Regulations

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

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

136-221 Street wall location

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

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

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

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

136-222 Minimum and maximum base height

R6 R7-1

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

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

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

**136-223
Maximum building height**

R6 R7-1

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

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

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

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

**136-311
Street wall location**

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

- (a) For portions of #buildings# or #building segments# with frontage on Redfern Avenue located between the prolongation of the northerly #street line# of Dix Avenue and a line 150 feet south of and parallel to Nameoke Street, the street wall location rules of Section 136-221 shall not apply. In lieu thereof, paragraph (b) of Section 23-661 (Street wall location) shall apply.
- (b) For "Street Wall A" and "Street Wall B", as shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter, the provisions of Section 136-231 (Street wall location) shall not apply. In lieu thereof, the provisions of this Section shall apply.
 - (1) "Street Wall A"

#Buildings# on the west side of #Open Space A# shall have a #street wall# located along the required sidewalk widening on Mott Avenue, shown as a line designated "A1" on Map 7, except that #street wall# articulation set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted. Beyond 112 feet of Redfern Avenue, the #street wall# shall be located no closer to Central Avenue than the line designated "A2" as shown on Map 7.
 - (2) "Street Wall B"

#Street walls# fronting #Open Space A# shall be located no closer to Redfern Avenue than as shown as a line designated "B1" on Map 7. The #street walls# of #buildings# on the east side of #Open Space A# with frontage on Mott Avenue shall be located no closer to Mott Avenue than as shown as lines designated "B2" and "B3" on Map 7 for. Portions of #street walls# with frontage on Mott Avenue, located so that a line drawn perpendicular to the line designated "B3" intersects such #street walls#, shall be located no further than 30 feet from "B3." #Street walls# fronting Central Avenue shall be located no closer to Central Avenue than as shown for the line designated "B4" on Map 7, and shall be located no further than 30 feet from "B4."
- (c) For #blocks# with a dimension of less than 100 feet between #streets# or private streets that are parallel or do not intersect, the provisions of Section 136-221 shall be modified to require a minimum of 40 percent of the #aggregate width of street walls# to be located within eight feet of the #street line# and to extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less.

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

**136-312
Street wall recesses**

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

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

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

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

Condition	Minimum Base Height (feet)	Maximum Base Height (feet)	Minimum Setback Depth (feet)
Fronting on Redfern Avenue and greater than 75 feet from an intersecting #street#	30	45	10
Fronting on, or within 100 feet of, a #street#, other than a private street or publicly accessible open space	40*	65	10
Fronting on a private street or a publicly accessible open space and beyond 100 feet of a #street# that is not a private street or publicly accessible open space	40	85	7

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

- (b) Dormers

The provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts) shall be modified to allow dormers as a permitted obstruction within the required front setback distance above a maximum base height, as follows:

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

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

**136-314
Maximum building height**

The height of a #building or other structure# shall not exceed the maximum building height or the maximum number of #stories#.

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

136-315

Maximum building height and horizontal dimension for tall buildings

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

- 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#.
- Towers shall be separated from one another by a minimum distance of 60 feet, measured in all horizontal directions.
- 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.
- 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#.
- The maximum height of a tower shall be 155 feet or 15 #stories#, whichever is lower.
- No more than two towers shall be permitted within Subdistrict A.

136-316

Maximum length of buildings

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

136-32

Streets and public open spaces

136-321 Certification

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

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

The Chairperson shall certify that:

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

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

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

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

136-322

Sidewalk widening

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

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

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

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

136-323

Private streets

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

The private street network shall be established as follows.

- (a) 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.

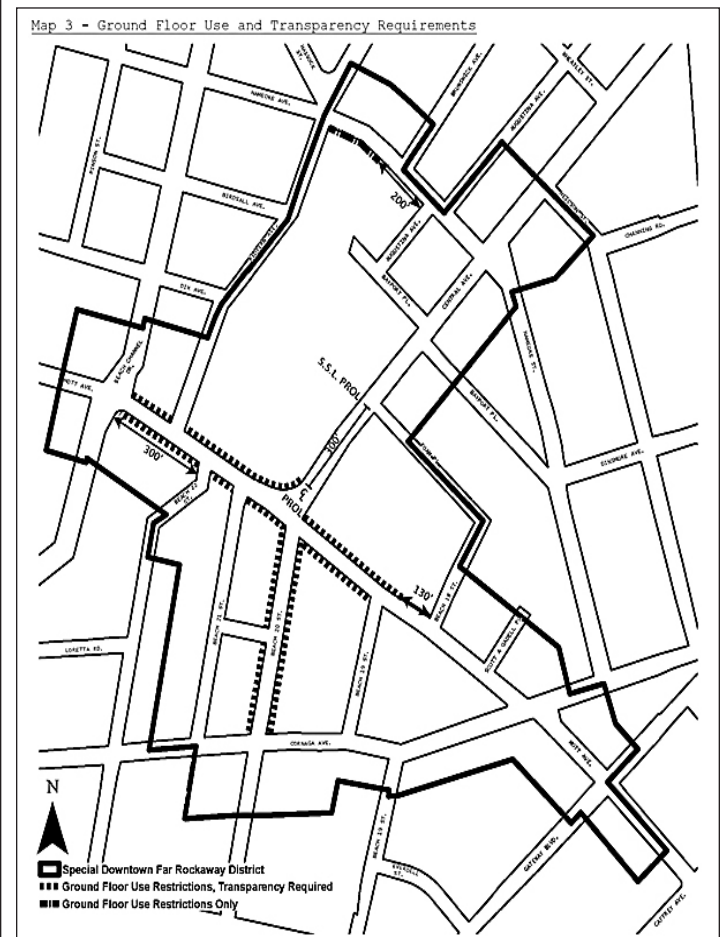
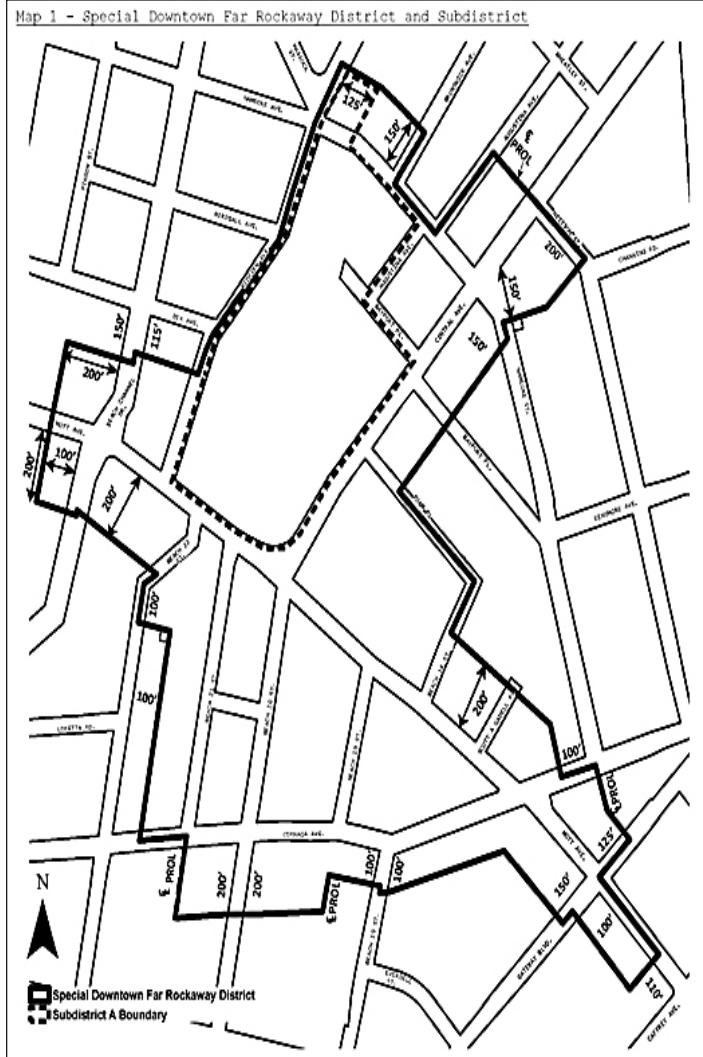
**136-52
Authorization to Modify Bulk Regulations**

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:

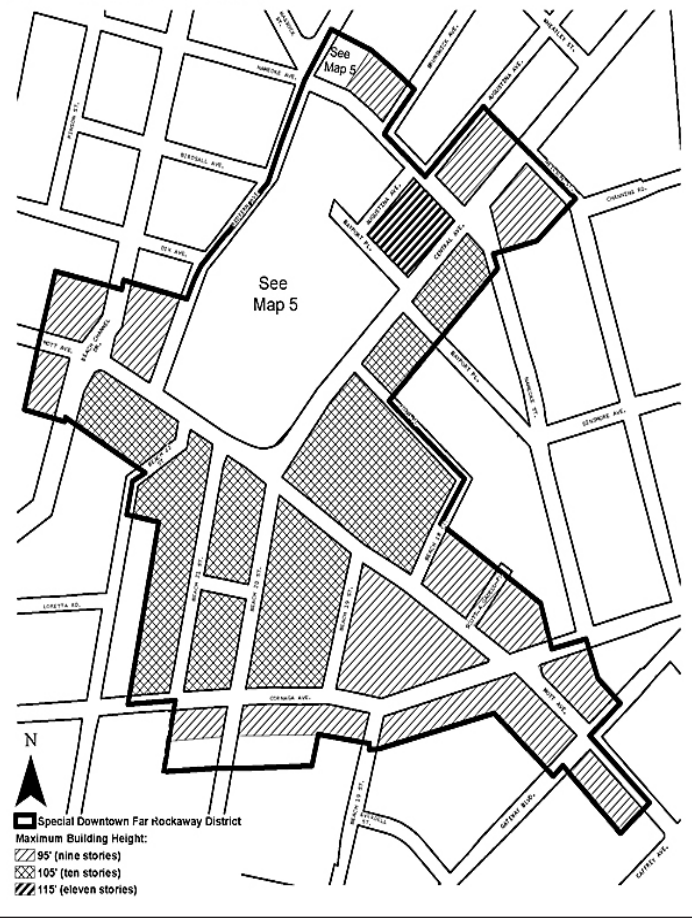
- (a) will aid in achieving the general purposes and intent of this Chapter as set forth in Section 136-00 (GENERAL PURPOSES);
- (b) will provide a better distribution of #bulk# on the #zoning lot#, resulting in a superior site plan, in which the #buildings# subject to this authorization and any associated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

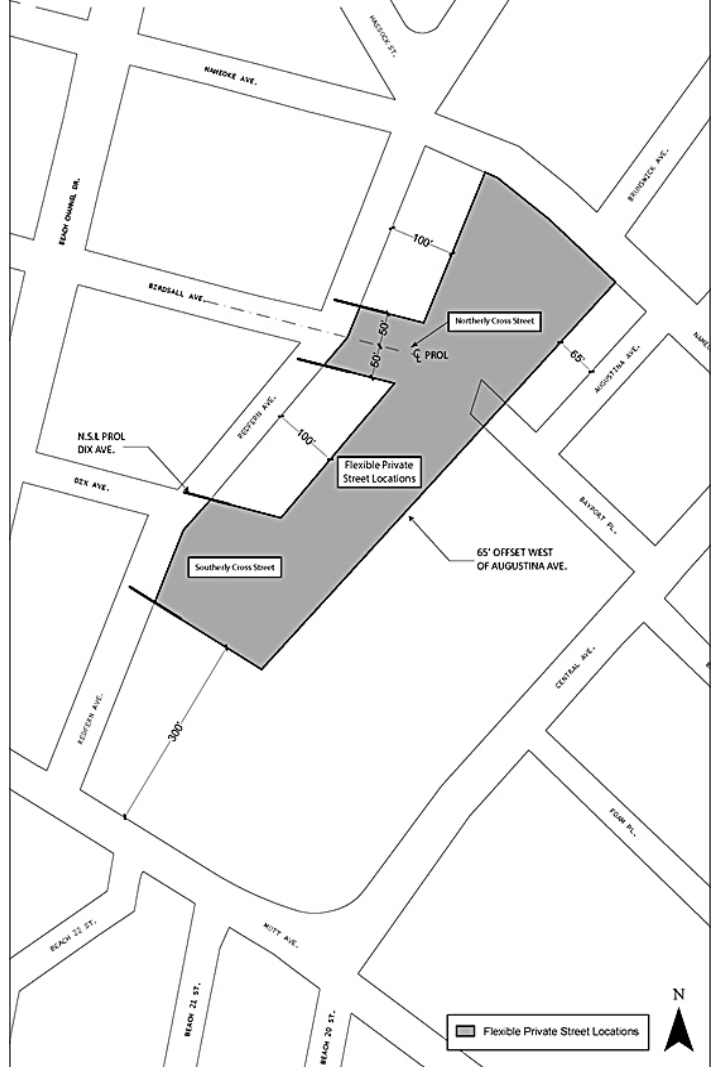
**APPENDIX
Special Downtown Far Rockaway District Maps**



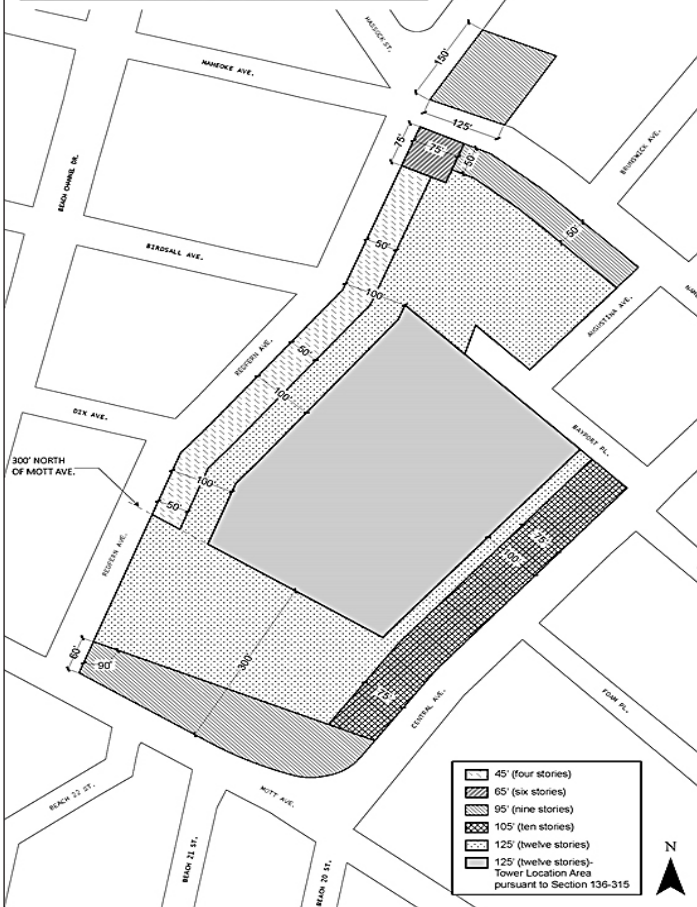
Map 4 - Maximum Building Height



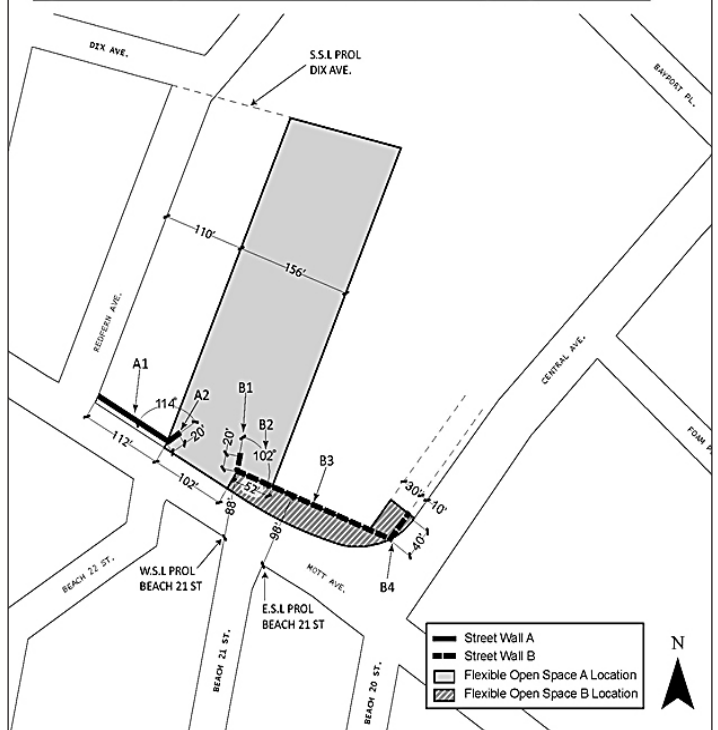
Map 6 - Publicly Accessible Private Streets

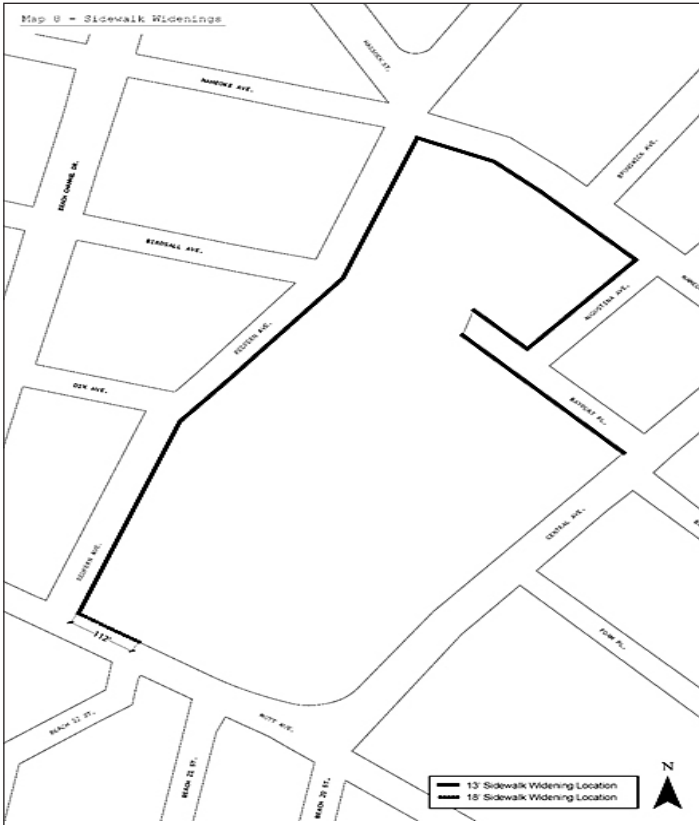


Map 5 - Maximum Building Height Within Subdistrict A



Map 7 - Mandatory Street Walls and Flexible Public Open Space Locations





* * *

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

* * *

Queens

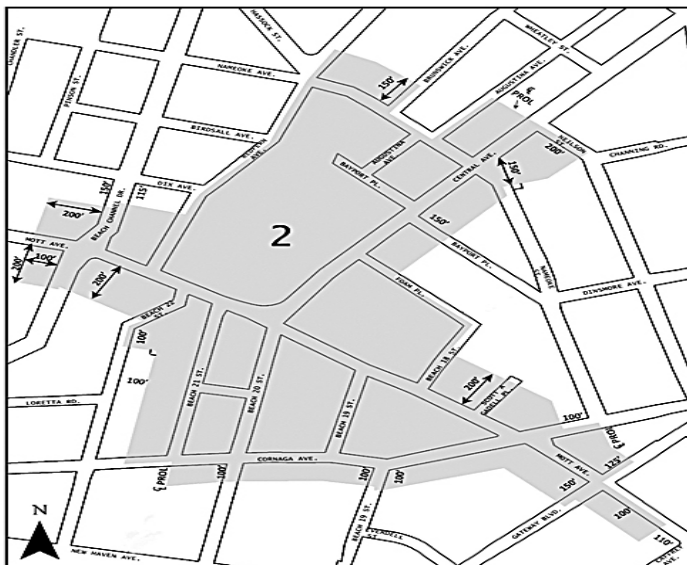
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Queens Community District 14

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 (ODMHD), 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 form 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 Costal 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:

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

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

No. 12

CD 10

N 170267 ZRQ

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

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

Article I: GENERAL PROVISIONS

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

* * *

11-122
Districts established

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

* * *

Special Purpose Districts

* * *

Establishment of the Special Clinton District

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

Establishment of the Special Coastal Risk District

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

Establishment of the Special College Point District

* * *

Chapter 2 – Construction of Language and Definitions

12-10
DEFINITIONS

* * *

Special Clinton District

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

Special Coastal Risk District

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

Special College Point District

* * *

Article XIII - SPECIAL PURPOSE DISTRICTS

Chapter 7
Special Coastal Risk District

137-00
GENERAL PURPOSES

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

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

137-10
GENERAL PROVISIONS

The provisions of this Chapter shall apply within the #Special Coastal Risk District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**137-11
District Plan and Map**

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

**137-12
Applicability of Special Regulations**

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

Special Regulations for the #Special Coastal Risk District#

#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**

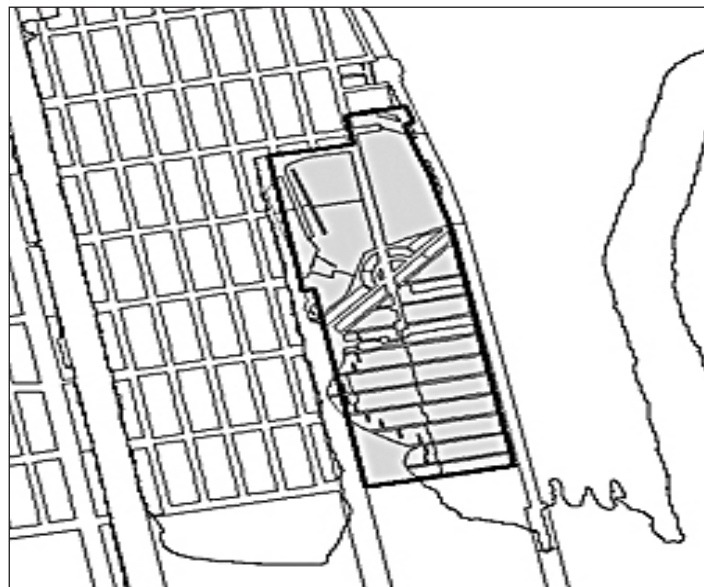
The special #bulk# regulations of this Section, inclusive, shall apply to #buildings# in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**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 - Thursday, May 18, 2017, 6:00 P.M., YMCA, 2nd Floor Gallery, 30 Third Avenue, Brooklyn, NY.

Department of Consumer Affairs Applications
#6038-2017-ASWC

IN THE MATTER OF an application by 76 Henry Street, Inc, doing business as Kogane Ramen, for review, pursuant to Section 20-226(b) of the New York City Administrative Code, to operate an unenclosed sidewalk café with 7 tables and 16 seats, at 76 Henry Street, between Pineapple and Orange Streets, in the Borough of Brooklyn.

#5918-2017-ASWC

IN THE MATTER OF an application by Starbucks Corporation, doing business as Starbucks Coffee #48340, for review, pursuant to Section 20-226(b) of the New York City Administrative Code, to operate an unenclosed sidewalk café with 6 tables and 12 seats, at 11 Old Fulton Street, between Front and Water Streets, in the Borough of Brooklyn.

m12-18

COMPTROLLER

MEETING

The City of New York Audit Committee Meeting is scheduled for Thursday, May 25, 2017, from 9:30 A.M., to NOON at 1 Centre Street, Room 1005 North. Meeting is open to the general public.

m18-25

DESIGN AND CONSTRUCTION

PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York, in connection with the acquisition of certain properties for the installation of a storm sewer at the intersection of Sheldon Avenue and Belfield Avenue (Capital Project SER200196) - Borough of Staten Island.

The time and place of the hearing is as follows:

DATE: May 24, 2017
TIME: 10:00 A.M.
LOCATION: **Community Board No. 3**
 1243 Woodrow Road, 2nd Floor
 Staten Island, NY 10309

The purpose of this hearing is to inform the public of the proposed acquisition of certain street beds and adjacent properties, and to review the public use to be served by the project and the impact on the environment and residents. The scope of this Capital Project includes the reconstruction of storm sewer at the intersection of Sheldon Avenue and Belfield Avenue.

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

Intersection of Sheldon Avenue and Belfield Avenue as shown on Damage and Acquisition Map No. 4241.

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

- Block 6266, part of Lot 1
- Block 6267, parts of Lot 75
- Beds of Belfield and Sheldon Avenues

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel at the address stated below, provided the comments are received by 5:00 P.M. on May 31, 2017 (five (5) business days from the public hearing).

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

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

m15-19

DESIGN COMMISSION

MEETING

Agenda
Monday, May 22, 2017

The Committee Meeting is scheduled to begin at 10:45 A.M.

Public Meeting
12:15 P.M. Consent Items

- 26130: Installation of a guardrail, Building 292, Brooklyn Navy Yard Industrial Park, Railroad Avenue between Kay Avenue and Gee Avenue, Brooklyn. (Preliminary and Final) (CC 33, CB 2) BNYDC
- 26131: Construction of Admiral's Row Plaza, including the construction of two retail buildings and a mixed-use building, the rehabilitation of Building B and the Timber Shed, and adjacent site work, Brooklyn Navy Yard Industrial Park, Navy Street, Flushing Avenue, Fourth Street and Gate Street, Brooklyn. (Final) (CC 33, CB 2) BNYDC
- 26132: Rehabilitation of the ground floor and adjacent site work, Building 77, Brooklyn Navy Yard Industrial Park, 63 Flushing Avenue, Brooklyn. (Final) (CC 33, CB 2) BNYDC
- 26133: Installation of a prototypical newsstand, 237 East Fordham Road, northeast corner of Valentine Avenue and East Fordham Road, Bronx. (Preliminary and Final) (CC 15, CB 7) DCA/DOT
- 26134: Installation of *Convergence* by Shawn Smith, Westchester Square Branch Library, 9 Westchester Square, Bronx. (Conceptual) (CC 13, CB 10) DCLA%/DDC/NYPL
- 26135: Construction of an addition and adjacent site work, Music Hall, Snug Harbor Cultural Center, 1000 Richmond Terrace, Staten Island. (Final) (CC 49, CB 1) DDC/DCLA/DPR
- 26136: Construction of Westchester Square Branch of the New York Public Library, 9 Westchester Square, Bronx. (Final) (CC 13, CB 10) DDC/NYPL
- 26137: Construction of an electrical building and adjacent site work, 4301 Berrian Boulevard, Bowery Bay Wastewater Treatment Plant, Astoria, Queens. (Preliminary and Final) (CC 22, CB 1) DEP
- 26138: Installation of a greenhouse, Newtown Creek Water Pollution Control Plant, 329 Greenpoint Avenue, Provost Street between Kent Street and Greenpoint Avenue, Brooklyn. (Preliminary and Final) (CC 33, CB 1) DEP
- 26139: Installation of doors and rooftop equipment, Oakwood Beach Wastewater Treatment Plant, 751 Mill Road, Staten Island. (Preliminary and Final) (CC 51, CB 3) DEP
- 26140: Reconstruction of the spillway channel walls, Amawalk Dam, Amawalk Road and Lake Road, Somers, Westchester County. (Final) DEP
- 26141: Installation of an emergency generator, 11-11 Hazen Street, Robert M. Davoren Center, Rikers Island, Bronx. (Preliminary and Final) (CC 22, CB Q1) DOC
- 26142: Installation of an emergency generator, 15-15 Hazen Street, George Motchan Detention Center, Rikers Island, Bronx. (Preliminary and Final) (CC 22, CB Q1) DOC
- 26143: Installation of a soccer sealcoat field, I.S. 49, Eagle Academy for Young Men, 101 Warren Street, Staten Island. (Preliminary and Final) (CC 49, CB 1) DOE
- 26144: Installation of a soccer sealcoat field, P.S. 184, Shuang Wen School, 327 Cherry Street, Manhattan. (Preliminary and Final) (CC 1, CB 3) DOE
- 26145: Installation of a soccer sealcoat field, P.S. 93, Albert G. Oliver School, 1535 Story Avenue, Bronx. (Preliminary and Final) (CC 17, CB 9) DOE
- 26146: Installation of a cornice, 89 Grand Street, Brooklyn. (Preliminary and Final) (CC 34, CB 1) DOT
- 26147: Installation of a distinctive sidewalk, 156 Leroy Street, Manhattan. (Preliminary and Final) (CC 3, CB 2) DOT
- 26148: Installation of a distinctive sidewalk, including bollards, Phase II, Manhattan West, 401 Ninth Avenue, 33rd Street and Ninth Avenue, Manhattan. (Preliminary and Final) (CC 3, CB 4) DOT
- 26149: Reconstruction of a distinctive sidewalk, including bollards, 388 Greenwich Street, Greenwich Street and Hubert Street, Manhattan. (Preliminary and Final) (CC 1, CB 1) DOT

- 26150: Installation of three bike repair (Fixit) stands as a pilot, as part of the prototypical Citibike share station. (Preliminary and Final) DOT
- 26151: Construction of a composting facility and adjacent site work, Lower East Side Ecology Center, East River Park, Jackson Street, Cherry Street, and the FDR Drive, Manhattan. (Preliminary) (CC 2, CB 3) DPR
- 26152: Construction of a football field and adjacent site work, College Point Park (College Point Field), Linden Place, 23rd Avenue, Ulmer Street and 26th Avenue, College Point, Queens. (Preliminary) (CC 19, CB 7) DPR
- 26153: Construction of an entrance plaza and adjacent site work, Van Cortlandt Park, Broadway, between West 242nd Street and Van Cortlandt Park South, Bronx. (Preliminary) (CC 11, CB 8) DPR
- 26154: Reconstruction of a dog run, Manhattan Beach Park, Oriental Boulevard and Kensington Street, Brooklyn. (Preliminary) (CC 48, CB 15) DPR
- 26155: Reconstruction of a playground and basketball courts, Patterson Playground, adjacent to P.S. 18, College Avenue, East 145th Street, Morris Avenue, and East 148th Street, Bronx. (Preliminary) (CC 8, CB 1) DPR
- 26156: Reconstruction of Almeda Playground, adjacent to P.S. 42, Beach Channel Drive, between Beach 65th Street and Beach 66th Street, Arverne, Queens. (Preliminary) (CC 31, CB 14) DPR
- 26157: Reconstruction of athletic courts and installation of an artificial turf field, General Douglas MacArthur Park, Dongan Hills Avenue and Jefferson Street, Staten Island. (Preliminary) (CC 50, CB 2) DPR
- 26158: Rehabilitation of a comfort station, Abraham Lincoln Playground, East 135th Street, between 5th Avenue and Madison Avenue, Manhattan. (Preliminary) (CC 9, CB 11) DPR
- 26159: Reconstruction of the northwest tower, Belvedere Castle, Central Park, north of the 79th Street Transverse Road, between East Drive and West Drive, Manhattan. (Preliminary) (CC 6, CB 5, 7, 8, 10 & 11) DPR/CPC
- 26160: Rehabilitation of a field house, Shore Park and Parkway, Shore Road and 95th Street, Brooklyn. (Preliminary and Final) (CC 43, CB 10) DPR
- 26161: Construction of a practice tennis court, United States Tennis Association East Courts, New York Avenue and Meridian Road, Flushing Meadows Corona Park, Corona, Queens. (Preliminary and Final) (CC 21 & 24, CB 3, 4, 6, 7 & 8) DPR
- 26162: Installation of a soccer sealcoat field, Irwin Altman Middle School, 81-14 257th Street, Glen Oaks, Queens. (Preliminary and Final) (CC 23, CB 13) DPR
- 26163: Installation of rooftop equipment, United States Tennis Association Indoor Tennis Center, Flushing Meadows Corona Park, Corona, Queens. (Preliminary and Final) (CC 21 & 24, CB 3, 7 & 8) DPR
- 26164: Reconstruction of a pedestrian path and installation of an ADA ramp, Shore Road Park and Parkway, Shore Road and 97th Street, Brooklyn. (Preliminary and Final) (CC 43, CB 10) DPR
- 26165: Rehabilitation of the New York State Pavilion observation towers and the Tent of Tomorrow and installation of lighting, Flushing Meadows Corona Park, Corona, Queens. (Preliminary and Final) (CC 19, 20, 21, & 24, CB 4 & 7) DPR
- 26166: Construction of an interim landscape, Duarte Square, Canal Street, Avenue of the Americas, Grand Street, and the former Sullivan Street, Manhattan. (Final) (CC 1, CB 2) DPR
- 26167: Reconstruction of a playground and construction of a sidewalk, Ida Court Park, North Railroad Street, Ida Court (formerly Heenan Avenue), Drumgoole Road East, and Korean War Veterans Parkway, Staten Island. (Final) (CC 51, CB 3) DPR
- 26168: Reconstruction of Avenue B Playgrounds, Tompkins Square Park, Avenue A, East 10th Street, Avenue B, and East 7th Street, Manhattan. (Final) (CC 2, CB 3) DPR
- 26169: Reconstruction of Jacob Javits Playground, Fort Tryon Park, Margaret Corbin Plaza, Cabrini Boulevard and Fort Washington Avenue, Manhattan. (Final) (CC 10, CB 12) DPR
- 26170: Reconstruction of Tribute Park, 116th Street and Beach Channel Drive, Far Rockaway, Queens. (Final) (CC 32, CB 14) DPR
- 26171: Rehabilitation of Broadway Malls, West 102nd Street to West 104th Street and West 137th Street to West 139th Street, Manhattan. (Final) (CC 6 & 7, CB 7 & 9) DPR
- 26172: Construction of a dog run, Parade Ground, Prospect Park, Caton Avenue and Coney Island Avenue, Brooklyn. (Preliminary) (CC 40, CB 14) DPR/PPA
- 26173: Reconstruction of baseball fields 4 and 5 and adjacent site work, the Long Meadow and the Upper Pool, Prospect Park West and Prospect Park Southwest, Prospect Park, Brooklyn. (Preliminary) (CC 40, CB 14) DPR/PPA
- 26174: Restoration of the Tea House Pavilion and reconstruction of the surrounding landscape, Concert Grove adjacent to East Lake Drive, Prospect Park, Brooklyn. (Preliminary and Final) (CC 39, CB 6, 7, 9, 12 & 14) DPR/PPA
- 26175: Rehabilitation of a pier, FDNY Training Academy, Randall's Island, Manhattan. (Preliminary and Final) (CC 8, CB 11) FDNY
- 26176: Rehabilitation of Emergency Medical Station 39 (EMS 39), 265 Pennsylvania Avenue, Brooklyn. (Final) (CC 42, CB 5) FDNY
- 26177: Installation of interim flood protection measures, Skyport Gas Station, East 23rd Street and the FDR Drive, Manhattan. (Preliminary and Final) (CC 4, CB 6) NYCEM/EDC/DOT
- 12:20 P.M. Break
- Public Hearing**
12:45 P.M.
- 26117: Reconstruction of ballfields, Cypress Hills Park, Euclid Avenue between Dumont Avenue and Blake Avenue, Brooklyn. (Final) (CC 42, CB 5) DPR
- 1:05 P.M.
- 26178: Reconstruction of East 67th Street, Billy Johnson Playground, East 67th Street and 5th Avenue, Central Park, Manhattan. (Preliminary) (CC 6, CB 5, 7, 8, 10 & 11) DPR/CPC
- 1:25 P.M.
- 26179: Reconstruction of East 108th Street, Bernard Playground, East 108th Street and 5th Avenue, Central Park, Manhattan. (Preliminary) (CC 6, CB 5, 7, 8, 10 & 11) DPR/CPC
- 1:45 P.M.
- 26180: Reconstruction of a path leading to the Belvedere Castle, Central Park, north of the 79th Street Transverse Road, between East Drive and West Drive, Manhattan. (Preliminary) (CC 6, CB 5, 7, 8, 10 & 11) DPR/CPC
- Design Commission meetings are held in the Conference Room on the Third Floor of City Hall, unless otherwise indicated.
- All attendees, including members of the public, are encouraged to arrive at least 45 minutes in advance of the estimated time; those who also plan to testify are encouraged to submit their testimony in writing in advance of the meeting date. Please note that all times are approximate and subject to change without notice.
- Please note that items on the consent agenda are not presented. If members of the public wish to testify on a consent agenda item, they should contact the Design Commission immediately, so the project can be rescheduled for a formal presentation at the next appropriate public hearing, per standard procedure.
- Do you need assistance to participate in the meeting? If you need a reasonable accommodation of a disability, such as a sign language interpreter, at the meeting, please inform the Public Design Commission three business days (72 hours) in advance of the meeting. The Public Design Commission Conference Room is wheelchair accessible.
- Per Local Law Int 0132-2010, meetings are recorded on digital video and posted online.
- Public Design Commission
City Hall, Third Floor
Phone: (212) 788-3071
Fax: (212) 788-3086
www.nyc.gov/designcommission
designcommission@cityhall.nyc.gov



← m18

ENVIRONMENTAL PROTECTION

■ NOTICE

A Draft Scope of Work (Draft Scope) has been prepared for the purpose of providing the methodology and framework for analysis of a Draft Environmental Impact Statement (DEIS), for the Gowanus Canal CSO

Facilities project. The New York City Department of Environmental Protection (NYCDEP), is inviting comments on this Draft Scope from other government agencies, local municipalities, public officials, and the public. **The period for submitting written comments regarding the Draft Scope (originally ending May 14, 2017), has been extended and will remain open until June 16, 2017.**

Written comments should be submitted directly to: Rasheed Lucas, Project Manager, Bureau of Environmental Planning and Analysis, NYC Department of Environmental Protection, 59-17 Junction Boulevard, 11th Floor, Flushing, NY 11373. Requests for copies of the Draft Scope can also be made by email, at rlucas@dep.nyc.gov. When submitting comments by email please use the subject heading "GOWANUS CSO DSOW COMMENT."

m15-19

EQUAL EMPLOYMENT PRACTICES COMMISSION

MEETING

The next meeting of the Equal Employment Practices Commission will be held in the Commission's Conference Room/Library, at 253 Broadway (Suite 602), on Thursday, May 25, 2017, at 9:15 A.M.

Accessibility questions: Mohini Ramsukh, (212) 615-8939, Mramsukh@eepc.nyc.gov, by: Monday, May 22, 2017, 5:30 P.M.



m17-25

FINANCE

MEETING

A meeting of the New York City Banking Commission is scheduled for Tuesday, May 23, 2017, at 4:00 P.M.

Location: 210 Joralemon Street, 5th Floor Conference Room 5-021, Brooklyn, NY 11201.

m11-23

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 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 Bleecker Street - Noho East Historic District

LPC-16-9206 - Block 529 - Lot 48 - **Zoning:** M1-5B

CERTIFICATE OF APPROPRIATENESS

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

31 Bond Street - NoHo Historic District Extension

LPC-19-10930 - Block 529 - Lot 25 - **Zoning:** M1-5B

CERTIFICATE OF APPROPRIATENESS

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

31 Bond Street - NoHo Historic District Extension

LPC-19-09630 - Block 529 - Lot 25 - **Zoning:** M1-5B

MODIFICATION OF USE AND BULK

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

126 Fifth Avenue - Ladies' Mile Historic District

LPC-19-08959 - Block 819 - Lot 44 - **Zoning:** C6-4M/C6-4A

CERTIFICATE OF APPROPRIATENESS

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

12 West 27th Street - Madison Square North Historic District

LPC-18-7877 - Block 828 - Lot 56 - **Zoning:** C6-4 M1-5M

CERTIFICATE OF APPROPRIATENESS

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

50 East 96th Street, aka 1369-1379 Madison Avenue - Expanded Carnegie Hill Historic District

LPC-18-4636 - Block 1507 - Lot 50 - **Zoning:** R10

CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

m10-23

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

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

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

o11-m29

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide 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

ADMINISTRATION FOR CHILDREN'S SERVICES

■ AWARD

Human Services/Client Services

EXTRAORDINARY NEEDS FOSTER CARE SERVICES -

Required/Authorized Source - Available only from a single source - PIN# 06817R0001001 - AMT: \$855,700.00 - TO: Cumberland Hospital, 9407 Cumberland Road, New Kent, VA 23124.

☛ m18

CHIEF MEDICAL EXAMINER

AGENCY CHIEF CONTRACTING OFFICER

■ INTENT TO AWARD

Goods

OLYMPUS VS 120 SLIDE SYSTEM - Sole Source - Available only from a single source - PIN# 81617ME044 - Due 5-25-17 at 12:00 P.M.

The New York City Office of Chief Medical Examiner (OCME), intends to enter into a sole source contract with Olympus Americas Inc., 3500 Corporate Parkway, Center Valley, PA 18034, for the provision of the Olympus VS-120-100 Slide System and corresponding parts.

Any vendor who is capable of providing this product to the NYC Office of Chief Medical Examiner, may express their interest in doing so by writing to Andrew Dworjan, Office of Chief Medical Examiner, 421 East 26th Street, New York, NY 10016.

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.

Chief Medical Examiner, 421 East 26th Street, New York, NY 10016. Andrew Dworjan (212) 323-1732; Fax: (646) 500-6719; adworjan@ocme.nyc.gov

☛ m18-24

CITYWIDE ADMINISTRATIVE SERVICES

■ INTENT TO AWARD

Services (other than human services)

ESCALATORS INSPECTION FOR CODE COMPLIANCE - Sole Source - Available only from a single source - PIN# 85617S0001 - Due 5-22-17 at 5:00 P.M.

The Department of Citywide Administrative Services intends to enter into a Sole Source negotiation with Otis Elevator Company Unitec Parts Company, for the provision to bring all 4 escalators up to Department of Buildings code compliance. Otis Elevator company is the OEM (Original Equipment Manufacturer) for the escalator equipment, located at 330 Jay Street. Otis equipment is proprietary and installation of all Otis Elevator parts and changes to the controller reprogramming, can only be done by the OEM.

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. Coron Jones (212) 386-6369; Fax: (646) 500-7062; cjones@dcas.nyc.gov

m15-19

EMERGENCY MANAGEMENT

AGENCY CHIEF CONTRACTING OFFICER

■ AWARD

Services (other than human services)

TIME WARNER CABLE SERVICES FOR NYCEM - Renewal - PIN# 01716MIS0005 - AMT: \$185,395.00 - TO: Time Warner Cable Enterprises, LLC., 530 South Main Street - Suite 1751, Akron, OH 44311.

The New York City Emergency Management (NYCEM) has renewed its agreement for Cable and Internet Services, with the vendor Time Warner Cable Enterprises, LLC. The awarded amount of this renewal is for \$185,395.00. Renewal terms for this agreement include dates beginning July 1, 2016 with a June 30, 2019 end date, including one - three (3) year option to renew.

☛ m18

FINANCIAL INFORMATION SERVICES AGENCY

PROCUREMENT

■ INTENT TO AWARD

Services (other than human services)

CA INC. - Sole Source - Available only from a single source - PIN# 127FY1800003 - Due 5-23-17 at 10:00 A.M.

Pursuant to Section 4-04(c) of the Procurement Policy Board Rules (PPB), the Financial Information Services Agency (FISA), seeks to renew its current contract with CA, Inc., for proprietary mainframe software maintenance and support. The monthly support of these software licenses will work in conjunction with FISA's mainframe computers, which process critical data, and financial applications. The term of this contract shall be from 7/1/2017 - 6/30/2020.

Contractors may express interest in future procurements by contacting Kwame James, at FISA, 450 West 33rd Street, 4th Floor, New York, NY 10001-2603, or by emailing kjames@fisa.nyc.gov, between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

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

Financial Information Services Agency, 450 West 33rd Street, 4th Floor, New York, NY 10001. Kwame James (212) 857-1653; Fax: (212) 857-1004; kjames@fisa-ops.nyc.gov

m16-22

HOUSING AUTHORITY

■ SOLICITATION

Construction/Construction Services

RENOVATION AND NEW HVAC SYSTEM AT UNION SETTLEMENT ASSOCIATION GAYL - Competitive Sealed Bids - PIN# GR1704548 - Due 6-8-17 at 11:00 A.M.

There will be a Pre-Bid Meeting on May 25, 2017, from 1:00 P.M. to 2:00 P.M., at 237 East 104th Street, New York, NY 10029, Community Center. Although attendance is not mandatory, it is strongly recommended that you attend. NYCHA staff will be available to address all inquiries relevant to this contract.

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

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

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

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

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



m18

SUPPLY MANAGEMENT

SOLICITATION

Goods

ELECTRICAL WIRES: EXTENSION CORDS, LAMP HOLDERS, CONDUITS. - Competitive Sealed Bids - PIN# 65378 - Due 6-8-17 at 10:30 A.M.

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

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Atul Shah (212) 306-4553; atul.shah@nycha.nyc.gov



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VARIOUS GAS RANGE PARTS - Competitive Sealed Bids - PIN# 65135 - Due 6-8-17 at 10:30 A.M.

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

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Atul Shah (212) 306-4553; atul.shah@nycha.nyc.gov



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Goods and Services

SMD SURVEY, INSPECTION, TESTING, REPAIR AND ALTERATIONS TO FIRE ALARM SYSTEMS-VARIOUS BRONX SOUTH AND VARIOUS QUEENS DEVELOPMENTS - Competitive Sealed Bids - Due 6-1-17

PIN# 65142-3 - Various Queens Developments - Due at 10:00 A.M.
PIN# 65143-3 - Various Bronx Developments - Due at 10:05 A.M.

Re-Bid/Perform monthly inspections and periodic tests of interior fire alarm and signal systems as required under Section 27-4265 of the NYC Fire Prevention Code and specified herein. Repair, replace or install new interior fire alarm systems as required to insure proper operation. Survey interior automatic fire alarm and signal systems in apartment buildings, community centers and child care centers and identify any design or operating deficiencies or Code violations.

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

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Mimose Julien (212) 306-8141; Fax: (212) 306-5109; mimose.julien@nycha.nyc.gov

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HOUSING PRESERVATION AND DEVELOPMENT

PROCUREMENT

INTENT TO AWARD

Goods and Services

ENHANCEMENT TO FAMILY SELF SUFFICIENCY APPLICATION. - Sole Source - Available only from a single source - PIN# 80617S0004 - Due 6-1-17 at 5:00 P.M.

The New York City Department of Housing Preservation and Development (HPD) intends to enter into a Sole Source contract with Designing Success Inc. The vendor will provide custom programming, maintenance and support services to Tracking At-A-Glance® (TAAG) case management and performance tracking software, that is used by the Division of Tenant Resources, to manage the goals and outcomes of participants in the Family Self Sufficiency (FSS) program.

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

Housing Preservation and Development, 100 Gold Street, Room 8B06, New York, NY 10038. Gaurav Channan (212) 863-6140; Fax: (212) 863-5455; channang@hpd.nyc.gov

m18-24

PROPERTY MANAGEMENT

AWARD

Human Services/Client Services

FAMILY CENTER SERVICES - BROOKLYN - Request for Proposals - PIN# 8061610004002 - AMT: \$17,567,039.00 - TO: Help

Social Service Corporation, 115 East 13th Street, New York, NY 10003.
Provide Temporary Emergency Housing to Relocatees.

☛ m18

HUMAN RESOURCES ADMINISTRATION

■ INTENT TO AWARD

Human Services/Client Services

SINGLE ADULT SHELTERS - Negotiated Acquisition - Other - PIN# 07106R0043CNVN001 - Due 5-30-17 at 2:00 P.M.

For Informational Purposes Only

DHS intends to enter into a Negotiated Acquisition Extension with the following vendor:

Under 21, Covenant House New York City - \$212,371
EPIN: 07106R0043CNVN001
Term: 7/1/16 - 6/30/17

Under 21, Covenant House New York City will continue to provide shelter services, at 460 West 41st Street, New York, NY 10036.

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

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. Paul Romain (929) 221-5555; romainp@hra.nyc.gov

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CONTRACTS

■ AWARD

Goods and Services

GARTNER SUBSCRIPTION FOR GARTNER EXECUTIVE SEAT, AND GARTNER FOR IT LEADERS ADVISOR - Other - PIN# 17GPEDD02201 - AMT: \$102,088.00 - TO: Gartner Inc., 12600 Gateway Boulevard, Fort Myers, FL 33913.

☛ m18

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ INTENT TO AWARD

Services (other than human services)

ADVANCED PERSISTENT THREAT INCIDENT MONITORING SERVICES - Negotiated Acquisition - Other - PIN# 85817N0002 - Due 5-28-17 at 10:00 A.M.

In accordance with Section 3-04(b)(2)(i)(D) and Section 3-04(b)(2)(ii) of the Procurement Policy Board rules, DoITT intends to use the Negotiated Acquisition method to award a contract to FireEye, Inc. dba Mandiant for Advanced Persistent Threat Incident Monitoring Services. There are a limited number of vendors available and able to perform the Advanced Persistent Threat Monitoring services required to support the successful implementation of the City's Cybersecurity Advanced Persistent Threat Incident Monitoring System within the desired timeframe for this project. The anticipated start date of the contract is June 1st, 2017 with an estimated contract term of one (1) year. Vendors interested in participating in similar procurements in the future may contact Vito Pulito; VPulito@doitt.nyc.gov.

DoITT will proceed with a Negotiated Acquisition procurement in accordance with Section 3-04(b)(2)(i)(D) and Section 3-04(b)(2)(ii) of the Procurement Policy Board Rules.

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.

Information Technology and Telecommunications, 255 Greenwich Street, 9th Floor, New York, NY 10007. Vito A. Pulito (212) 788-6285; Fax: (347) 788-4091; vpulito@doitt.nyc.gov

m12-18

CONTRACTS AND PROCUREMENT

■ AWARD

Goods

RIVERBED MAINTENANCE SOFTWARE AND SUPPORT

- Intergovernmental Purchase - Specifications cannot be made sufficiently definite - PIN# 85817O0046001 - AMT: \$606,661.79 - TO: SHI International Corp., 290 Davidson Avenue, Somerset, NJ 08873.

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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

■ AWARD

Construction Related Services

PLANTING OF NEW AND REPLACEMENT STREET TREES

- Competitive Sealed Bids - PIN# 84617B0021001 - AMT: \$1,900,000.00 - TO: Dragonetti Brothers Landscaping Nursery and Florist Inc., 129 Louisiana Avenue, Brooklyn, NY 11207. MG-416M

● OPERATIONS, MAINTENANCE AND MONITORING

PELHAM BAY HAZARDOUS WASTE LANDFILL - Competitive

Sealed Bids - PIN# 84616B0016001 - AMT: \$2,367,832.00 - TO: Stratis Contracting Corp., 7 Corporate Drive, Peekskill, NY 10566. X039-315M

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SCHOOL CONSTRUCTION AUTHORITY

CONTRACT SERVICES

■ SOLICITATION

Construction / Construction Services

SCIENCE LAB UPGRADE - Competitive Sealed Bids - PIN# SCA17-16579D-1 - Due 6-7-17 at 11:00 A.M.

Norman Thomas High School (Manhattan)
SCA system-generated category (\$1,000,001 to \$4,000,000) (not to be interpreted as a "bid range")

Pre-Bid Walk Through Date and Time: May 26, 2017, at 10:00 A.M., at: 111 East 33 Street, New York, NY 10016. Potential bidders are encouraged to attend, but this walkthrough is not mandatory. Meet at the Custodian's Office.

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

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

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

☛ m18

TRANSPORTATION

ADMINISTRATION

■ INTENT TO AWARD

Services (other than human services)

ESRI SOFTWARE MAINTENANCE SUPPORT SERVICES

- Negotiated Acquisition - Available only from a single source - PIN# 84117MBAD121 - Due 5-25-17 at 2:00 P.M.

The New York City Department of Transportation (NYCDOT) intends to enter into a negotiated acquisition agreement with Environmental Systems Research Institute, Inc. to procure ESRI Software Maintenance Support Services.

The Agency Chief Contracting Officer's Office determined, in accordance with Section 3-04(d) of the Procurement Policy Board Rules, that it is not practicable and/or advantageous to award a contract by competitive sealed bidding or competitive sealed proposals because there are a limited number of vendors available and able to provide the maintenance support and associated configuration and consulting services.

ESRI Software Maintenance Support Services: - DOT utilizes ESRI ArcEditor Concurrent Primary Maintenance and ESRI Arc Server Image is software needed for maintaining the functionality of the DOT Map Portal, but it is not limited to a particular application. DOT's engineers and analysts use the support maintenance to assist their daily operation. ESRI Software Maintenance Support Services includes upgrades, break/fix issues with the software, remote, phone, and onsite support services if needed. ESRI Software Maintenance Support Services will have a retroactive term of 1/1/2017 to 12/31/2017.

Vendors may express interest in providing this service in the future by contacting Nicola Rahman, New York City Department of Transportation, Agency Chief Contracting Officer's Office, 55 Water Street, 8th Floor, New York, NY 10041, nrahman@dot.nyc.gov or (212) 839-8167, no later than May 25, 2017, at 2:00 P.M.

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

Transportation, Agency Chief Contracting Officer's Office, 55 Water Street, 8th Floor, New York, NY 10041. Nicola Rahman (212) 839-8167; nrahman@nyc.dot.gov

m12-18

REDESIGN OF THE EXISTING ENGINEERING DRAWINGS FOR THE HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) SYSTEM AT NYC DOT COIN FACILITY LOCATED AT

66-26 METROPOLITAN AVENUE - Negotiated Acquisition - Available only from a single source - PIN# 84116QUAD969 - Due 5-25-17 at 2:00 P.M.

The New York City Department of Transportation (NYCDOT) intends to enter into a negotiated acquisition agreement with AECOM USA, Inc. for Consulting Design Engineering Services for the Redesign of the Existing Engineering Drawings for the heating, Ventilating, and Air Conditioning (HVAC) System at NYC DOT Coin Facility, located at 66-26 Metropolitan Avenue, Middle Village, NY 11379.

The Agency Chief Contracting Officer's office determined, in accordance with Section 3-04(d) of the Procurement Policy Board Rules, that it is not practicable and/or advantageous to award a contract by competitive sealed bidding or competitive sealed proposals because there are a limited number of vendors available and able to perform the work.

The redesign of the existing engineering drawings for the heating, ventilating, and air conditioning (HVAC) system at NYCDOT Coin Facility, located at 66-26 Metropolitan Avenue, is critical to the NYCDOT Parking Meter Collection facility daily operation.

The consulting design engineer shall evaluate and provide calculations for the capacity of a new cooling, heating and ventilation system that will be added to existing system; conduct a site visit to investigate and evaluate if the existing heating and ventilation unit can be modified to include cooling coils in the system and make recommendations how to modify the existing system; conduct site investigation to evaluate existing chilled water system and make recommendations and make recommendations as required by design; generate design drawings for construction and submittal to New York City Department of Buildings (NYCDOB) with recommendations for piping arrangement, controls for heating and cooling changeover; investigate existing structural support hanger loads from new equipment and additional mechanical and electrical piping; produce design drawings for construction and submittal to NYCDOB for power requirement for new equipment. Terms will be from Issuance of Notice to Proceed and terminate 730 days thereafter.

Vendors may express interest in providing this service upon expiration of the above referenced contract by contacting Nicola Rahman, New York City Department of Transportation, Agency Chief Contracting Officer's Office, 55 Water Street, 8th Floor, New York, NY 10041, nrahman@dot.nyc.gov or (212) 839-8167, no later than May 25, 2017, at 2:00 P.M.

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

Transportation, Agency Chief Contracting Officer's Office, 55 Water Street, 8th Floor, New York, NY 10041. Nicola Rahman (212) 839-8167; nrahman@nyc.dot.gov

m12-18

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

REVISED CONDITIONAL NEGATIVE DECLARATION (Supersedes the Conditional Negative Declaration issued on December 9, 2016)¹

Project Identification

CEQR No. 17DCP069R
ULURP Nos. C150402ZMR, N150404ZCR,
N150403ZAR, N150401ZRR
Staten Island Community District 1
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

- This revised Conditional Negative Declaration (CND) supersedes the CND issued on December 9, 2016. The revised CND incorporates changes to the E-designation (E-401) for air quality, described below. The changes to the E-designation reflect revised air quality analyses performed after the issuance of the CND on December 9, 2016. The revised E-designation for air quality incorporates new restrictions for Building A.

Name, Description and Location of Proposal

125 Edgewater Street

The Applicant, Pier 21 Development LLC, is seeking a series of land use approvals (the "Proposed Actions") to facilitate a mixed-use development with a waterfront public access area (the "Proposed Project") on a property located at 125 Edgewater Street (Block 2820, Lot 90; the "Development Site") in the Rosebank neighborhood in Staten Island, Community District 1. The area affected by the Proposed Actions also includes Block 2820, Lot 95, and parts of Lots 105 and 110. The Affected Area (Block 2820, Lots 90 and 95, and parts of 105 and 110, the "Project Area") is currently zoned M2-1 and is bounded by Edgewater Street to the southwest, the pierhead line to the northeast, Greenfield Avenue to the northwest, and approximately the midblock between Sylvaton Terrace and Lynhurst Avenue to the southeast.

The Proposed Actions involve several discretionary approvals:

1. Zoning Map Amendments to extend the Special Stapleton Waterfront District (SW) to include the Project Area, and to change an existing M2-1 Zoning District to a M2-1(SW), R6(SW) and R6/C2-2 (SW) Zoning Districts;
2. Zoning Text Amendments to create two new subareas (Subareas D and E) in the Special Stapleton Waterfront District and to establish regulations for these subareas; to amend Appendix Maps 1-5 and to modify Appendix F to incorporate Mandatory Inclusionary Housing;
3. A Zoning Authorization from the New York City Planning Commission pursuant to ZR Section 62-822(c), Authorization for phased development of waterfront public access areas.

The Proposed Actions also involve a Zoning Certification from the Chairperson of the City Planning Commission pursuant to ZR Section 62-811(b), Waterfront public access and visual corridors. This is a ministerial action not subject to environmental review.

In addition, a tidal wetland permit approval, a State action, by the New York State Department of Environmental Conservation would be required. The Applicant expects to seek this approval in a separate application at a later date. A coordinated environmental review, which is not required for these unlisted actions, will not be conducted.

The Proposed Actions would create two new subareas (Subareas D and E) in the Special Stapleton Waterfront District. Subarea E would cover the Applicant's property (Block 2820, Lot 90) and would be rezoned from M2-1 to R6 and R6/C2-2. Subarea D would cover the other properties in the Project Area (Block 2820, Lot 95) which are not under the Applicant's control and would remain zoned M2-1.

The Proposed Actions would facilitate a proposal by the Applicant to construct three mixed-use buildings totaling 351,567 gsf of residential space, 24,173 gsf of commercial space, 102,954 sf of parking space, and a waterfront public access area consisting of public open space, upland connection, and visual corridors on the property located at 125 Edgewater Street. The property is currently developed with a vacant one to two story masonry structure and a one-story steel shed; and is occupied on a short term basis as open storage; and is the only site in the Project Area that is expected to be redeveloped as a result of the Proposed Actions.

Absent the Proposed Actions, it is expected that the Development Site would not be redeveloped. The analysis year for the Proposed Project is 2019.

The Proposed Actions include an (E) designation (E-401) for air quality, noise and hazardous materials.

The following (E) designation requirements for air quality and noise would be placed on the Applicant's property, Block 2820, Lot 90.

The (E) designation text for air quality is as follows:

Building A (Block 2820, Lot 90): Any new residential and/or commercial development on the above referenced property must ensure that no operable windows or air intakes are located above a height of 128 feet above grade and that the HVAC stack is located at least 133 feet above grade to avoid any potential significant adverse air quality impacts.

Building B (Block 2820, Lot 90): Any new residential and/or commercial development on the above reference properties must exclusively use natural gas as the type of fuel for heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 200 ft from northwestern lot line of Lot 110.

Building C (Block 2820, Lot 90): Any new residential and/or commercial development on the above reference properties must ensure that the HVAC stack is located at least 582 feet from northwestern lot line of Lot 110.

The (E) designation text for noise is as follows:

In order to ensure an acceptable interior noise environment, future residential uses must provide a

closed window condition with a minimum window/wall sound attenuation of 31 dB(A) for all facades of the proposed buildings to maintain interior noise levels of 45 dB(A) or less for residential uses and 50 dB(A) or less for commercial uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

The (E) designation requirements for air quality and noise would avoid the potential for any significant adverse impacts related to air quality and noise.

In addition, the following (E) designation requirements for hazardous materials would be placed on the Applicant's property, Staten Island Block 2820, Lot 90 as well as other properties in the Project Area, Block 2820, Lot 95 and parts of lots 105 and 110.

The (E) designation text for hazardous materials is as follows:

Task 1

The applicant submits to OER, for review and approval, a Phase I ESA of the site along with a soil and groundwater testing protocol (a.k.a. Remedial Investigation Work Plan [RIWP]) along with a site-specific Health and Safety Plan (HASP), including a description of methods and a project site map with all sampling locations clearly and precisely represented.

If site sampling is required, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed RAP must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER in accordance with the approved RAWP. The applicant should then provide proper documentation that remedial action has been satisfactorily completed.

An OER-approved CHASP would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos containing materials.

The (E) designation requirements for hazardous materials would avoid the potential for any significant adverse impacts related to hazardous materials.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Revised Environmental Assessment Statement, dated May 5, 2017, prepared in connection with the ULURP Application (Nos. C150402ZMR, N150404ZCR N150403ZAR, N150401ZRR). The City Planning Commission has determined that the Proposed Actions will have no significant effect on the quality of the environment, once it is modified as follows:

1. The following project improvements shall be incorporated into the proposed project to avoid traffic impacts:
 - a. Bay Street and Edgewater Street/Front Street: Modify the signal timing by shifting 2 seconds of green time from the westbound phase to the northbound/southbound phase during the weekday midday peak hour. Coordinate the signal offset with the adjacent intersection of Bay Street and Willow Avenue

during the weekday P.M. peak hour.

- b. Bay Street and Willow Avenue: Modify the signal timing by shifting 1 second of green time from the northbound/southbound phase to the eastbound/westbound during the weekday A.M. and P.M. peak hours, and shifting 2 seconds of green time from the eastbound/westbound phase to the northbound/southbound during the weekday midday peak hour. Shift the signal offset from 22 seconds to 8 seconds to coordinate with the adjacent intersection of Bay Street and Edgewater Street/Front Street during the weekday P.M. peak hour.
 - c. Bay Street and Hylan Boulevard: Modify the signal timing by shifting 2 seconds of green time from the eastbound lead/southbound right turn lag phase to the eastbound/westbound phase and 2 seconds of green time from the northbound/southbound phase during the weekday A.M. peak hour; modify signal timing by shifting 1 second of green time from the eastbound lead/southbound right turn lag phase to the eastbound/westbound phase and 1 second of green time from the northbound/southbound phase during the weekday midday peak hour; and shifting 2 seconds of green time from the eastbound lead/southbound right turn lag phase to the eastbound/westbound phase and 1 second of green time from the northbound/southbound phase during the weekday P.M. peak hour.
 - d. Edgewater Street and Lynhurst Avenue. Install an all-way stop control at this intersection to allow for pedestrian crosswalks to be implemented across Edgewater Street which would facilitate pedestrian flow to and from the project site.
2. The Applicant shall conduct an all-way stop control warrant study at the intersection of Edgewater Street and Lynhurst Avenue/Project Driveway during the Build year and submit it to the New York City Department of Transportation (DOT)'s Signals Division, for review and final approval.
 3. The Applicant shall inform the New York City Department of Transportation six (6) months prior to the completion and occupation of the proposed project Upon the full build-out condition, all expenses related to the design, installation of the all-way stop control, proposed geometric modifications, traffic signs and pavement markings, etc. shall be funded by the Applicant.
 4. The applicant agrees to incorporate the above referenced improvements into the proposed project via the Restrictive Declaration to be recorded in conjunction with a zoning certification from the Chairperson of the City Planning Commission pursuant to ZR Section 62-811(b) (Waterfront public access and visual corridors). By the terms of ZR Section 62-811(b), no excavation or building permit can be issued for development on the site prior to the issuance of the certification, and no certification can be issued except on the condition that the Restrictive Declaration is executed and recorded pursuant to ZR Section 62-74 (Requirements for Recordation).

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. An EAS was completed on December 7, 2016 and a CND was issued on December 9, 2016. A revised EAS, dated May 5, 2017, reflects revisions to the air quality analysis completed after the issuance of the CND on December 9, 2016. The revised air quality analyses considered the proposed height for Building A measured from the base flood elevation and concluded that additional restrictions were needed for Building A in order to avoid any potential significant adverse air quality impacts. The additional restrictions, which would prohibit any air intake or operable window above 128 feet measured from the grade of Building A, have been incorporated into the E-designation for air quality. The proposed project as described and illustrated in the revised EAS, would comply with the new restriction. As described in the Revised EAS, it was determined that the revised air quality analyses would not alter the conclusions of the previous EAS and CND.
2. The (E) designation (E-401) for air quality, noise and hazardous materials would ensure that the Proposed Actions would not result in significant adverse impacts.
3. The EAS included detailed traffic and pedestrian analyses and concluded that the proposed project would result in significant adverse impacts with respect to traffic at the following three intersections: Bay Street and Edgewater Street/Front Street (for the weekday midday and P.M. peak hours), Bay Street and Willow Avenue (for the weekday A.M., midday and P.M. peak hours), and Bay Street and Hylan Boulevard (for the weekday A.M., midday and P.M. peak hours). The potential traffic impacts at these three locations would be avoided by incorporating the project improvements as identified above. These project improvements include modifications to signal timings at each intersection. In

addition, as a safety measure, project improvements were identified at the project's entrance at the intersection of Edgewater Street and Lynhurst Avenue. An all-way stop sign control to allow for pedestrian crosswalks would be implemented.

4. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the Proposed Actions, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

☛ m18

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 8/13/2017 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
5	11512	1
254	11532	48
273	11532	17
296	11533	5
327, 328, 329	11552	89
330, 330A & 330B	11552	91
	11552	94
	11552	95
265	11532	9
298	11533	7
58	11513	15

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

m17-31

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 8/12/2017 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
114	11515	29
286	11533	40
324	11552	84
138	11516	225
320	11552	79
339	11553	132
256	11532	50
135	11516	229
257	11532	51

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

m16-30

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 8/11/2017 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
354	11554	27
360	11554	34
317	11552	75
250	11532	44
319	11552	78
218	11531	43
248	11532	42

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
m15-26

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 8/14/2017 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
338	11553	32
292	11533	46
252	11532	46
253	11532	47
299	11533	9
258	11532	52
245A	11531	26
291	11533	45
259	11532	53

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
m18-j1

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 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
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 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:

Damage Parcel No.	Block	Lot
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 8/4/2017 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

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

282 11533 36
73 11514 36

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

Scott M. Stringer
Comptroller
m8-19

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/8/2017 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
137	11516	226
59	11513	14
314	11552	71
285	11533	39
214	11531	39
264	11532	8
322	11552	81
262	11532	6
251	11532	45

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
m12-25

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 Bronx	45/17	April 20, 2014 to Present
865 East 175 th Street, Bronx	43/17	April 13, 2014 to Present
576 Washington Avenue, Brooklyn	38/17	April 4, 2014 to Present
175 Beach 115 th Street, Queens		

Authority: SRO, Administrative Code §27-2093

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

POLICE DEPARTMENT FOR PERIOD ENDING 05/05/17							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
FERNANDEZ FERNA	YOSEL A	70205	\$12.1400	RESIGNED	YES	04/26/17	056
FERRARA	KYLE J	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FESLER	CHRISTOP S	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FESTA	NICHOLAS J	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FIORENZA	SANTO	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FLORES	JAVIEL R	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FLORES	LISBETH	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FOLK	KORBEN	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FORONJY	THOMAS R	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FORTE	JONATHAN A	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FRASCA	TOMMASO D	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FRASSETTI	EDWARD A	91830	\$292.5300	APPOINTED	NO	04/16/17	056
FREDA	JONATHAN M	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FUENTES	WILLIAM W	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
FUNDAREK	KEVIN V	70210	\$85292.0000	RETIRED	NO	04/23/17	056
GABY	JONATHAN A	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GAMBINA	MICHAEL S	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GARCIA	ERICA-LE	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GARCIA	JOSE M	70210	\$42500.0000	PROMOTED	NO	04/12/17	056
GARCIA	MAGDELIN	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GARCIA-ALMONTE	SUSIE	60817	\$32426.0000	RESIGNED	NO	04/14/17	056
GARCIA-ESCAMILL	ANTHONY	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GAYLOG	ROBERT J	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GEORGE	CHRISTY R	70210	\$42500.0000	APPOINTED	NO	04/12/17	056

POLICE DEPARTMENT FOR PERIOD ENDING 05/05/17							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
GERLICH	THOMAS C	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GERMOSEN	JEAN C	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GIARRATANO	CYNTHIA M	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GIBBONS	JOSSEPH P	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GIGLIO	NICOLE D	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GILMOR	BRIAN M	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GIORDANO	DYLAN J	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GJELOSHI	BERNARD	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GJONDREKAJ	DAVID	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GOLDBERG	DANIEL	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GOLDEN	WARREN A	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GOLDRICK	KEVIN P	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GOMEZ	MICHAEL	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GOMEZ	NICKSON	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GONZALEZ	KENNETH V	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GONZALEZ	RANDY A	70210	\$42500.0000	APPOINTED	NO	04/12/17	056
GORDON	NADIA T	70205	\$12.1400	APPOINTED	YES	03/24/17	056
GRAVES	LATOYRA A	70210	\$42500.0000	APPOINTED	NO	04/12/17	056

Table with 11 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Contains employee records from Greene to Ippolito.

Table with 11 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Contains employee records from Marchese to Morse.

POLICE DEPARTMENT FOR PERIOD ENDING 05/05/17

Table with 11 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Contains police department employee records from Iqbal to Ly.

POLICE DEPARTMENT FOR PERIOD ENDING 05/05/17

Table with 11 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Contains police department employee records from MacDonald to Marchello.

Table with 11 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Contains police department employee records from Molina to Morse.

POLICE DEPARTMENT FOR PERIOD ENDING 05/05/17

Table with 11 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Contains police department employee records from Moussa to Rabaa.