



# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660  
Printed on paper containing 30% post-consumer material

VOLUME CXLIV NUMBER 99

TUESDAY, MAY 23, 2017

Price: \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

City Council	3093
City Planning Commission	3106
City University	3133
Comptroller	3133
Equal Employment Practices Commission	3133
Housing Authority	3133
Landmarks Preservation Commission	3133

### PROPERTY DISPOSITION

Citywide Administrative Services	3134
Office of Citywide Procurement	3134
Police	3135

### PROCUREMENT

Aging	3135
Contract Procurement and Support Services	3135
Buildings	3136
Procurement	3136
Chief Medical Examiner	3136
Agency Chief Contracting Officer	3136
Citywide Administrative Services	3136

Office of Citywide Procurement	3136
Economic Development Corporation	3136
Contracts	3136
Environmental Protection	3137
Agency Chief Contracting Office	3137
Housing Preservation and Development	3137
Procurement	3137
Human Resources Administration	3137
Contracts	3137
NYC Health + Hospitals	3138
Contract Services	3138
Parks and Recreation	3138
Contracts	3138
School Construction Authority	3138
Contract Services	3138
Procurement	3139

### AGENCY RULES

Human Resources Administration	3139
--------------------------------	------

### SPECIAL MATERIALS

Comptroller	3140
Changes in Personnel	3141

### LATE NOTICE

Community Boards	3143
------------------	------

READER'S GUIDE	3144
----------------	------

## THE CITY RECORD

**BILL DE BLASIO**

Mayor

**LISETTE CAMILO**

Commissioner, Department of Citywide Administrative Services

**ELI BLACHMAN**

Editor, The City Record

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

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

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, 17th Floor, New York, N.Y. 10007-1602 (212) 386-0055

Visit The New City Record Online (CROL) at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord) for a searchable database of all notices published in the City Record.

## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### CITY COUNCIL

#### ■ PUBLIC HEARINGS

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

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



#### PAT'E PALO

MANHATTAN CB - 12

20175315 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Enterprises, Inc., d/b/a Pat'e Palo, for renewal of a revocable consent to maintain and operate an unenclosed sidewalk café, located at 251 Dyckman Street.

#### BARKING DOG

MANHATTAN CB - 8

20175235 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Phillipos Restaurant, Inc., d/b/a Barking Dog, for a new revocable consent to maintain and operate an unenclosed sidewalk café, located at 1678 Third Avenue.

#### WATSON AVENUE REZONING

BRONX CB - 9

C 170150 ZMX

Application submitted by Azimuth Development Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3d and 4b:

- eliminating from within an existing R5 District a C1-2 District, bounded by Watson Avenue, Rosedale Avenue, a line 300 feet northerly of Watson Avenue, and Commonwealth Avenue;
- changing from an R5 District to an R7A District property, bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue; and
- establishing within the proposed R7A District a C1-4 District, bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue and Commonwealth Avenue;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016 and subject to the conditions of CEQR Declaration E- 403.

#### WATSON AVENUE REZONING

BRONX CB - 9

N 170151 ZRX

Application submitted by Azimuth Development Group, LLC, pursuant to Section 201 of the New York City Charter, for

an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

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

\* \* \*

**The Bronx**

\* \* \*

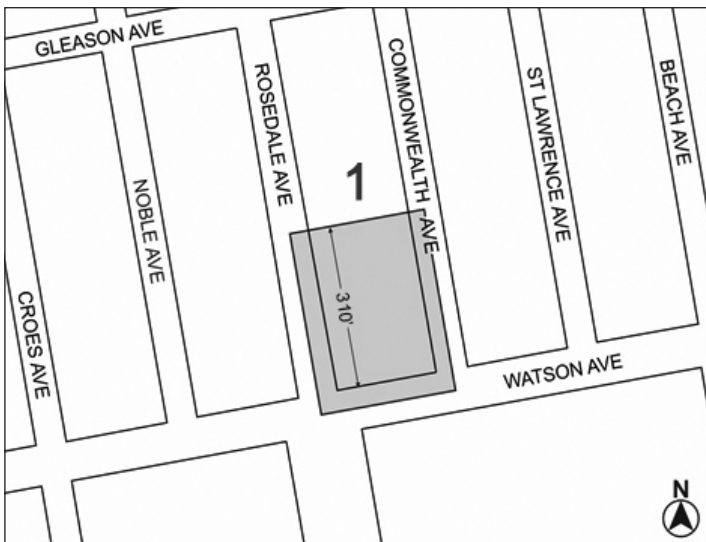
**The Bronx Community District 9**

In the R7A District within the area shown on the following Map 1:

\* \* \*

Map 1 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3)  
Area 1 [date of adoption] - MIH Program Option 2  
Portion of Community District 9, The Bronx  
\* \* \*

**1350 BEDFORD AVENUE REZONING  
BROOKLYN CB - 8 N 170070 ZMK**

Application submitted by Bedford Arms, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7D District property bounded by Pacific Street, Bedford Avenue, Dean Street, and a line perpendicular to the northeasterly street line of Dean Street distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Dean Street and the westerly street line of Bedford Avenue, Borough of Brooklyn, Community District 8, as shown on a diagram (for illustrative purposes only) dated January 17, 2017, and subject to the conditions of CEQR Declaration E-412.

**1350 BEDFORD AVENUE REZONING  
BROOKLYN CB - 8 N 170071 ZRK**

Application submitted by Bedford Arms, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in the Borough of Brooklyn, Community District 8.

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

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

**Brooklyn**

\* \* \*

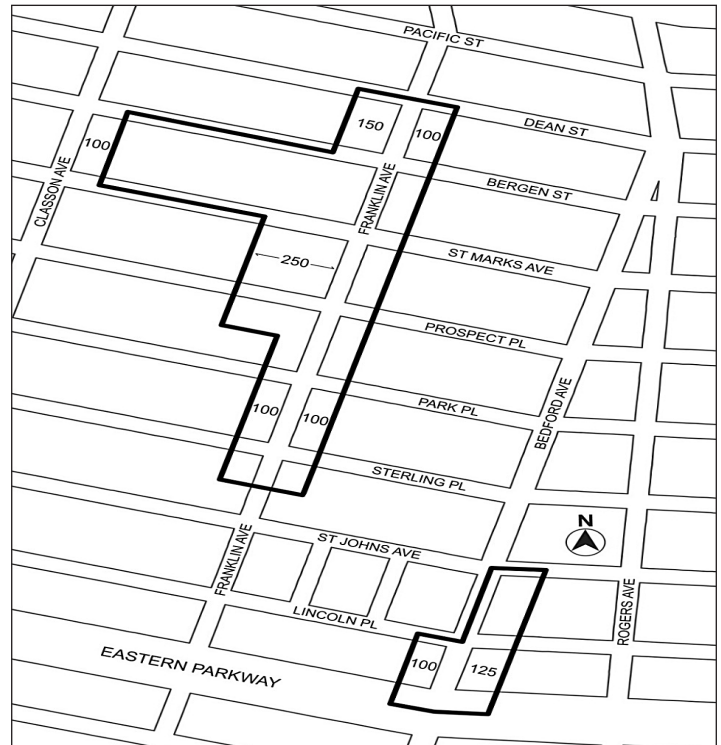
\* \* \*

**Brooklyn Community District 8**

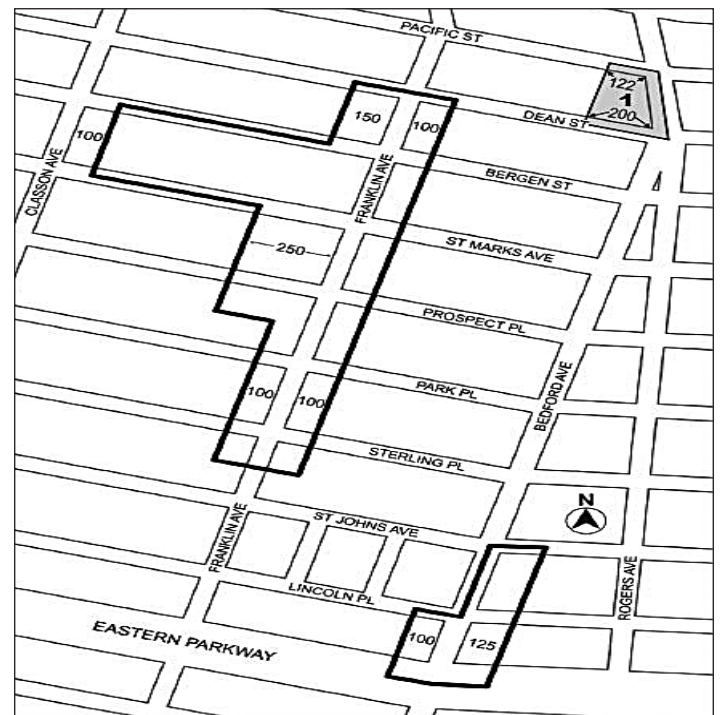
In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1. (9/24/13) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



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

Portion of Community District 8, Brooklyn

\* \* \*

55-57 SPRING STREET TEXT AMENDMENT  
MANHATTAN CB - 2 N 160244 ZRM

Application submitted by JBAM TRG Spring LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the boundary of the Mulberry Street Regional Spine area as shown on the map in Appendix A of Article X, Chapter 9 (Special Little Italy District) to facilitate the enlargement of properties located at 55-57 Spring Street.

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 X  
SPECIAL PURPOSE DISTRICTS

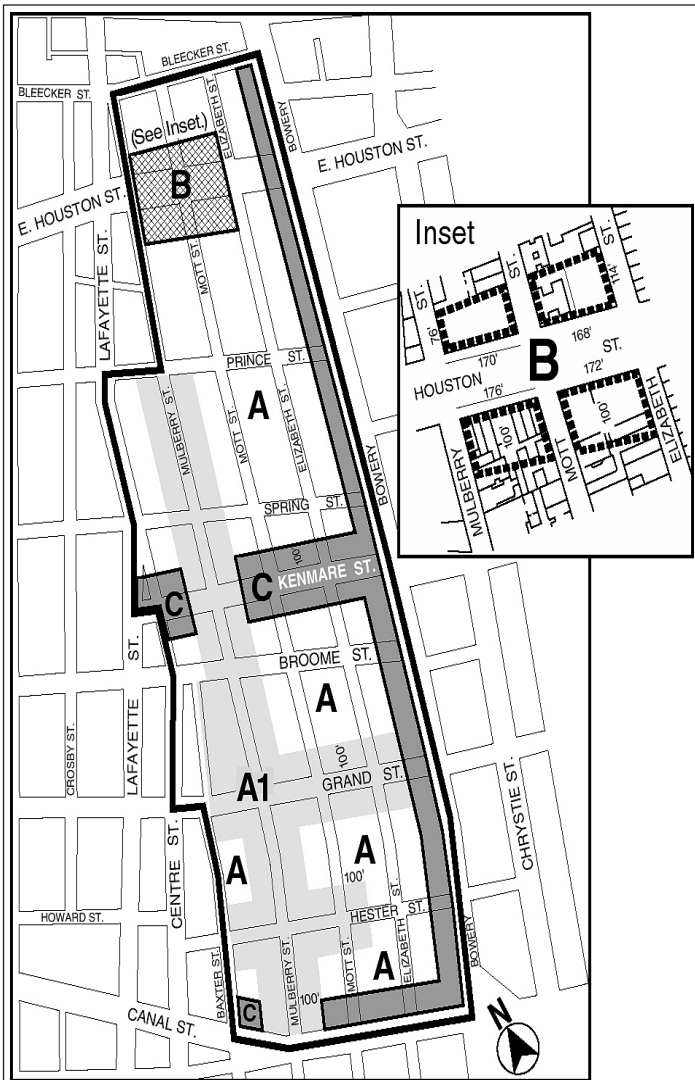
\* \* \*

Chapter 9  
Special Little Italy District

\* \* \*

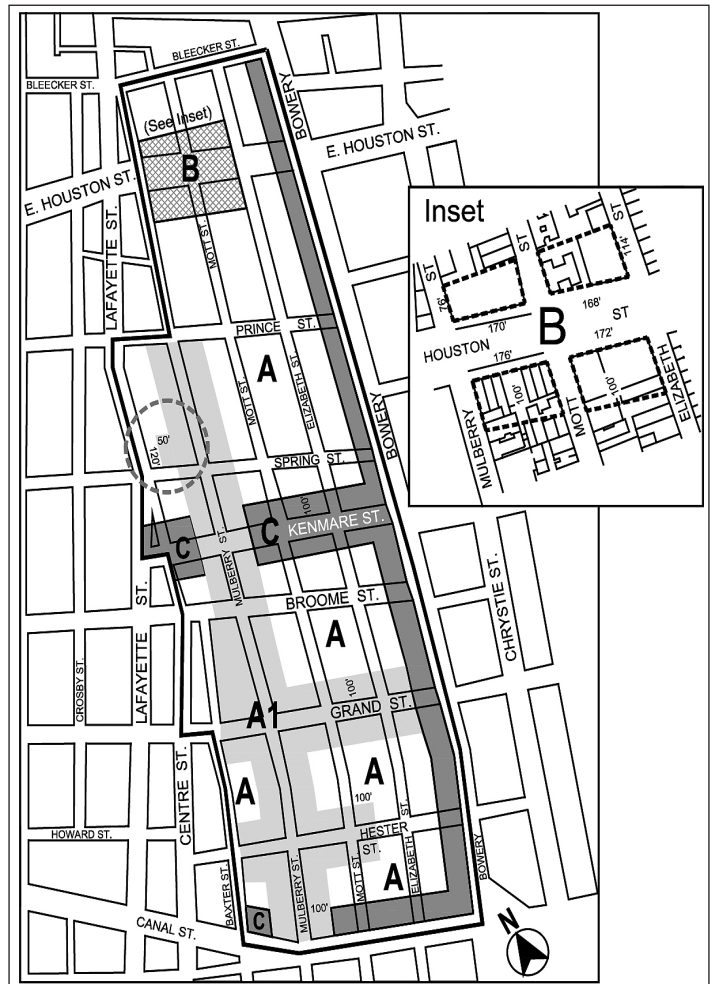
Appendix A  
Special Little Italy District Map

[EXISTING]



- District Boundary
- A** Preservation Area
- A1** Mulberry Street Regional Spine
- B** Houston Street Corridor
- C** Bowery, Canal, Kenmare Street

[PROPOSED]



- District Boundary
- A** Preservation Area
- A1** Mulberry Street Regional Spine
- B** Houston Street Corridor
- C** Bowery, Canal, Kenmare Street

\* \* \*

125 EDGEWATER STREET DEVELOPMENT  
STATEN ISLAND CB - 1 N 150401 ZRR

Application submitted by Pier 21 Development, LLC, pursuant to 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York relating to Article XI, Chapter 6 (Special Stapleton Waterfront District) and related sections, Appendix A maps (Stapleton Waterfront District Plan) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1.

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 XI  
SPECIAL PURPOSE DISTRICTS

Chapter 6  
Special Stapleton Waterfront District

\* \* \*

116-01  
Definitions

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) or in this Section.

Esplanade

The "Esplanade" is a park extending along all portions of the waterfront edges of the #Special Stapleton Waterfront District#. The #Esplanade# is shown in the District Plan, Map 1 (Special Stapleton Waterfront District, Subareas and Public Spaces) in the Appendix to A of this Chapter.

\* \* \*

Mandatory front building wall line

"Mandatory front building wall lines" are imaginary lines extending through Subarea B of the #Special Stapleton Waterfront District# which are shown on Map 3 (Mandatory Front Building Wall Lines) in the Appendix to A of this Chapter, and with which #building# walls must generally coincide, as provided in Section 116-232.

Pier Place, the Cove

"Pier Place" and the "Cove" are designated open spaces accessible to the public, located within the #Special Stapleton Waterfront District# as shown in the District Plan, Map 1, in the Appendix to A of this Chapter.

Shore public walkway

A #shore public walkway# is a linear public access area running alongside the shore or water edges of a #platform# on a #waterfront zoning lot#.

Upland connection

An "upland connection" is a pedestrian way that which provides a public access route from the #Esplanade# or a #shore public walkway# to a public sidewalk within a public #street#. Required #upland connections# are shown in the District Plan, Map 5 (Upland Connections and Visual Corridors), in the Appendix to A of this Chapter.

Visual corridor

A "visual corridor" is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#. Required #visual corridors# are shown in the District Plan, Map 5; and Map 6 (Location of Visual Corridor in Subarea E) in the Appendix to A of this Chapter.

116-02 General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Stapleton Waterfront District#, the provisions of this Chapter shall apply to all #developments#, #enlargements# and changes of #use# within the #Special Stapleton Waterfront 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. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control, except in Subarea E of this Chapter.

Within the #Special Stapleton Waterfront District#, the regulations of the underlying R6, C2-2, C4-2A and M2-1 Districts shall apply, as modified in this Chapter.

116-03 District Plan and Maps

The District Plan for the #Special Stapleton Waterfront District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Stapleton Waterfront District#.

These areas shall include the #Esplanade#, Subareas A, B1, B2, B3, B4, B5, C, D and E, the #Esplanade# and two designated public open spaces: #Pier Place# and the #Cove#. In addition, Subareas B and E shall include #upland connections# and Subarea E shall include a #shore public walkway#.

The District Plan includes the following maps in the Appendix to A of this Chapter.

- Map 1 Special Stapleton Waterfront District, Subareas and Public Spaces
- Map 2 Ground Floor Use and Frontage Requirements
- Map 3 Mandatory Front Building Wall Lines
- Map 4 Restricted Curb Cut and Off-Street Loading Locations
- Map 5 Upland Connections and Visual Corridors
- Map 6 Location of Visual Corridor in Subarea E

\* \* \*

116-04 Subareas

In order to carry out the purposes and provisions of this Chapter, the following subareas are established within the #Special Stapleton Waterfront District#: Subarea A, Subarea B, comprised of Subareas B1, B2, B3, B4 and B5, Subareas C, D and E, the #Esplanade#, #Pier Place# and the #Cove#. In each of these subareas, special regulations apply that may not apply in other subareas.

116-05 Applicability

In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall not apply in the #Special Stapleton Waterfront District#, except where specifically stated otherwise in this Chapter. In lieu thereof, the special #use#, #bulk#, #accessory# off-street parking, public access and urban design regulations of Sections 116-10 through 116-50 shall apply.

In Subarea D, the provisions of Article VI, Chapter 2 shall apply pursuant to the underlying M2-1 District regulations.

In Subarea E, the underlying provisions of Article VI, Chapter 2 shall apply except as modified in Section 116-60 (SPECIAL REGULATIONS IN SUBAREA E), inclusive. In addition, the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), shall not apply. In lieu thereof, the provisions of Section 116-623 (Height and setback regulations), shall apply.

#Lower density growth management area# regulations shall not apply in the #Special Stapleton Waterfront District#.

116-10 SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

Within the #Special Stapleton Waterfront District# In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by Sections 116-101 through 116-13, inclusive.

116-101 Use Groups 12 and 14

The #uses# listed in Section 32-21 (Use Group 12) shall not be permitted in Subarea C.

The #uses# listed in Section 32-23 (Use Group 14) shall be permitted in the #Special Stapleton Waterfront District# Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#; boat storage, repair or painting, however, shall be allowed without restriction relating to boat length.

\* \* \*

116-11 Special Sign Regulations

The #sign# regulations of the underlying C4-2 District in Section 32-60 (SIGN REGULATIONS) shall be modified as follows: #flashing signs# shall not be permitted in the #Special Stapleton Waterfront District# Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

116-12 Mandatory Ground Floor Use and Frontage Requirements

The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in the #Special Stapleton Waterfront District# Subareas A, B and C. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in the Appendix to A of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building developed# or #enlarged# after October 25, 2006.

#Uses# located on the ground floor level, or within two feet of the as-built level of the adjoining sidewalk, shall be exclusively limited to the permitted non-residential uses# as modified by the special #use# provisions of this Chapter. Such ground floor #uses# shall extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces, and shall have a depth provided in accordance with Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

\* \* \*

116-13 Transparency Requirements

Within the #Special Stapleton Waterfront District# In Subareas A, B and C, the transparency requirements of Section 37-34 (Minimum Transparency Requirements) shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.

**116-20  
SPECIAL BULK REGULATIONS FOR SUBAREAS A, B AND C,  
THE ESPLANADE, PIER PLACE AND THE COVE**

The special #bulk# regulations of this Section shall apply within the #Special Stapleton Waterfront District# to Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

\* \* \*

**116-231  
Special rooftop regulations**

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings or other structures# in the #Special Stapleton Waterfront District# Subareas A, B and C, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) (1) of Section 23-621 (Permitted obstructions in certain districts).

**116-232  
Street wall location**

In Subarea A, the underlying #street wall# location regulations shall apply.

In Subareas B and C, the underlying #street wall# location regulations of a C4-2A District or an R6B District, as applicable, shall be modified as set forth in this Section. Map 3 (Mandatory Front Building Wall Lines) in the Appendix to A of this Chapter, specifies locations in Subareas B and C where #mandatory front building wall# requirements apply as follows:

\* \* \*

**116-233  
Maximum building height**

Within the #Special Stapleton Waterfront District# In Subareas A, B and C, the maximum height of a #building or other structure# outside of Subarea B2 shall not exceed 50 feet. However, where the ground floor lever of a #building# provides a #qualifying ground floor# in accordance with the supplemental provisions set forth in paragraph (b) of Section 35-652 (Maximum height of buildings and setback regulations), the maximum height of a #building or other structure# may be increased to 55 feet.

Within Subarea B2, the maximum height of a #building or other structure# shall not exceed 60 feet.

**116-30  
SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING  
REGULATIONS FOR SUBAREAS A, B AND C**

Within the #Special Stapleton Waterfront District# In Subareas A, B and C, the parking and loading regulations of the underlying C4-2A District shall apply, except as modified in this Section.

\* \* \*

**116-34  
Location and Width of Curb Cuts**

Curb cuts are prohibited in the locations shown on Map 4 (Restricted Curb Cut and Off-Street Loading Locations) in the Appendix to A of this Chapter.

In Subarea C, for #zoning lots# with access only to Front Street, only one curb cut shall be permitted along Front Street.

Within the #Special Stapleton Waterfront District# In Subareas A, B and C, the maximum width of curb cuts shall not exceed 25 feet, including splays.

\* \* \*

**116-40  
UPLAND CONNECTIONS AND VISUAL CORRIDORS FOR  
SUBAREAS A, B AND C**

**116-41  
Upland Connections**

In the locations shown on Map 5 (Upland Connections and Visual Corridors) in the Appendix to A of this Chapter, #upland connections# shall be provided. An #upland connection# traversing a #zoning lot# in Subareas A, B and C shall consist of a single circulation path bordered continuously along both sides by buffer zones.

\* \* \*

(c) Permitted obstructions

The provisions of Section 62-611 (Permitted obstructions) shall apply to #upland connections# within the #Special Stapleton Waterfront District# Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. The permitted obstructions listed in paragraph (b)(2) of Section 62-611 are further subject to the tree and planting requirements of Section 62-655. Water-Dependent (WD) #uses# referenced in paragraph (a)(6) of Section 62-611 shall be as listed in Section 62-211.

**116-42  
Visual Corridors**

#Visual corridors# shall be provided in the locations shown on Map 5 in the Appendix to A of this Chapter. Such #visual corridors# shall be subject to the requirements of Section 116-512 (Design requirements for visual corridors).

**116-50  
SPECIAL URBAN DESIGN REQUIREMENTS FOR SUBAREAS  
A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE**

The special urban design requirements of this Section, inclusive, shall apply to all #developments# and #enlargements# within Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove# the #Special Stapleton Waterfront District#.

\* \* \*

**116-512  
Design requirements for visual corridors**

The requirements of this Section shall apply to all #visual corridors# within Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. When a #visual corridor# coincides with an #upland connection#, the provisions of Section 116-511 (Design requirements for upland connections) shall also apply.

\* \* \*

**116-5352  
Waterfront Public Access Signage**

The New York City Waterfront Symbol Plaque shall be used to direct the public to waterfront public access areas including the #Esplanade# and #upland connections# within Subarea B, #Pier Place# and the #Cove#, and to identify the entry points of these areas. Such signage shall be provided in accordance with requirements of Section 62-654.

**116-5453  
Refuse Storage Areas**

Refuse shall be stored within a #completely enclosed building#.

**116-60  
SPECIAL REGULATIONS IN SUBAREA E**

The special #use#, #bulk#, #visual corridor# and #waterfront public access area# requirements of this Section, inclusive, shall apply to Subarea E.

**116-61  
Special Use Regulations**

The #use# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, modified as follows:

- (a) The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply;
- (b) The provisions of Section 62-29 (Special Use Regulations for R6, R7, R8, R9 and R10 Districts) are modified to allow #uses# listed in Section 62-212 (Waterfront-Enhancing (WE) uses) to be located anywhere within a #building# existing prior to [date of adoption] provided that no #commercial floor area# is located above a #dwelling unit#; and
- (c) #Physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 shall not apply.

**116-62  
Special Bulk Regulations**

The #bulk# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified in this Section, inclusive.

**116-621  
Floor area**

Subarea E of the #Special Stapleton Waterfront District# shall be a #Mandatory Inclusionary Housing area# for the purpose of applying the Inclusionary Housing Program provisions of Section 23-90 (INCLUSIONARY HOUSING), inclusive.

The #floor area# regulations of Article VI, Chapter 2, shall not apply in lieu thereof, the #floor area# regulations of Section 23-154 (Inclusionary Housing), as applicable to #Mandatory Inclusionary Housing areas#, shall apply, except that in R6 Districts:

- (a) for #zoning lots#, or portions thereof, within 100 feet of a #wide street#, the maximum #floor area ratio# shall be 3.6; and
- (b) for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#, the maximum #floor area ratio# shall be 2.42.

**116-622****Required yards**

The special #yard# provisions of 62-332 (Rear yards and waterfront yards) shall apply, except that the 40 foot minimum depth requirement for a #waterfront yard# may be reduced by up to five feet, to a minimum depth of 35 feet, along those portions of the landward edge of the stabilized shore, bulkhead or natural #shoreline# where the depth of the landward portions of the #zoning lot# is less than 150 feet, as measured perpendicular and landward from such edge.

**116-623****Height and setback regulations**

The provisions of Section 62-341 (Developments on land and platforms) shall apply, except as modified in this Section.

**(a) #Initial setback distance#**

The provisions of paragraph (a)(2) of Section 62-341 shall be modified for #buildings# located on portions of a #zoning lot# where the distance between the edge of the stabilized shore and a landward #zoning lot line# is less than 150 feet. The depth of such #initial setback distance# from the boundary of a #shore public walkway# may be reduced to five feet, provided that at least 40 percent of the width of each #story# required to be setback above the minimum base height is set back no less than ten feet from the boundary of the #shore public walkway#.

**(b) Measurement of height**

The provisions of paragraph (a)(3) of Section 62-341 shall apply, except that for the purpose of this Section, #base plane# shall refer to an elevation of 16.8 feet above Richmond Datum.

**(c) Permitted obstructions**

The provisions of paragraphs (a)(4)(i) and (ii) of Section 62-341 shall not apply. Dormers and penthouse portions of a #building# shall not be considered permitted obstructions above a maximum base height.

**(d) Maximum base height**

The maximum base height provisions of paragraph (c)(1) of Section 62-341 shall apply, except that a #building or other structure#, or a portion thereof, located within an #initial setback distance#, shall rise to a height of at least 25 feet or two #stories#, whichever is less, and may not exceed a maximum base height of 55 feet or five #stories#, whichever is less.

**(e) Maximum #building# height and tower size**

The maximum #residential# tower size provisions of paragraph (c)(4) of Section 62-341 shall not apply. For the purposes of this paragraph (e), any portion of a #building# that exceeds a height of 55 feet or five #stories#, whichever is less, shall be considered a tower. #Buildings# with tower portions fronting on Edgewater Street shall not exceed a height of 120 feet above the #base plane# or 12 #stories#, whichever is less. The height of any other #building# with tower portions shall not exceed a height of 110 feet above the #base plane#, or 11 #stories#, whichever is less. Each #story# within a tower portion of a #building# shall not exceed a gross area of 10,000 square feet up to a height of 90 feet or nine #stories#, whichever is less, and each #story# above a height of 90 feet or nine #stories#, whichever is less, shall not exceed a gross area of 8,100 square feet. All #stories# within the tower portions of #buildings# shall be bounded on all sides by open areas on the #zoning lot#. For #zoning lots# with three or more #buildings#, no more than two #buildings# shall contain towers.

**(f) #Floor area# distribution**

The provisions of paragraph (c)(3) of Section 62-341 shall not apply.

**(g) #Street wall# articulation facing #shore public walkways#**

The provisions of paragraph (c)(5) of Section 62-341 shall apply. In addition, for portions of #buildings# fronting on a #shore public walkway# with an #aggregate width of street wall# greater than 200 feet, such #street walls# shall provide a recess at least five feet deep and 55 feet wide, unobstructed from the lowest level of the #building# to the sky. In no event shall a #street wall# extend along a #shore public walkway# for a distance greater than 130 feet without providing such a recess. Furthermore, above the height of the second #story#, such #street walls# shall provide at least one additional recess with a minimum depth of five feet and a minimum width or, where applicable, an aggregate width, of at least 40 feet.

**(h) Streetscape provisions**

The streetscape provisions of paragraph (c)(6) of Section 62-341 shall not apply. In lieu thereof, the following provisions shall apply:

**(1) Lobbies**

A #residential# lobby, extending along at least 30 percent of the #aggregate width of street walls# shall be provided, but need not be wider than 35 feet. Transparent glazing materials shall occupy at least 40 percent of the surface area of the #street wall# of the lobby, measured between a height of two and ten feet above the level of the adjoining grade.

A lobby to a #commercial or community facility use# shall have a minimum width of 20 feet. Transparent glazing materials shall occupy at least 50 percent of the surface area of the #street wall# of the lobby, measured between a height of two feet above the level of the adjoining grade and a height 12 feet above the level of the first finished floor.

In the event of a conflict between the provisions of this paragraph (h)(1) and the construction standards of the Federal government or Appendix G of the New York City Building Code, the requirements of this paragraph shall not apply.

**(2) Parking garage wall treatment**

For any level within a #building# where #accessory# off-street parking is provided, such parking shall be screened from the #street line# or #waterfront public access area# with a #street wall# that is at least 50 percent opaque. Each one-foot square portion of such #street wall# shall comply individually with this requirement. Such required wall treatment may be interrupted by vehicular or pedestrian entrances. In addition to the wall treatment, the screening requirements of Section 62-655 (Planting and trees) shall apply.

For #buildings# with #street walls# that are more than 50 feet in width and located within 50 feet of a #waterfront public access area# or #street#, at least 70 percent of the width of such #street walls# shall contain #floor area# at the first #story# located completely above the #base plane#.

**116-63****Requirements for Visual Corridors and Waterfront Public Access Areas****116-631****Visual corridors**

The provisions of 62-51 (Applicability of Visual Corridor Requirements) shall apply, except as modified in this Section. The minimum width of the required #visual corridor# shall be 60 feet. The location of such #visual corridor# shall be as shown on Map 5 (Upland Connections and Visual Corridors) and Map 6 (Location of Visual Corridor in Subarea E) in Appendix A of this Chapter. Such #visual corridor# shall be located such that the northern boundary of the #visual corridor# shall intersect with the easterly #street line# of Edgewater Street at a point 22 feet south of the following intersection: the easterly prolongation of the northerly #street line# of Lynhurst Avenue and the easterly #street line# of Edgewater Street. Such #visual corridor# shall extend to the pierhead line at an angle of 89.35 degrees, as measured between the northern boundary of such #visual corridor# and the portion of the easterly #street line# of Edgewater Street north of such #visual corridor#.

**116-632****Waterfront Public Access Area**

The provisions of 62-52 (Applicability of Waterfront Public Access Area Requirements) shall apply, except that no #supplemental public access area#, as set forth in 62-57 (Requirements for Supplemental Public Access Areas), shall be required. However, a #shore public walkway# and an #upland connection# must be provided as modified in this Section and shown on Maps 1, 5 and 6 in Appendix A of this Chapter.

**(a) #Shore public walkway#**

The provisions of paragraph (a)(3) of Section 62-53 (Requirements for Shore Public Walkways) shall apply, except that the minimum width of a #shore public walkway# on shallow portions of a #zoning lot# set forth on such Section shall be modified to be no less than 35 feet.

If there is an existing #building or other structure# to remain on the #zoning lot#, the entire area between such existing #building# and the shoreline shall be entirely occupied by the #shore public walkway#, with a required circulation path of at least eight feet.

(b) #Upland connections#

The requirement for a "transition area" within a Type 2 #upland connection# in paragraph (b)(2) of Section 62-561 (Types of upland connections) shall not apply. In addition, the minimum width requirement of ten feet for the #upland connection# abutting such turnaround shall be modified to five feet, provided that the entire area of the vehicular turnaround is paved with the same paving material as the #upland connection#.

116-633

Phased development of Waterfront Public Access Area

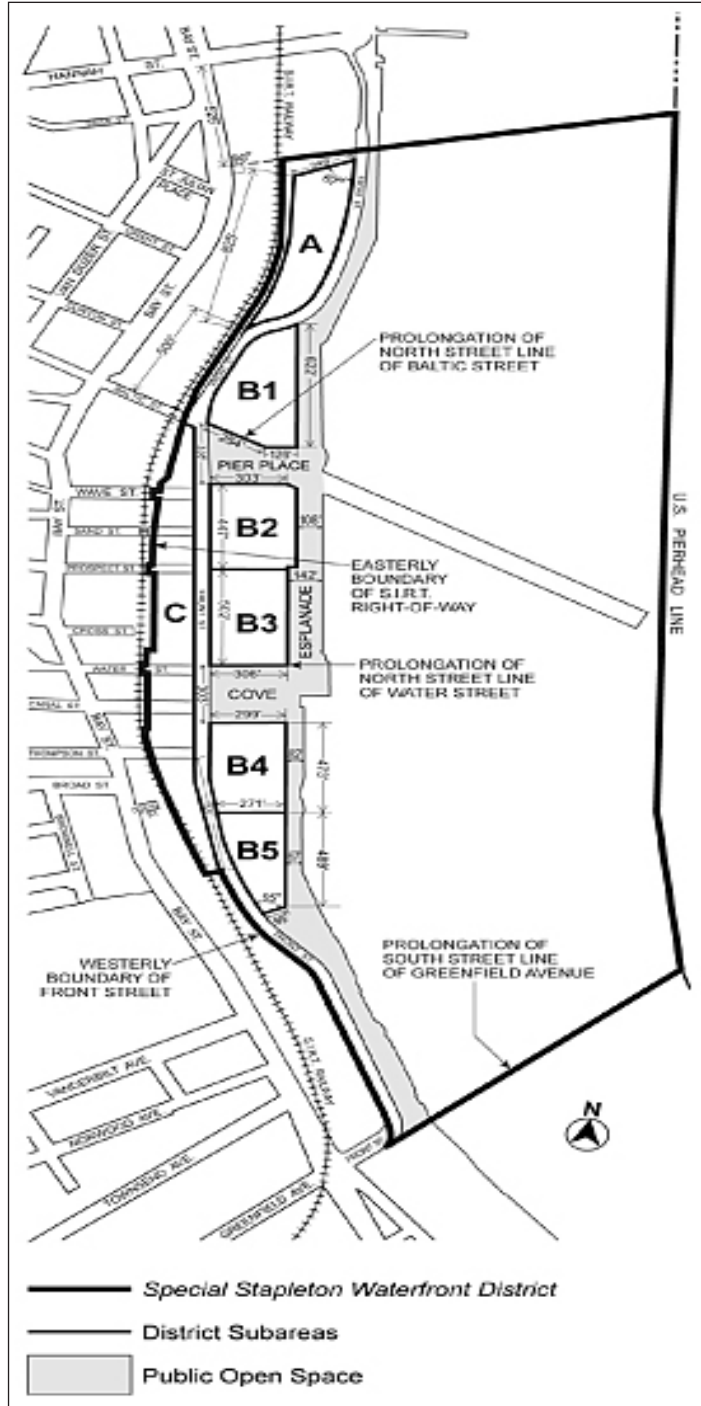
For the purposes of applying for an authorization for phased #development# of a #waterfront public access area# in paragraph (c) (1) of Section 62-822 (Modification of waterfront public access area and visual corridor requirements), the #lot area# shall be the portion of the #zoning lot# above water.

Appendix A

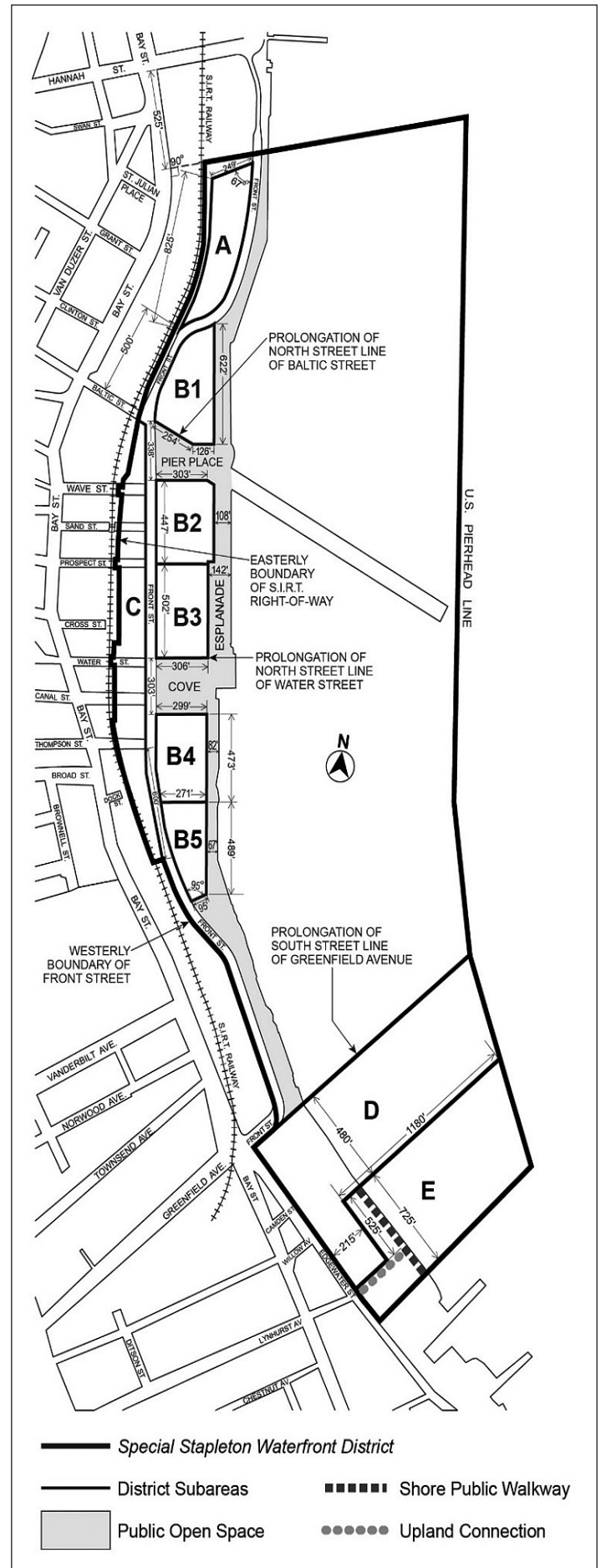
Stapleton Waterfront District Plan

Map 1. Special Stapleton Waterfront District, Subareas and Public Spaces

[EXISTING]

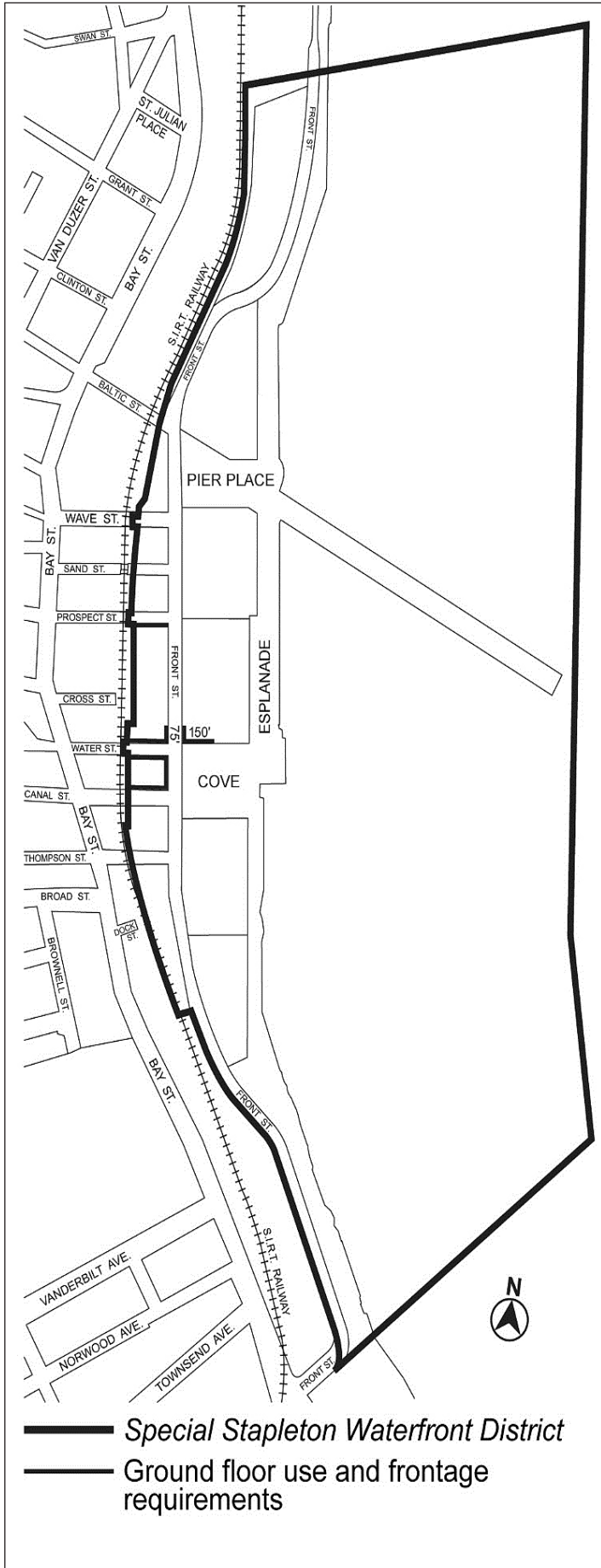


[PROPOSED]

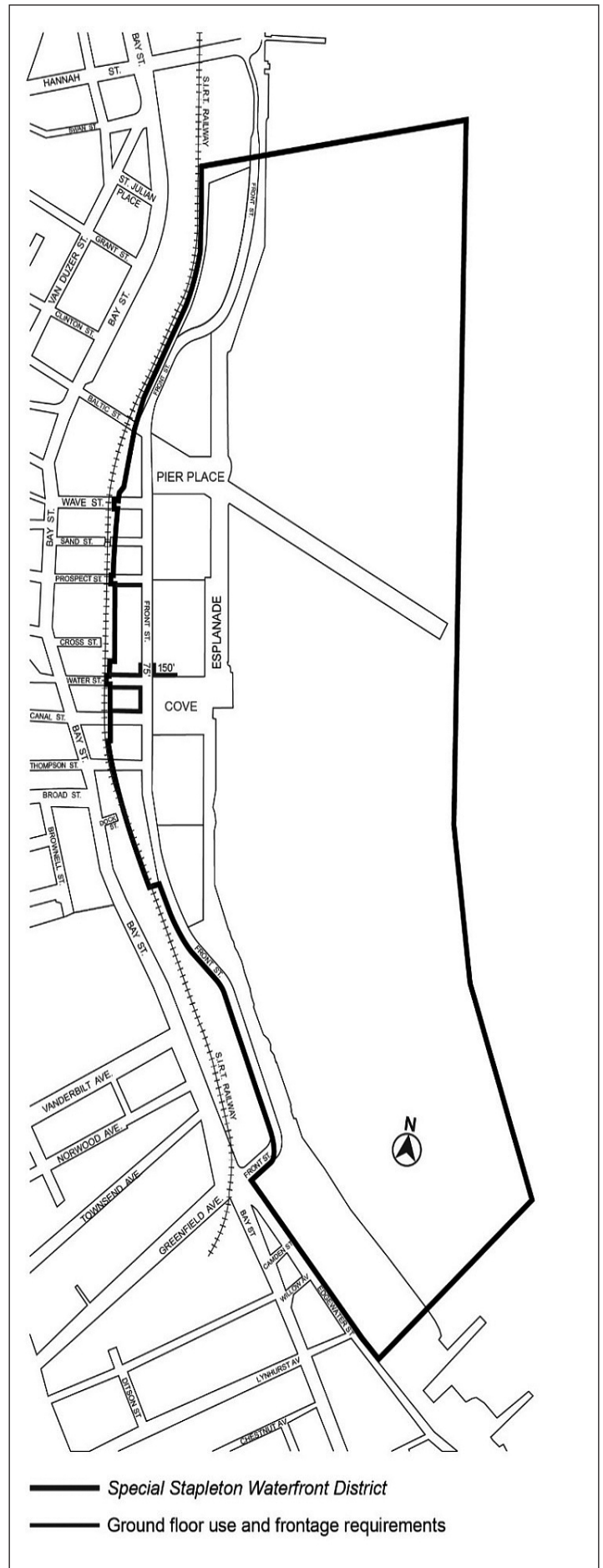


Map 2. Ground Floor Use and Frontage Requirements

[EXISTING]



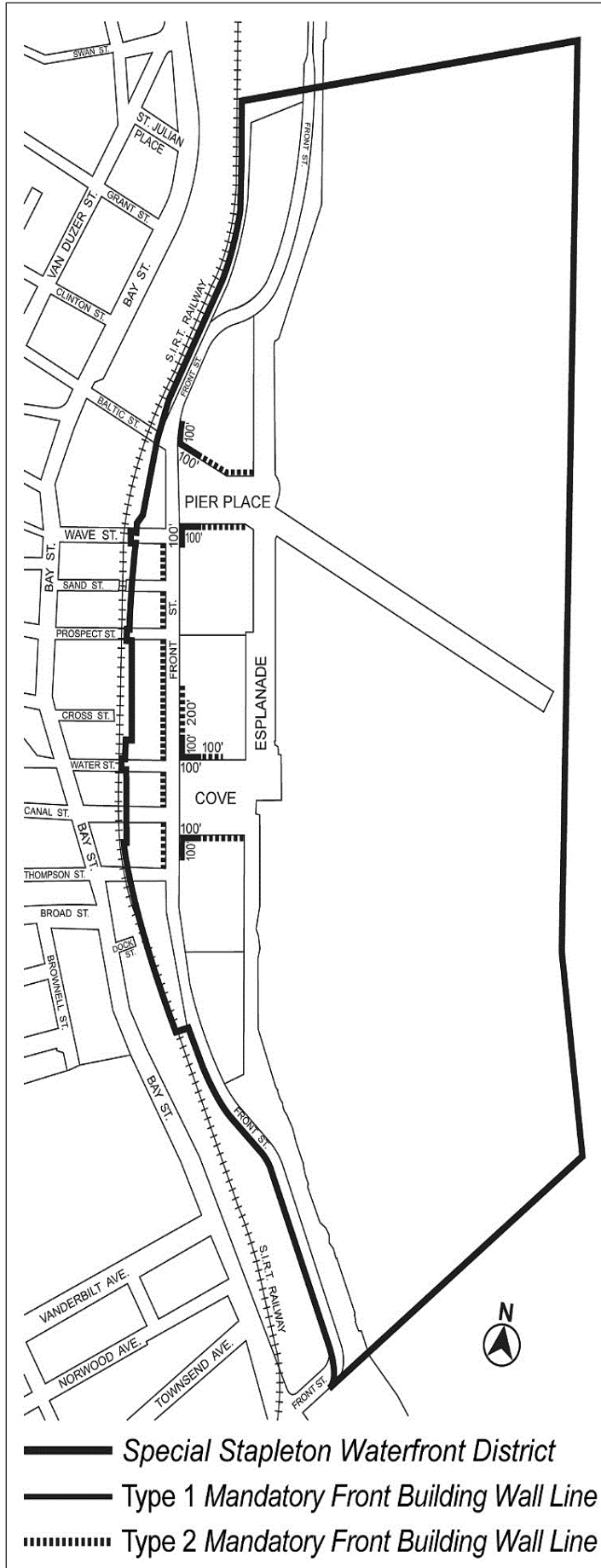
[PROPOSED]



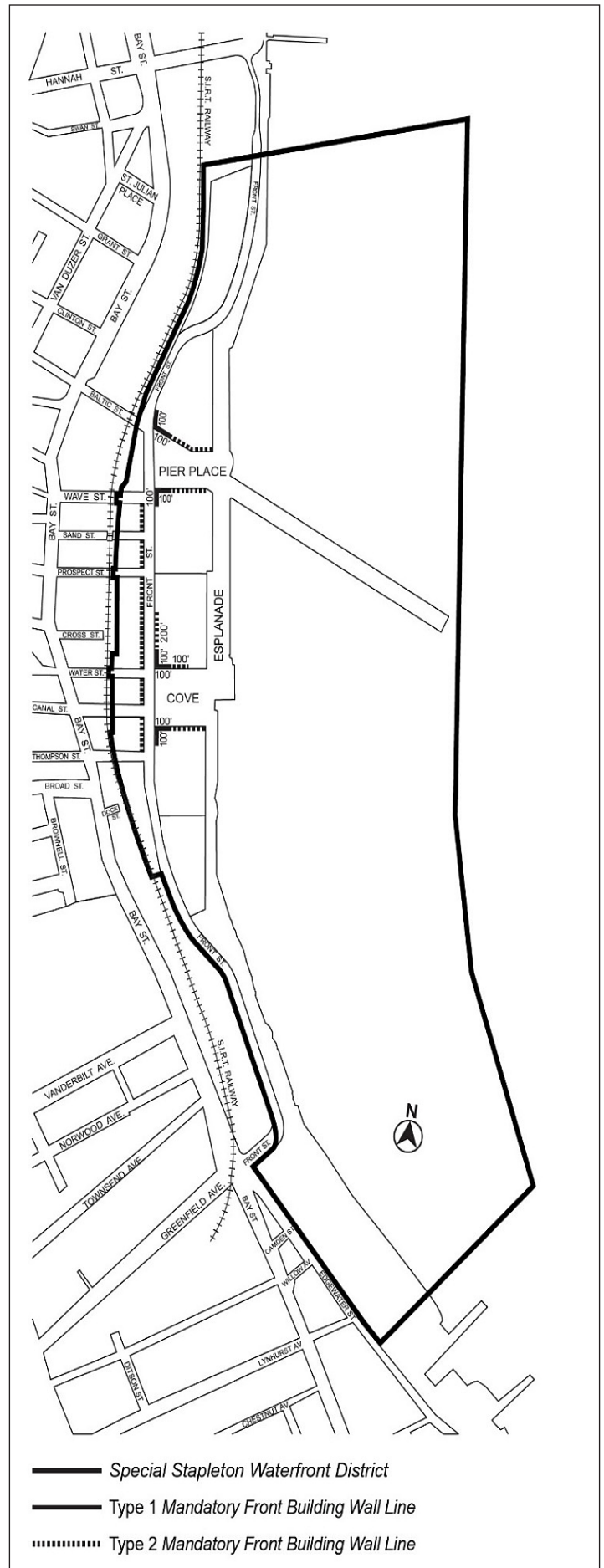


Map 3. Mandatory Front Building Wall Lines

[EXISTING]

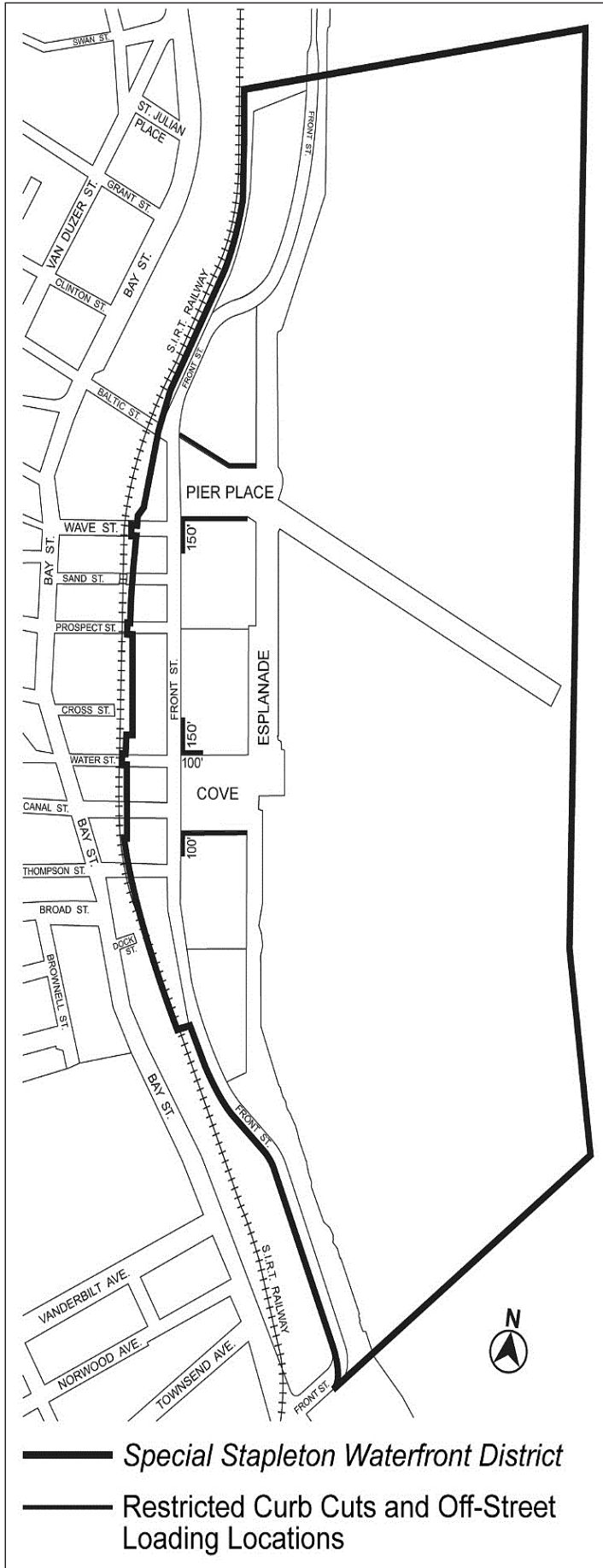


[PROPOSED]

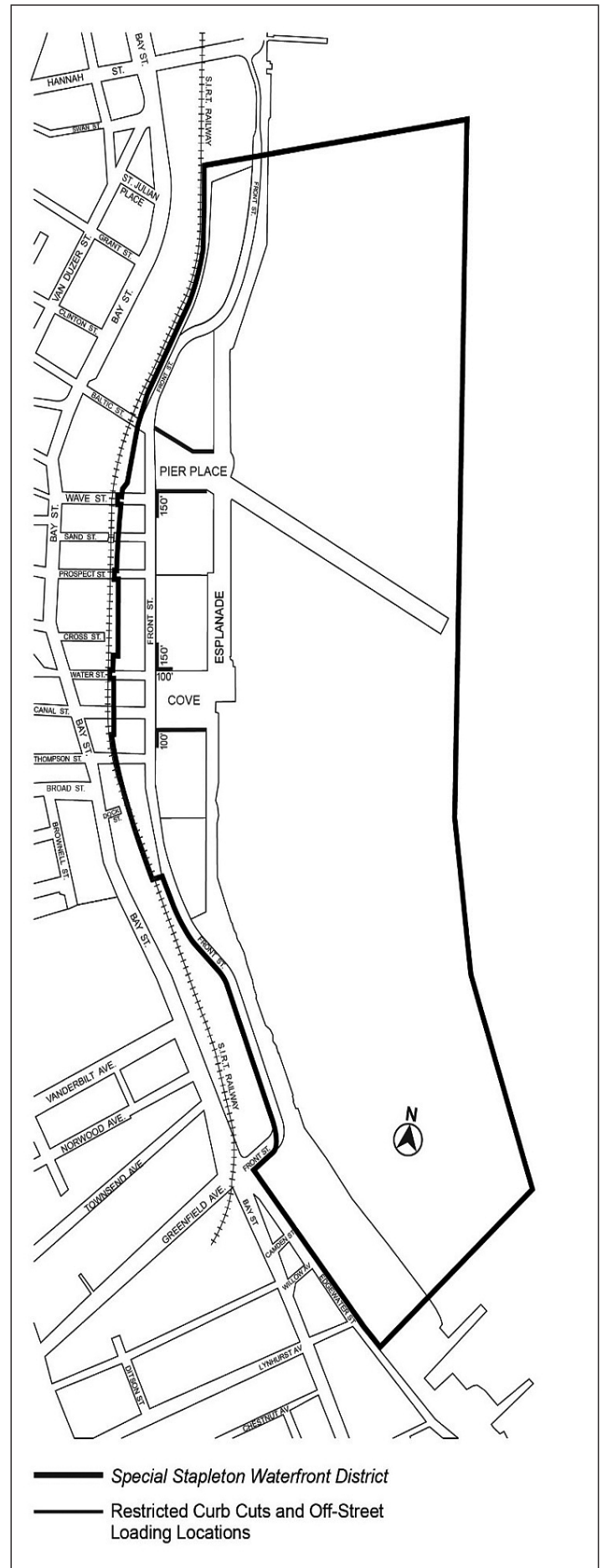


Map 4. Restricted Curb Cut and Off-Street Loading Locations

[EXISTING]

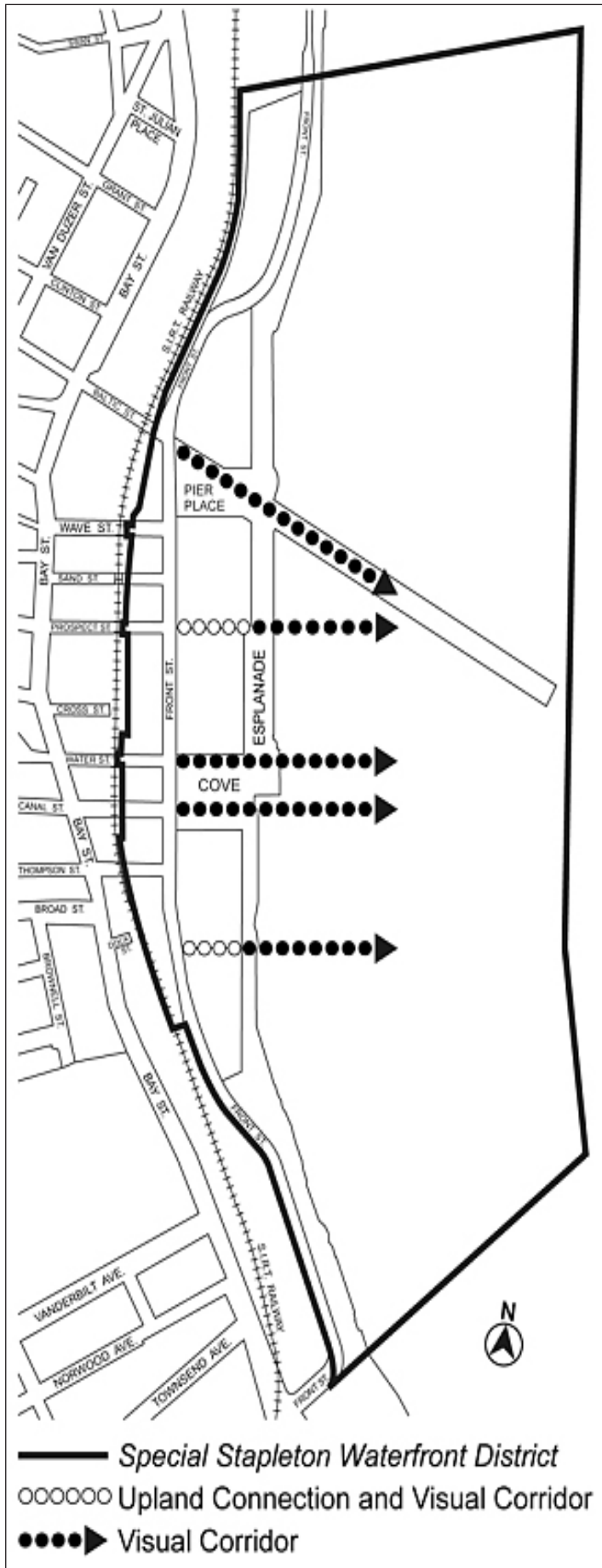


[PROPOSED]

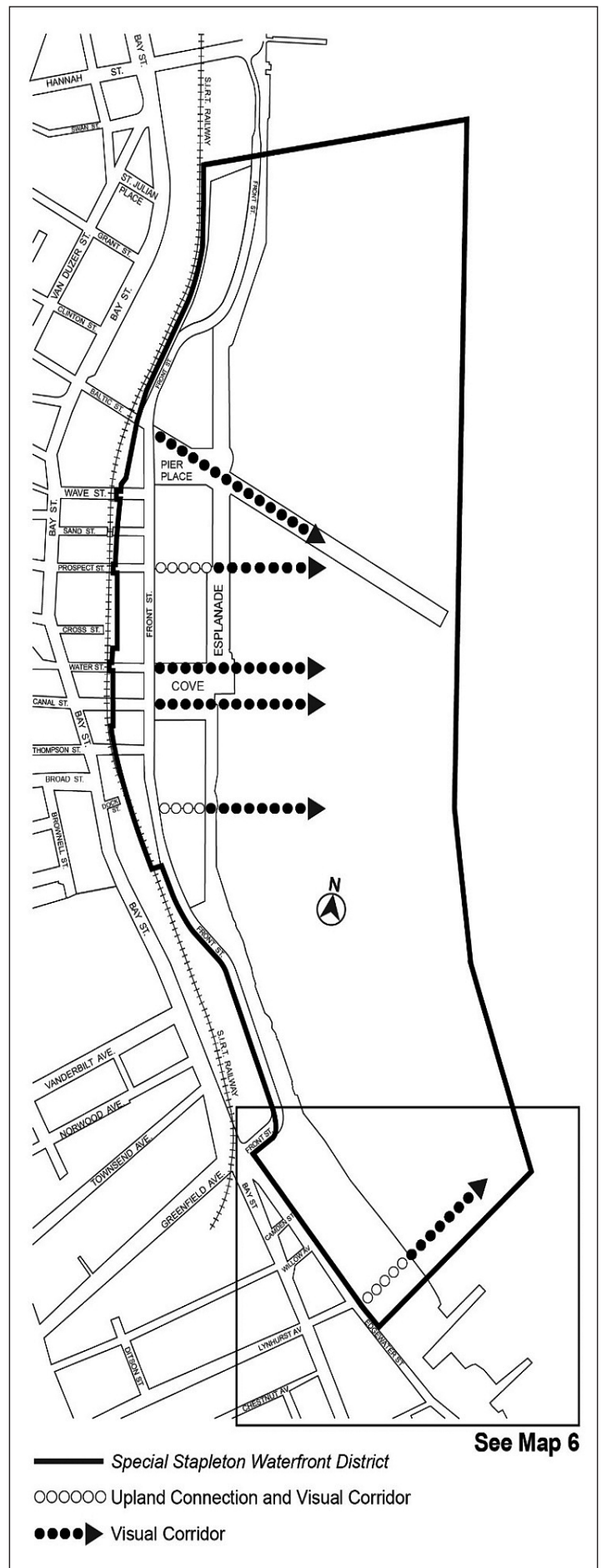


Map 5. Upland Connections and Visual Corridors

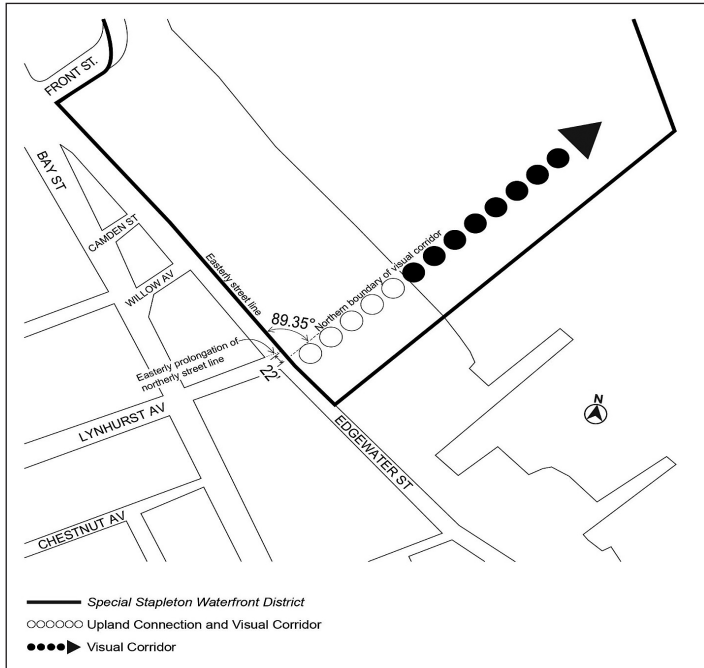
[EXISTING]



[PROPOSED]



Map 6. Location of Visual Corridor in Subarea E  
[NEW MAP: PROPOSED]



\* \* \*

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

\* \* \*

**Queens**

\* \* \*

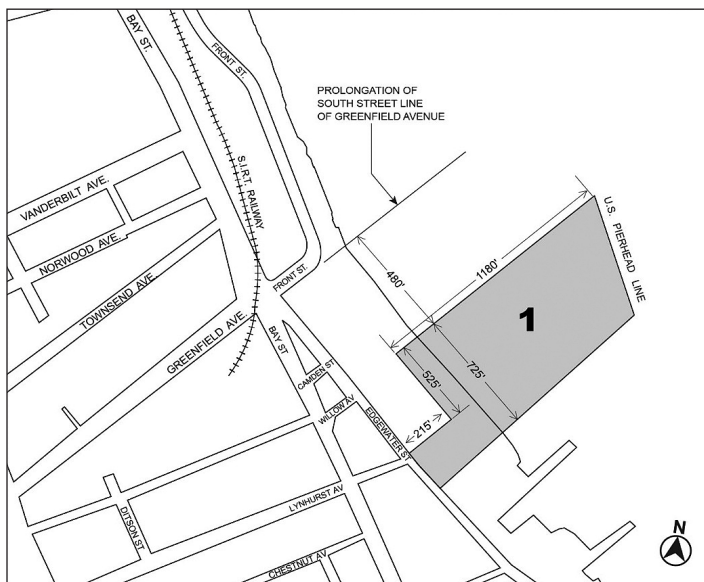
**Staten Island**

**Staten Island Community District 1**

In Subarea E of the #Special Stapleton Waterfront District# (see Section 116-60) and in the R6 District within the areas shown on the following Map 1:

Map 1. (date of adoption)

[NEW MAP: PROPOSED]



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

Portion of Community District 1, Staten Island

\* \* \*

**125 EDGEWATER STREET DEVELOPMENT  
STATEN ISLAND CB - 1 C 150402 ZMR**

Application submitted by Pier 21 Development, LLC, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

1. changing from an M2-1 District to an R6 District property, bounded by a line 515 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, Edgewater Street, a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and a line 210 feet northeasterly of Edgewater Street;
2. establishing within the proposed R6 District a C2-2 District, bounded by a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, a line 210 feet northeasterly of Edgewater Street, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and Edgewater Street; and
3. establishing a Special Stapleton Waterfront District (SW), bounded by the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue and Edgewater Street;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of the CEQR Declaration E-401.

**The Subcommittee on Landmarks, Public Siting and Maritime  
Uses will hold a public hearing in the Council Committee  
Room, 16th Floor, 250 Broadway, New York City, NY 10007,  
commencing at 11:00 A.M. on Tuesday, May 30, 2017.**

**The Subcommittee on Planning, Dispositions and Concessions  
will hold a public hearing on the following matters in the  
Council Committee Room, 16th Floor, 250 Broadway, New York  
City, NY 10007, commencing at 1:00 P.M. on Tuesday, May 30,  
2017:**

**POMP I**

**BRONX CB - 5 20175421 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 3158, Lots 41 and 43; and Block 3221, Lot 15; Borough of the Bronx, Community District 5, Council Districts 14 and 15.

**POMP 9**

**BRONX CB - 5 20175422 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2850, Lot 16, Borough of the Bronx, Community District 5, Council District 14.

**NEIGHBORHOOD STABILIZATION ASSOCIATES I  
BROOKLYN CB - 7 20175423 HAK**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 764, Lot 36; Block 792, Lot 56; Block 799, Lot 25; Block 809, Lots 2, 3, 4, 5, 6, and 7; Block 816, Lots 36 and 37; Block 817, Lots 1 and 5; Block 821, Lot 12; Block 830, Lots 33 and 35; Block 832, Lot 51; and Block 839, Lot 6; Borough of Brooklyn, Community District 7, Council District 38.

**SIXTH AVENUE REHAB I**

**BROOKLYN CB - 7 20175424 HAK**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 816, Lot 42; Borough of Brooklyn, Community District 7, Council District 38.

**SUNSET PARK HOUSING ASSOCIATES  
BROOKLYN CB - 7 20175425 HAK**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 792, Lot 24; and Block 821, Lots 71 and 72; Borough of Brooklyn, Community District 7, Council District 38.

**TMN904 CLUSTER****MANHATTAN CBs - 9 and 10****20175426 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 410-18 West 128<sup>th</sup> Street (Block 1954, Lot 55), 157 West 122<sup>nd</sup> Street (Block 1907, Lot 8), 116-18 West 129<sup>th</sup> Street (Block 1913, p/o Lot 40), 120 West 129<sup>th</sup> Street (Block 1913, p/o Lot 40), and 111 West 131<sup>st</sup> Street (Block 1916, Lot 25), Borough of Manhattan, Community Districts 9 and 10.

**LEXINGTON GARDENS II****MANHATTAN CB - 11****20175427 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of an Urban Development Action Area Project, located at 1461 Park Avenue pursuant to Sections 691, 693 and 694 of the General Law and approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 1635, Lots 1, 7, and 16, Borough of Manhattan, Community District 11 and Council District 8.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 25, 2017, 3:00 P.M.



☛ m23-30

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

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

**HORUS KABAB HOUSE****MANHATTAN CB - 3****20175360 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of El Sayed 1 Corp, d/b/a Horus Kabab House, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café, located at 93 Avenue B.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 25, 2017, 3:00 P.M.



☛ m23-30

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

**The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, 16th Floor, 250 Broadway, New York City, NY 10007, commencing at 1:00 P.M., on Tuesday, May 30, 2017:**

**NEIGHBORHOOD STABILIZATION ASSOCIATES II****BROOKLYN CB - 7****20175439 HAK**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 723, Lot 67; Block 774, Lot 59; Block 775, Lots 65 and 80; Block 783, Lot 21; Block 784, Lots 38, 39, 45 and 47; and Block 814, Lot 20, Borough of Brooklyn, Community District 7, Council District 38.

**POMP 2****BRONX CB - 6****20175429 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2948, Lot 20, Borough of the Bronx, Community District 6, Council District 17.

**POMP 3****BRONX CBs 1 and 9****20175430 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2623, Lots 54 and 56; and Block 3737, Lots 32 and 33, Borough of the Bronx, Community Districts 1 and 9, Council District 17.

**POMP 3****BRONX CBs - 3 and 4****20175431 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2456, Lots 23 and 55; Block 2783,

Lot 42; Block 2785, Lot 24; Block 2786, Lot 30; Block 2830, Lot 13; Block 2831, Lot 24; and Block 2932, Lot 15; Borough of the Bronx, Community Districts 3 and 4, Council District 16.

**POMP 4****BRONX CB - 1****20175432 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2581, Lots 26 and 28; and Block 2623, Lot 180, Borough of the Bronx, Community District 1, Council District 8.

**POMP 5****BRONX CB - 9****20175433 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 3738, Lot 33; and Block 3772, Lot 10, Borough of the Bronx, Community District 9, Council District 17.

**POMP 5****BRONX CBs - 4, 7, and 9****20175434 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2478, Lot 12; Block 3218, Lot 9; Block 3219, Lot 212; Block 3866, Lots 27 and 29; Borough of the Bronx, Community Districts 4, 7, and 9, Council Districts 14, 16 and 18.

**POMP 6****BRONX CBs - 4 and 5****20175435 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2888, Lot 28; and Block 3152, Lot 18, Borough of the Bronx, Community Districts 4 and 5, Council Districts 15 and 16.

**POMP 7****BRONX CB - 4****20175436 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2844, Lot 33, Borough of the Bronx, Community District 4, Council District 14.

**POMP 8****BRONX CB - 9****20175437 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 3739, Lot 67; and Block 3772, Lot 12, Borough of the Bronx, Community District 9, Council District 17.

**POMP 8****BRONX CBs - 4 and 5****20175438 HAX**

Application submitted by the New York City Department of Housing Preservation and Development, for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 2582, Lot 34; Block 2786, Lot 2; Block 3742, Lot 70; and Block 3920, Lots 24 and 29; Borough of the Bronx, Community Districts 1, 4, and 9, Council Districts 8, 16, and 18.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 25, 2017, 3:00 P.M.



☛ m23-30

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

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

**PRET A MANGER****MANHATTAN CB - 2****20175286 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Pret A Manger USA Limited, d/b/a Pret A Manger, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café, located at 1 Astor Place.

Accessibility questions: Land Use Division - (212) 482-5154, by: Friday, May 26, 2017, 10:00 A.M.



☛ m23-30

**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, June 7, 2017 at 10:00 A.M.

**BOROUGH OF BROOKLYN  
Nos. 1 & 2  
EBENEZER PLAZA  
No. 1**

**CD 16** **C 170189 ZMK**  
**IN THE MATTER OF** an application submitted by Brownsville Linden Plaza LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d:

1. changing from an M1-1 District to an R7A District property, bounded by New Lots Avenue, Powell Street, a line 150 feet northerly of Hegeman Avenue, Sackman Street, a line 100 feet northerly of Hegeman Avenue, Christopher Avenue, Hegeman Avenue, and Mother Gaston Boulevard;
2. changing from an M1-1 District to an R7D District property, bounded by a line 100 feet northerly of Hegeman Avenue, Sackman Street, a line 150 feet northerly of Hegeman Avenue, Powell Street, Hegeman Avenue, and Christopher Avenue;
3. establishing within a proposed R7A District a C2-4 District, bounded by New Lots Avenue, Powell Street, a line 150 feet northerly of Hegeman Avenue, Sackman Street, a line 100 feet northerly of Hegeman Avenue, Christopher Avenue, Hegeman Avenue, and Mother Gaston Boulevard; and
4. establishing within a proposed R7D District a C2-4 District, bounded by a line 100 feet northerly of Hegeman Avenue, Sackman Street, a line 150 feet northerly of Hegeman Avenue, Powell Street, Hegeman Avenue, and Christopher Avenue;

as shown on a diagram (for illustrative purposes only) dated March 20, 2017, and subject to the conditions of CEQR Declaration E-419.

**No. 2**

**CD 16** **N 170190 ZRK**  
**IN THE MATTER OF** an application submitted by Brownsville Linden Plaza, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10;

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

\* \* \*

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

\* \* \*

**Brooklyn**

\* \* \*

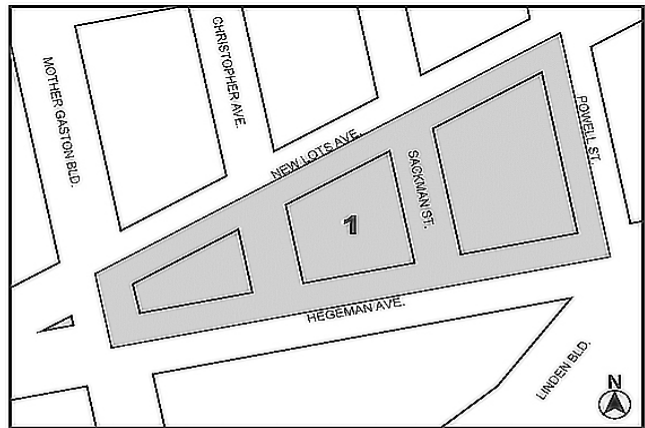
**Brooklyn Community District 16**


\* \* \*

In the R7A and R7D Districts within the area shown on the following Map 2:

Map 2 – [date of adoption]

(PROPOSED MAP)



 Mandatory Inclusionary Housing Area (MIHA) *see Section 23-154(a)(3)*  
**1** Area 1 – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

\* \* \*

**BOROUGH OF MANHATTAN  
Nos. 3-6  
126<sup>TH</sup> STREET BUS DEPOT  
No. 3**

**CD 11** **C 170275 ZMM**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, changing from an M1-2 District to an C6-3 District property, bounded by East 127<sup>th</sup> Street, First Avenue, East 126<sup>th</sup> Street, and Second Avenue\*, as shown on a diagram (for illustrative purposes only) dated February 21, 2017.

\*Note: Second Avenue between East 126<sup>th</sup> Street and East 127<sup>th</sup> Street is proposed to be narrowed under a concurrent related application (C 170093 MMM) for an amendment of the City Map.

**No. 4**

**CD 11** **N 170276 ZRM**  
**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, modifying Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

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

\* \* \*

**MANHATTAN**

\* \* \*

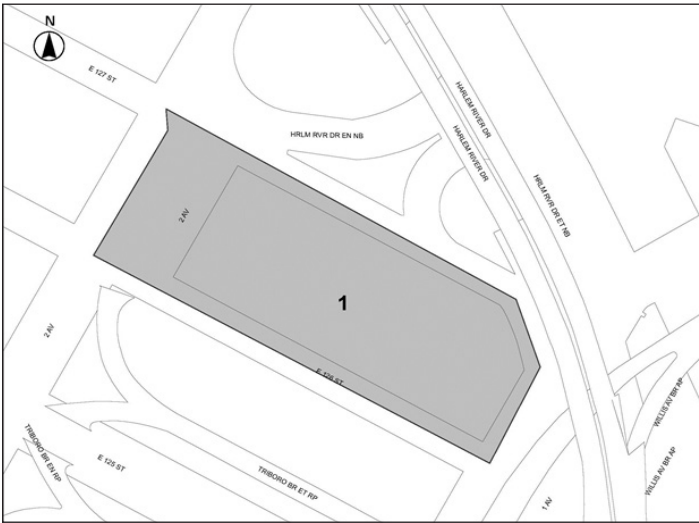
**Manhattan Community District 11**


\* \* \*

In the C6-3 District (R9 equivalent) within the area shown on the following Map 2:

Map 2. (date of adoption)

[PROPOSED MAP]



 Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*  
 Area 1 (date of adoption) - MIH Program Option 1 and Option 2  
Portion of Community District 11, Manhattan  
 \* \* \*

No. 5

**CD 11 C 170093 MMM**  
**IN THE MATTER OF** an application, submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Second Avenue between East 126<sup>th</sup> Street and East 127<sup>th</sup> Street;
- the delineation of a sidewalk easement;
- the adjustment of grades and block dimensions necessitated thereby;

in accordance with Map No. 30251 dated February 17, 2017 and signed by the Borough President.

No. 6

**CD 11 C 170278 PPM**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one City-Owned property, located at 2460 Second Avenue (Block 1803, Lot 1), pursuant to zoning.

NOTICE

On Wednesday, June 7, 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 Generic Environmental Impact Statement (DGEIS) concerning an application by the New York City (NYC) Economic Development Corporation (EDC), on behalf of the City of New York, for approval of several discretionary actions including a zoning map amendment, zoning text amendments, disposition of property and City map change to facilitate the redevelopment of a City-Owned full block site in East Harlem (the "project site").

The project site consists of the block bounded by East 127th Street to the north, First Avenue to the east, East 126th Street to the south, and Second Avenue to the west. It includes all of the approximately 105,710-square-foot (sf) existing Block 1803, Lot 1, a City-Owned property that, since the 1940s, has been occupied by the 126th Street Bus Depot, as well as an adjoining bus parking area located immediately west of Lot 1. The Metropolitan Transportation Authority is in the process of vacating the bus depot, which has been operated pursuant to a lease, and returning it to the City. The Proposed Project is anticipated to result in a mixed-use development project including a mix of permanently affordable and middle income residential, commercial, and community facility uses, and provide a publicly-accessible memorial commemorating the Harlem African Burial Ground and its important role in the history of Harlem and New York City. The Proposed Project and resulting development program reflects ongoing consultation with the 126th Street Bus Depot Task Force, the Harlem African Burial Ground Task Force, Manhattan CD 11,

and local elected officials. The Proposed Project could result in up to approximately 655,215 gross square feet (gsf) of residential development (comprising approximately 730 DUs, of which 50 percent would be affordable to households earning at or below 80 percent Area Median Income); approximately 315,000 gsf of commercial uses (including retail and office uses); approximately 30,000 gsf of community facility uses (including a 15,000 sf historical and cultural center as part of the memorial); 300 accessory parking spaces (to be provided in an above-ground enclosed garage); and approximately 18,000 sf of outdoor, unbuilt memorial space. The Proposed Project would include a total of approximately 952,585 zoning square feet (zsf), representing a Built FAR of 8.25. Overall, including required accessory parking areas the project site would have a total of 1,090,215 gsf of building area.

Written comments on the DGEIS 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 19, 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. 16DME011M.

No. 7  
**MANHATTAN WEST - PHASE III TEXT AMENDMENT**

**CD 4 N 170317 ZRM**  
**IN THE MATTER OF** an application submitted by BOP NW, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 (Special Hudson Yards District).

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is to be deleted;  
 Matter within # # is defined in Section 12-10;

**ARTICLE IX**  
**SPECIAL PURPOSE DISTRICTS**

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

\* \* \*

**93-70**  
**PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES**

\* \* \*

**93-72**  
**Public Access Areas at 450 West 33rd Street**

\* \* \*

**93-721**  
**Design and maintenance requirements for public access areas at 450 West 33rd Street**

Public access areas at 450 West 33rd Street provided pursuant to the requirements of Section 93-72 shall comply with the applicable design reference standards set forth in paragraph (a), and the maintenance provisions of paragraph (b) of this Section.

(a) Design reference standards

The public access areas required by paragraphs (c) and (d) of Section 93-72 (Public Access Areas at 450 West 33rd Street) shall comply with the following applicable design standards:

- (1) at least two litter receptacles in such public access areas shall be provided;
- (2) ~~all open spaces within the public access areas at 450 West 33rd Street shall provide open space signage pursuant to the standards set forth in Section 37-751 (Public space signage systems): the following public signage system:~~ In addition, a minimum of two wayfinding #signs# shall be provided;
  - (i) One entry plaque shall be provided in each of the following locations:
    - (aa) the Dyer Avenue access point to the West 31st Street Passageway;
    - (bb) the Tenth Avenue Podium access point to the West 31st Street Passageway; and
    - (cc) the #street# level entrance to the Tenth Avenue Podium.
  - (ii) Each entry plaque is subject to the signage standards as set forth in paragraphs (a)(1) through (a)(4) of Section 37-751 (Public space signage systems).
  - (iii) Each entry plaque shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the

elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. Each entry plaque shall be in a position that clearly identifies the entry into the portion of the public access areas at 450 West 33rd Street that such plaque is provided in connection with, and placed so that the entire entry plaque is obvious and directly visible, without any obstruction, along every line of sight from all paths of pedestrian access to that portion of the public access areas at 450 West 33rd Street.

(iv) A minimum of two information plaques, constructed from the same permanent materials as the entry plaque, or combined with one or more of the required entry plaques, shall be provided within the public access areas. Information plaques shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches.

(v) The information plaque is subject to the signage standards as set forth in paragraphs (b)(1) through (b)(6) of Section 37-751, except that paragraph (b)(3) shall be modified to read: ‘in lettering three-eighths of an inch in height, the words “This public access area contains:” followed by the total linear feet of seating, the type and quantity of trees and the number of additional required amenities, such as moveable seating, that are provided in the portion of the public access area in which the entry plaque or information plaque is provided.

- (3) the minimum level of illumination shall be 1.5 horizontal foot candles (lumens per foot);
- (4) no gates, fences or other barriers shall be permitted within such public access areas; and
- (5) for the purposes of applying the #sign# regulations to #building# walls facing public access areas, such public access areas shall be considered #streets#.

(b) Maintenance

The owner(s) shall be responsible for the maintenance of all public access areas, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation.

\* \* \*

**93-73  
Public Access Areas on the Ninth Avenue Rail Yard**

For the purposes of this Section 93-73, inclusive, the Ninth Avenue Rail Yard shall be considered the area bounded by the western #street line# of Ninth Avenue, the northern #street line# of West 31st Street, a line located 498 feet west of the western #street line# of Ninth Avenue and the southern #street line# of West 33rd Street. Such area shall include the tax lots located at Block 729, Lots 50 and 60, existing on April 29, 2014. Any #development# in such area shall provide public access areas in accordance with the provisions of this Section 93-73, inclusive.

Public access areas on the Ninth Avenue Rail Yard shall be comprised of the types of public access areas listed in this Section. Public access areas shall also include the area of the sidewalk widenings along Ninth Avenue and West 33rd Street required pursuant to Section 93-61 (Pedestrian Circulation Space). The entry plaza and the art plaza, as set forth in paragraphs (a) and (c) of this Section, respectively, shall be subject to the hours of access provisions set forth in Section 37-727. All other public access areas listed in this Section shall be accessible to the public between the hours of 6:00 A.M. and 1:00 A.M.

(a) Entry Plaza

(1) Location and minimum dimensions

A publicly accessible space, open to the sky (hereinafter referred to as the “entry plaza”), shall be located within the area bounded by the western #street line# of Ninth Avenue, the southern #street line# of West 33rd Street, a line 168 feet south of and parallel to the southern #street line# of West 33rd Street and a line 60 feet west of and parallel to the western #street line# of Ninth Avenue, as shown on Map 1 (Subdistrict B: 450 West 33rd Street and Ninth Avenue Rail Yard Public Access Area Plan) in Appendix B of this Chapter. The entry plaza shall have a minimum area of 10,080 square feet, shall

have a minimum frontage along Ninth Avenue of 168 feet and shall provide a direct connection to the central plaza required pursuant to paragraph (b) of this Section. No more than 50 percent of the entry plaza area shall be covered by the permitted obstructions described in paragraph (a) of Section 37-726.

(2) Required amenities

The entry plaza shall have the following amenities:

- (i) a minimum of eight trees (or other amounts equivalent to a minimum of 32 caliper inches);
- (ii) at least 336 linear feet of seating including a minimum of 48 moveable chairs and 12 moveable tables. At least 50 percent of the seating, including movable seats, shall have backs and no more than 50 percent of the seating with backs shall be moveable seating;
- (iii) two or more planting beds which, in the aggregate, occupy an area of at least 800 square feet. No more than 35 percent of the linear feet of the planting beds shall have bounding walls exceeding 18 inches in height above an adjacent walking surface;
- (iv) ground floor transparency, in accordance with the provisions of paragraph (c) of Section 93-14 (Ground Floor Level Requirements), shall apply to at least 70 percent of the length of all #building# walls facing the entry plaza; and
- (v) one clear pedestrian circulation path with a minimum width of 12 feet shall be provided adjacent to the #building# facing the entry plaza and shall extend for the full length of the #building# frontage.

(b) Central Plaza

(1) Location and minimum dimensions

A publicly accessible space (hereinafter referred to as the “central plaza”), shall be located within an area bounded by the western #street line# of Ninth Avenue, a line 168 feet south of and parallel to the southern #street line# of West 33rd Street, a line 478 feet west of and parallel to the western #street line# of Ninth Avenue, a line 187 167 feet north of and parallel to the northern #street line# of West 31st Street beyond 40 feet of the western street line of Ninth Avenue, and a line 478 40 feet west of and parallel to the western #street line# of Ninth Avenue; and a line 187 feet north of and parallel to the northern #street line# of West 31st Street within 40 feet of the western street line of Ninth Avenue, as shown on Map 1 in Appendix B of this Chapter. Except as provided in paragraph (b)(3) of this Section, the central plaza shall have a minimum area of 47,800 square feet, and shall have a minimum north-south dimension as measured from the #building# walls of the #buildings# facing onto the central plaza of 100 feet. The central plaza shall be open to the sky, except:

- (i) for the area occupied by the pavilion permitted by paragraph (b)(2)(vii) of this Section; and
- (ii) within a line 115 feet west of and parallel to the western #street line# of Ninth Avenue, a #building# may cantilever over the central plaza and required circulation paths located therein, provided such cantilever extends no greater than 10 feet over such central plaza.

(2) Required amenities

The central plaza shall contain the following features and amenities:

- (i) Landscaped area  
A landscaped area shall be provided and shall contain a minimum of 44 trees (or other amounts equivalent to a minimum of 176 caliper inches), and planting beds which, in the aggregate, occupy an area of at least 7,500 square feet.  
Within the area bounded by the western #street line# of Ninth Avenue and a line drawn 45 feet west of the western #street line# of Ninth Avenue, a minimum of 1,000 square feet of such total requirement shall be occupied by planting beds.
- (ii) Seating  
A minimum of 725 linear feet of seating shall be provided, with 120 moveable chairs and 30 moveable tables. At least 50 percent of the required seating shall have backs.



Within the area bounded by the western #street line# of Ninth Avenue and a line drawn 45 feet west of the western #street line# of Ninth Avenue, a minimum of 50 linear feet of seating of such total requirement shall be provided of which 50 percent shall have backs.

(iii) Event space

The portion of the central plaza located beyond a line drawn 295 feet west and parallel to the western #street line# of Ninth Avenue may be used for events (hereinafter referred to as the "event space"). Such event space shall have may be used for events not exceeding a maximum area of 4,500 square feet, except as set forth below for summer public events and winter public events, and may contain a temporary stage or platform and temporary seating associated with events. When such the event space is not being used for an event (general public events, summer public events, winter public events and private events), it shall contain a minimum of 192 linear feet of seating, with 96 moveable chairs and 24 moveable tables, and, during the period April 1 to November 15, a minimum of two moveable food carts within the event space or on the periphery thereof. Such tables and chairs shall be in addition to the amount required for the landscaped area in paragraph (b)(2)(ii) of this Section. When the event space is being used for an event (general public events, summer public events, winter public events and private events), the additional tables, chairs and moveable food carts may be removed.

(aa) General Public Events

At all times of the year, the event space may be used to host general public events which are open and accessible to the general public and free of admission. During such public events, the event space may contain associated temporary structures and seating.

(bb) Summer Public Events

For not more than 75 days between April 1 and November 15, the event space may be used for summer public events which are open and accessible to the general public and free of admission charge where the temporary structures and seating associated with such summer public events may extend beyond 4,500 square feet, provided that the total area used for such summer public events does not exceed an additional 2,000 square feet and is located beyond a line drawn 295 feet west of and parallel to the western #street line# of Ninth Avenue.

(cc) Winter Public Events

Between November 15 and April 1, an ice skating rink, together with associated temporary structures, may extend beyond 4,500 square feet, provided that the total area used for the ice skating rink together with associated temporary structures does not exceed an additional 2,000 square feet and is located beyond a line drawn 295 feet west of and parallel to the western #street line# of Ninth Avenue. The ice skating rink shall be open and accessible to the general public, but a fee for use of the ice skating rink may be charged, provided the combined total admission and equipment rental fees do not exceed the highest of such combined fees charged at any one rink operating in a #public park#.

(dd) Private Events

The City Planning Commission may allow the closing of the event space for up to 12 private events per year pursuant to a restrictive declaration acceptable to the City and recorded in the office of the City Register for New York County and indexed against the property.

For all events specified in this Section, temporary structures or seating associated with such an event (general public events, summer public events, winter public events and private events) permitted by this paragraph may be installed in the event space, provided the circulation paths required in paragraph (b)(2)(iv) of this Section remain unobstructed at all times.

(iv) Circulation paths

Circulation paths in the central plaza shall meet the following minimum requirements:

- (aa) pedestrian circulation paths extending the full length of the central plaza with an aggregate width of not less than 30 feet shall be provided;
- (bb) at least two of the required circulation paths with a minimum clear width of twelve feet shall be located within 20 feet of the facade of each #building# facing the central plaza;
- (cc) in addition to the circulation paths required by paragraph (b)(2)(iv)(aa) of this Section, at least two circulation paths shall be provided through the landscaped area required by paragraph (b)(2)(i) of this Section, which connect with the circulation paths required by paragraph (b)(2)(iv)(bb) of this Section;
- (dd) all circulation paths shall be unobstructed during events held in the event space permitted by paragraph (b)(2)(iii) of this Section; and
- (ee) a clear paths, with a total minimum aggregate width of at least 20 feet shall be maintained located at the boundary between where the entry plaza, required pursuant to paragraph (a) of this Section, and the central plaza, required by paragraph (b) of this Section, intersect and at where the boundary between the art plaza, required pursuant to paragraph (c) of this Section, and the central plaza, required by paragraph (a) of this Section intersect, provided that up to eight feet of such required clear path may be located within the entry plaza and within the art plaza, respectively, and that all clear paths counted toward the aggregate minimum width required by this paragraph shall be a minimum of 7 feet, 6 inches in clear width, and be located no further than 12 feet apart from one another.

(v) Transparency

The transparency requirements of paragraph (c) of Section 93-14 (Ground Floor Level Requirements) shall apply to the ground floor level of at least 70 percent of the length of all #building# walls facing each side of the central plaza.

(vi) Retail continuity

At least 40 percent of the frontage of any #building# fronting on the central plaza shall comply with the retail continuity requirements of paragraph (a) of Section 93-14 (Ground Floor Level Requirements) and at least 50 percent of the aggregate frontage of all #buildings# fronting on the central plaza shall comply with the retail continuity requirements of paragraph (a) of Section 93-14 (Ground Floor Level Requirements). Such retail space shall have a minimum depth of 30 feet measured perpendicular to the wall adjoining the central plaza.

(vii) Pavilion

A #building# (hereinafter referred to as a "pavilion") containing #uses# listed in Use Groups 6A and 6C may be located within the central plaza, provided that such pavilion, and any seating associated with a use in the pavilion, shall be located at least ten feet west of the prolongation of the east face of the #building# fronting on the north side of the central plaza. The pavilion shall have a minimum #lot coverage# of 1,000 square feet and a maximum #lot coverage# of 3,000 square feet, with a maximum width of 40 feet parallel to Ninth Avenue. Such pavilion shall be no more than one #story# in height, except such one #story# limitation may be exceeded by portions of the pavilion allocated to mechanical equipment as well as restrooms and a food preparation kitchen occupying, in the aggregate, no more than 200 square feet area. Such pavilion shall not exceed a height limit of 25 feet, except that the permitted obstructions set forth in Section 33-42, as well as restrooms and a food preparation kitchen located above the level of the first #story# may be permitted to exceed such height limit provided that

the height of such restroom and food preparation kitchen do not exceed ten feet. Seating may be provided for the #uses# in the pavilion provided that the total area occupied by the pavilion and such associated seating does not exceed a maximum #lot coverage# of 3,600 square feet and that such seating shall not count towards meeting the seating requirements set forth in paragraphs (b)(2)(ii) and (iii) of this Section. Floor space within the pavilion shall not be considered #floor area#. At least 60 percent of the exterior walls of the pavilion shall be transparent except for structural supports, provided that 100 percent of the east facing wall of the pavilion shall be transparent except for structural supports.

(3) Alternative design option

Notwithstanding the provisions of paragraph (b)(1) of this Section, the minimum north-south width of the central plaza may be reduced to no less than 80 feet for at least 50 percent of the aggregate frontage of the #buildings# fronting on the central plaza, provided that such narrowed portion begins no further than 150 feet from the western #street line# of Ninth Avenue, and further provided that the minimum size of the central plaza is not less than 41,382 square feet. The minimum height of a #building# wall fronting upon such narrowed portion shall be 45 feet, and the maximum height of such #building# wall shall not exceed 85 feet. Above a height of 85 feet, the minimum setback distance shall be 10 feet and the minimum distance between #buildings# fronting on the central plaza shall be 100 feet.

(4) Closing of event space

The City Planning Commission may allow the closing of the event space for up to 12 events per year pursuant to a restrictive declaration acceptable to the City and recorded in the office of the City Register for New York County and indexed against the property.

\* \* \*

**93-731  
Design and maintenance requirements for public access areas on the Ninth Avenue Rail Yard**

Public access areas on the Ninth Avenue Rail Yard provided pursuant to the requirements of Section 93-73, shall comply with the applicable design reference standards set forth in paragraph (a), and the maintenance provisions of paragraph (b) of this Section.

(a) Design reference standards

- (1) seating shall meet the minimum and maximum dimensional standards set forth in paragraphs (1) through (7) of Section 37-741 (Seating), inclusive;
- (2) where planting areas are provided, they shall meet the soil depth, continuous area, permeable surface and irrigation requirements of Section 37-742 (Planting and trees). Where trees are provided, they shall meet the planting standards, soil requirements and irrigation standards set forth in Section 37-742;
- (3) steps shall meet the minimum dimensional standards set forth in Section 37-725 (Steps);
- (4) kiosks or open air cafes shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes) and shall not occupy in the aggregate more than 20 percent of the public access areas required by Section 93-73. Seating provided as part of an open air cafe shall not count towards meeting the seating requirements of a public access area listed in Section 93-73;
- (5) ~~all open spaces within the public access areas on the Ninth Avenue Rail Yard shall provide open space signage pursuant to the standards set forth in Section 37-751 (Public space signage system). In addition, a minimum of two wayfinding #signs# shall be provided; the following public signage system:~~

- (i) One entry plaque in each of the following locations:
  - (aa) the entry to the Entry Plaza from West 33rd Street;
  - (bb) the entry to the Central Plaza from Ninth Avenue;
  - (cc) the entry to the Art Plaza from West 31st Street;
  - (dd) the sidewalk level entry to the West 31st

Street Connector; and

- (ee) the entry to the Dyer Avenue Platform from West 33rd Street.
- (ii) Each entry plaque is subject to the signage standards as set forth in paragraph (a)(1) through (a)(4) of Section 37-751 (Public space signage systems).
- (iii) Each entry plaque shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. Each entry plaque shall be in a position that clearly identifies the entry into the portion of the public access areas on the Ninth Avenue Rail Yard that such plaque is provided in connection with, and placed so that the entire entry plaque is obvious and directly visible, without any obstruction, along every line of sight from all paths of pedestrian access to that portion of the public access areas on the Ninth Avenue Rail Yard.
- (iv) A minimum of one information plaque, constructed from the same permanent materials as the entry plaques, or combined with one or more of the required entry plaques, shall be provided within the Art Plaza, Entry Plaza, Central Plaza and Dyer Avenue. The information plaque shall be mounted on a wall, a permanent free-standing post, or on a post located within a planter, with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches.
- (v) Each information plaque is subject to the signage requirements as set forth in paragraph (b)(1) through (b)(6) of Section 37-751 except that paragraph (b)(3) shall be modified to read: 'in lettering three-eighths of an inch in height, the words "This public access area contains:" followed by the total linear feet of seating, the type and quantity of trees and the number of additional required amenities, such as moveable seating, that are provided in the portion of the public access area in which the entry plaque or information plaque is provided.
- (6) where #buildings# front on to public access areas, canopies, awnings, marquees and sun control devices shall be permitted pursuant to the standards set forth in paragraph (c) of Section 37-726 (Permitted obstructions);
- (7) the aggregate number of litter receptacles in such public access areas shall be 21;
- (8) no gates, fences or other barriers shall be permitted within such public access areas except that protective bollards provided in connection with the development of the Ninth Avenue Rail Yard may be located within the required public access areas; and
- (9) for the purposes of applying the #sign# regulations to #building# walls facing public access areas, such public access areas shall be considered #streets#.

(b) Maintenance

The owner or owners shall be responsible for the maintenance of all public access areas, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation.

\* \* \*

**Nos. 8 & 9  
462 BROADWAY  
No. 8**

**CD 2** **C 170193 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, 2<sup>nd</sup> floor and 3<sup>rd</sup> 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, 31<sup>st</sup> Floor, New York, NY 10271.

**No. 9**

**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 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2) (b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar 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, 31<sup>st</sup> Floor, New York, NY 10271.

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



• m23-j7

**NOTICE IS HEREBY GIVEN** that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street, New York, NY, on Wednesday, May 24, 2017, at 10:00 A.M.

**BOROUGH OF QUEENS**

**Nos. 1-8**

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN**

**No. 1**

**CD 14 C 170245 HGQ**

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

**No. 2**

**CD 14 C 170246 HUQ**

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

**No. 3**

**CD 14 C 170247 HDQ**

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

**No. 4**

**CD 14 C 170248 PPQ**

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

**No. 5**

**CD 14 C 170243 ZMQ**

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

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

- b. 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 18<sup>th</sup> 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 19<sup>th</sup> Street, Cornaga Avenue, and a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> 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 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21<sup>st</sup> 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 22<sup>nd</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, Cornaga Avenue, and a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street;
  - d. a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, a line midway between Beach 22<sup>nd</sup> Street and Beach 21<sup>st</sup> Street, Cornaga Avenue, and a line 100 feet easterly of Beach 22<sup>nd</sup> 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 18<sup>th</sup> Street, Mott Avenue, a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street, Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, and Beach 21<sup>st</sup> 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 22<sup>nd</sup> Street, Mott Avenue, Beach 21<sup>st</sup> Street, Cornaga Avenue, a line midway between Beach 22<sup>nd</sup> Street and Beach 21<sup>st</sup> Street, and a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> 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 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street, Cornaga Avenue, a line 100 feet easterly of Beach 22<sup>nd</sup> Street, a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, Beach 22<sup>nd</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street, Cornaga Avenue, a line 100 feet easterly of Beach 22<sup>nd</sup> Street, a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, Beach 22<sup>nd</sup> 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 22<sup>nd</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, Cornaga Avenue, and a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> 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 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, and the southerly centerline prolongation of Beach 21<sup>st</sup> 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 22<sup>nd</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, Cornaga Avenue, and a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street;
  - d. a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, a line midway between Beach 22<sup>nd</sup> Street and Beach 21<sup>st</sup> Street, Cornaga Avenue, and a line 100 feet easterly of Beach 22<sup>nd</sup> 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 18<sup>th</sup> Street, Mott Avenue, a line midway between Beach 20<sup>th</sup> Street and Beach 19<sup>th</sup> Street, Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, and Beach 21<sup>st</sup> 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 22<sup>nd</sup> Street, Mott Avenue, Beach 21<sup>st</sup> Street, Cornaga Avenue, a line midway between Beach 22<sup>nd</sup> Street and Beach 21<sup>st</sup> Street, and a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> 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 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street, Cornaga Avenue, a line 100 feet easterly of Beach 22<sup>nd</sup> Street, a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, Beach 22<sup>nd</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> Street, a line 100 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 19<sup>th</sup> Street, a line 200 feet southerly of Cornaga Avenue, the southerly centerline prolongation of Beach 21<sup>st</sup> Street, Cornaga Avenue, a line 100 feet easterly of Beach 22<sup>nd</sup> Street, a line perpendicular to the easterly street line of Beach 22<sup>nd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Beach 22<sup>nd</sup> Street and the southeasterly street line of Beach 22<sup>nd</sup> Street, Beach 22<sup>nd</sup> 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 <sup>1</sup>	No	Yes
Long Island City Mixed Use District <sup>2</sup>	No	Yes
Southern Hunters Point District	No	Yes
Willetts Point District	No	Yes

-----  
<sup>1</sup> #Sidewalk cafes# are not allowed on Austin Street

<sup>2</sup> 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.

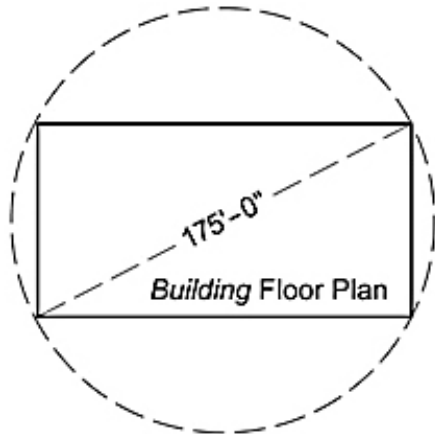


Diagram of Maximum Horizontal Dimension

- (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

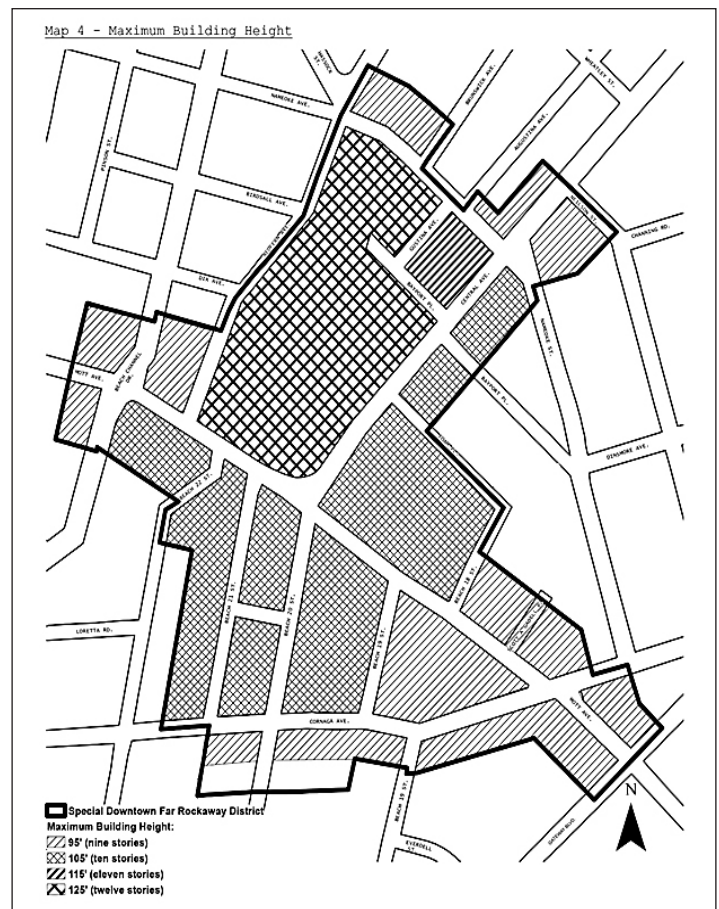
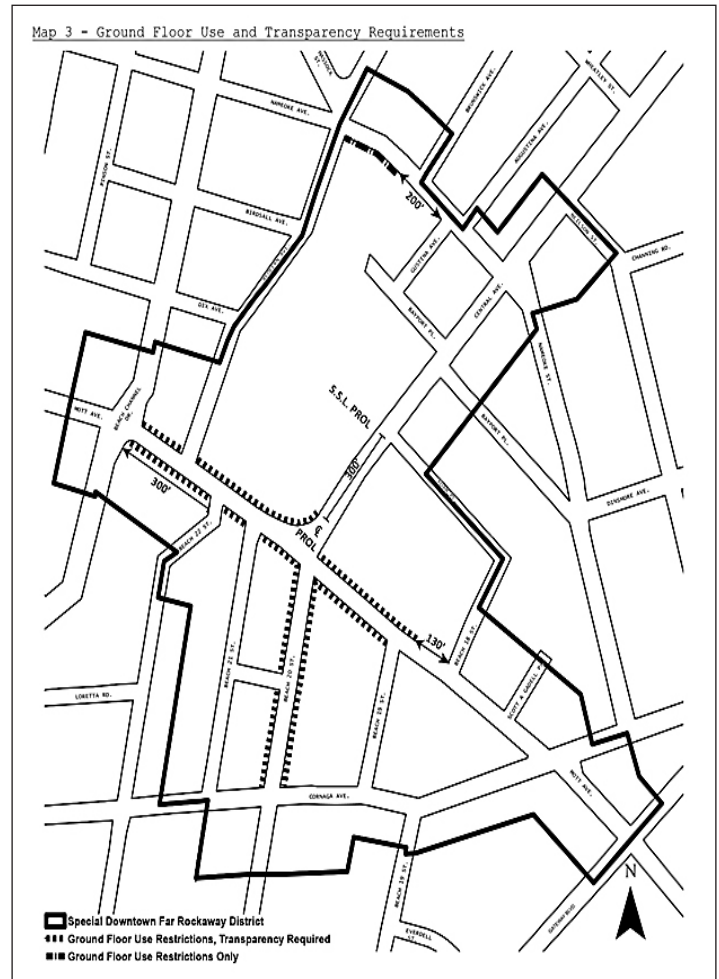
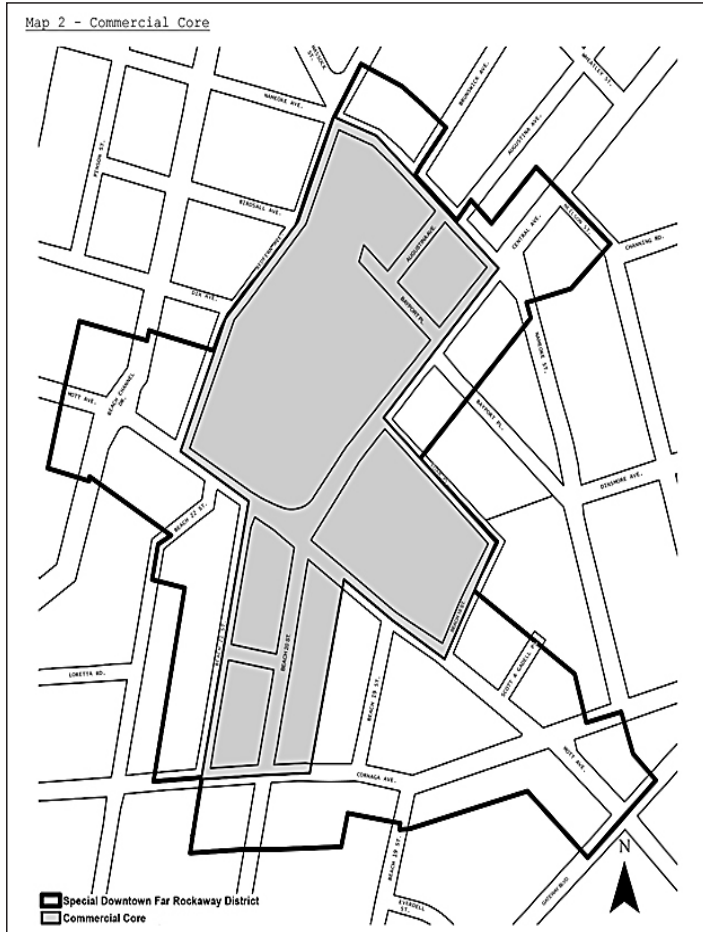
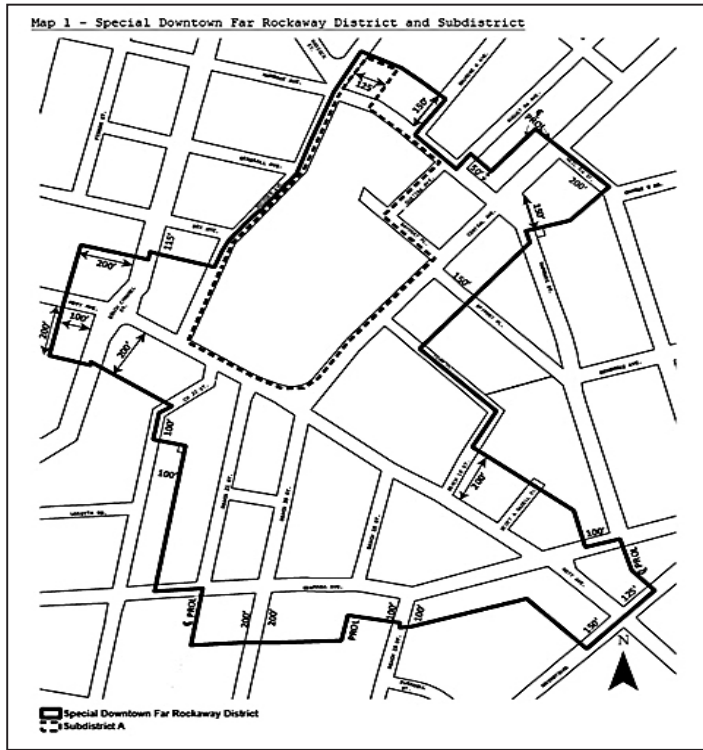
The City Planning Commission may authorize modification of the provisions of Sections 136-323 (Private streets) and 136-324 (Publicly accessible open space requirements), provided that the Commission shall find that:

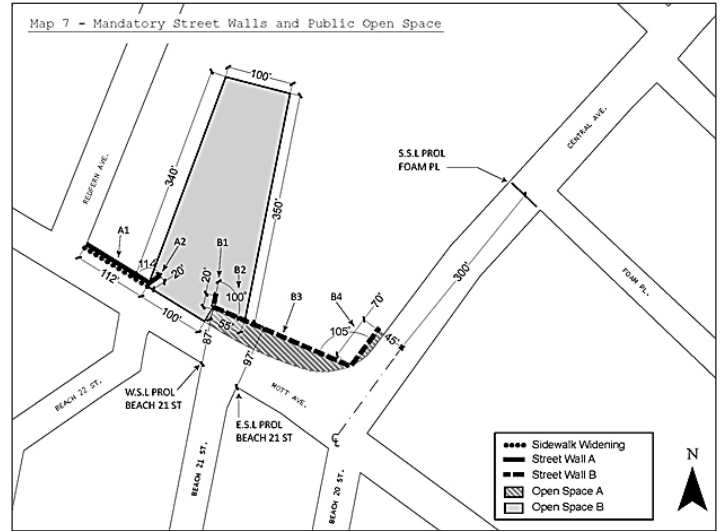
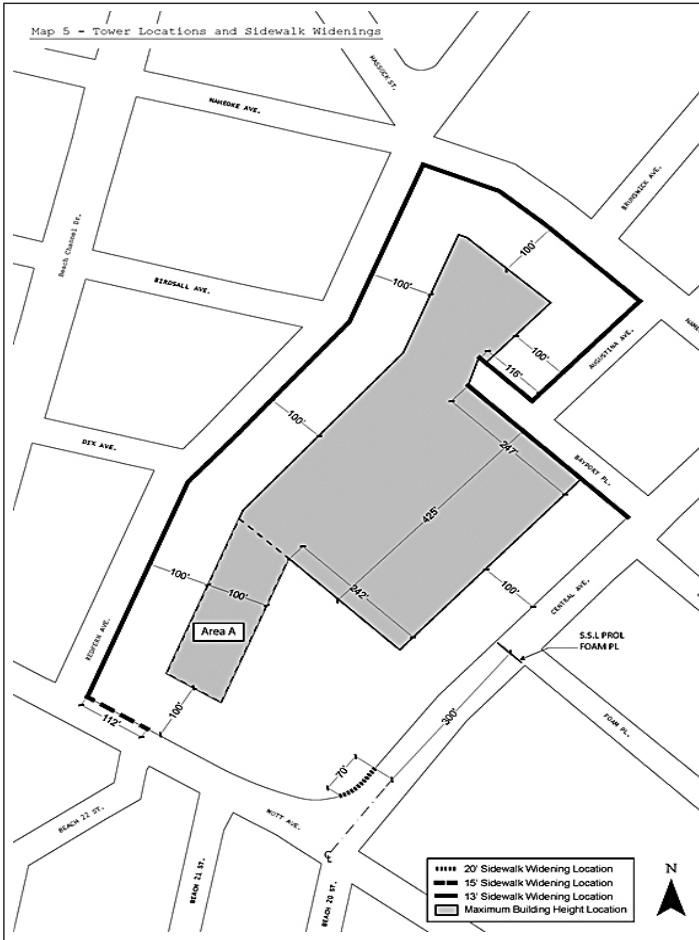
- (a) the usefulness and attractiveness of the publicly accessible open space will be improved by the proposed design and layout;
- (b) such modification to private street provisions will result in a private street network that will ensure pedestrian and vehicular mobility and safety and will be well 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





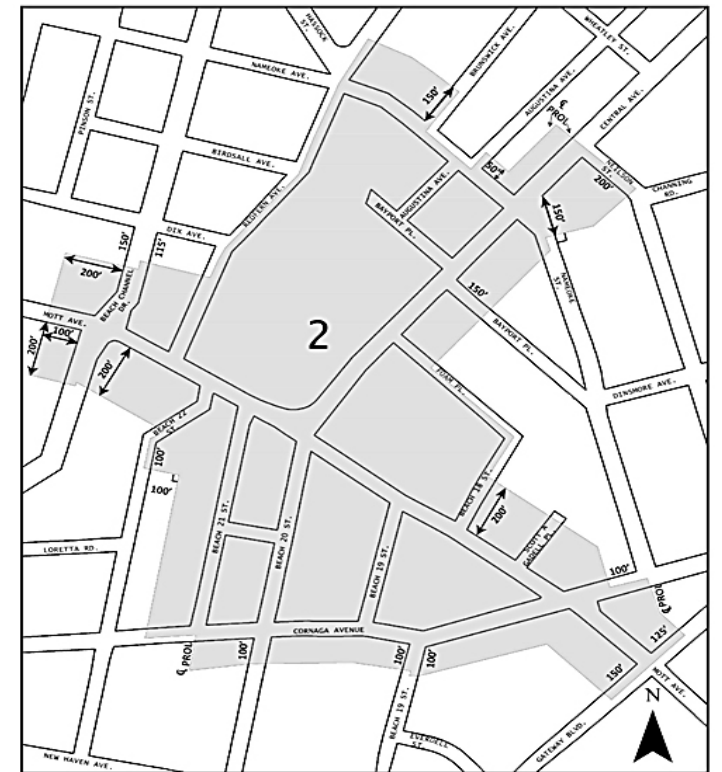
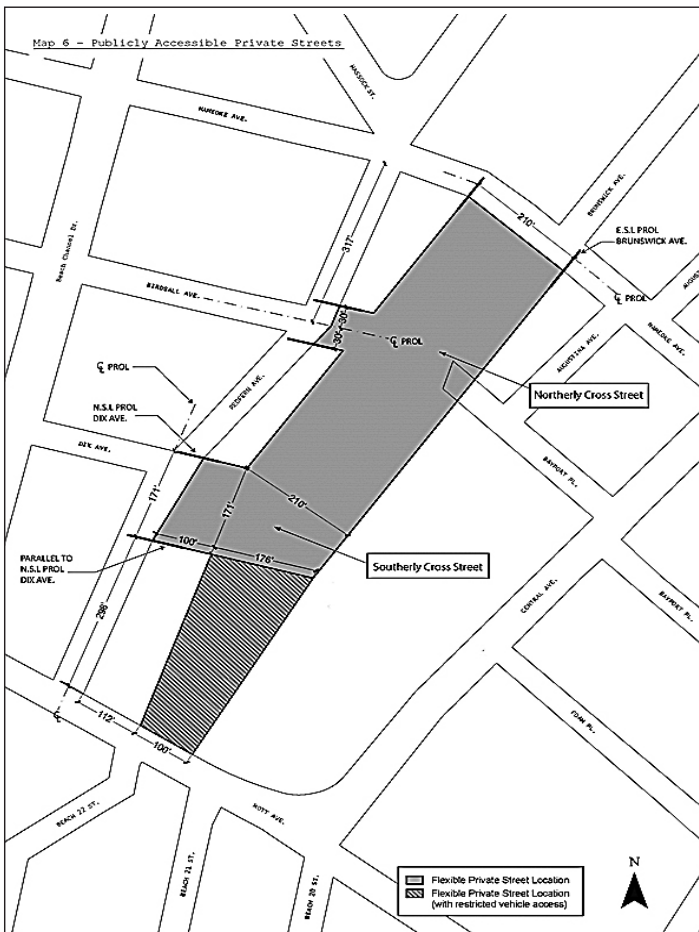
APPENDIX F  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

Queens

Queens Community District 14

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

Map 2 - [date of adoption]



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

Portion of Community District 14, Queens  
**Resolution for adoption scheduling May 24, 2017 for a public hearing.**

No. 8

CD 14 N 170244(A) ZRQ

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

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

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

11-122 Districts established

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Downtown Brooklyn District

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

Establishment of the Special Downtown Far Rockaway District

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

Establishment of the Special Downtown Jamaica District

\* \* \*

Chapter 2 Construction of Language and Definitions

\* \* \*

12-10 DEFINITIONS

\* \* \*

Special Downtown Brooklyn District

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

Special Downtown Far Rockaway District

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

Special Downtown Jamaica District

\* \* \*

Chapter 4 Sidewalk Café Regulations

\* \* \*

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

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

\* \* \*

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

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

1 #Sidewalk cafes# are not allowed on Austin Street

2 See Appendix A in Article XI, Chapter 7

\* \* \*

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

\* \* \*

23-011 Quality Housing Program

\* \* \*

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

\* \* \*

(3) Special Purpose Districts

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

\* \* \*

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

\* \* \*

23-03 Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

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

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

\* \* \*

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

\* \* \*

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

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

R6 R7 R8 R9 R10

\* \* \*

23-153 For Quality Housing buildings

R6 R7 R8 R9 R10

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

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

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

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS

Table with 4 columns: District, Maximum #Lot Coverage# for an #Interior Lot# or #Through Lot# (in percent), Maximum #Floor Area Ratio#, and District. Rows include R6, R6 \*\*, R6 \* L3 R6A, R7B, R6B, R7, R7 \* 1 R7A, R8 \* 1, and R8 \* 1.

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

23-154 Inclusionary Housing

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

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

33-03 Street Tree Planting in Commercial Districts

C1 C2 C3 C4 C5 C6 C7 C8
In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

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

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

ARTICLE XIII SPECIAL PURPOSE DISTRICTS

Chapter 6 Special Downtown Far Rockaway District

136-00 GENERAL PURPOSES

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

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

136-01 General Provisions

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

136-02 Definitions

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

Open Space A

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

Open Space B

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

136-03 District Plan and Maps

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

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

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

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

### **136-04 Subdistricts**

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

### **136-05 Applicability of District Regulations**

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

R6 R7-1

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

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

R6 R7-1

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

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

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

### **136-10 SPECIAL USE REGULATIONS**

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

#### **136-11 Location Within Buildings**

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

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

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

#### **136-13 Ground Floor Use Regulations**

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

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

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

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

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

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

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

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

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

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

#### **136-152 Location of entrances**

- 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#.

- #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.

- In C2 Districts mapped within R6 and R7-1 Districts, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least

the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than ten feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall be mandatory on only one #street line#.

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

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

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

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

R6 R7-1

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

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

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

**136-223**  
**Maximum building height**

R6 R7-1

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

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

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

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

**136-311**  
**Street wall location**

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

- (a) For portions of #buildings# or #building segments# with frontage on Redfern Avenue located between the prolongation of the northerly #street line# of Dix Avenue and a line 150 feet south of

and parallel to Nameoke Street, the street wall location rules of Section 136-221 shall not apply. In lieu thereof, paragraph (b) of Section 23-661 (Street wall location) shall apply.

- (b) For "Street Wall A" and "Street Wall B", as shown on Map 7 (Mandatory Street Walls and Public Open Spaces) in the Appendix to this Chapter, the provisions of Section 136-231 (Street wall location) shall not apply. In lieu thereof, the provisions of this Section shall apply.

(1) "Street Wall A"

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

(2) "Street Wall B"

#Street walls# fronting #Open Space A# shall be located no closer to Redfern Avenue than as shown as a line designated "B1" on Map 7. The #street walls# of #buildings# on the east side of #Open Space A# with frontage on Mott Avenue shall be located no closer to Mott Avenue than as shown as lines designated "B2" and "B3" on Map 7 for. Portions of #street walls# with frontage on Mott Avenue, located so that a line drawn perpendicular to the line designated "B3" intersects such #street walls#, shall be located no further than 30 feet from "B3." #Street walls# fronting Central Avenue shall be located no closer to Central Avenue than as shown for the line designated "B4" on Map 7, and shall be located no further than 30 feet from "B4."

- (c) For #blocks# with a dimension of less than 100 feet between #streets# or private streets that are parallel or do not intersect, the provisions of Section 136-221 shall be modified to require a minimum of 40 percent of the #aggregate width of street walls# to be located within eight feet of the #street line# and to extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the #building#, whichever is less.

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

**136-312**  
**Street wall recesses**

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

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

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

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

Condition	Minimum Base Height (feet)	Maximum Base Height (feet)	Minimum Setback Depth (feet)
Fronting on Redfern Avenue and greater than 75 feet from an intersecting #street#	30	45	10
Fronting on, or within 100 feet of, a #street#, other than a private street or publicly accessible open space	40*	65	10



Fronting on a private street or a publicly accessible open space and beyond 100 feet of a #street# that is not a private street or publicly accessible open space	40	85	7
---	----	----	---

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

(b) Dormers

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

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

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

**136-314**  
**Maximum building height**

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

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

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

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

**136-316**  
**Maximum length of buildings**

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

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

**136-321**  
**Certification**

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

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

The Chairperson shall certify that:

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

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

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

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

**136-322**  
**Sidewalk widening**

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

A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot#, located within the #zoning lot#. A sidewalk widening shall be provided along #streets# as shown on Map 8, to the extent necessary, so that a minimum sidewalk width of 13 feet or 18

feet, as applicable, is achieved, including portions within and beyond the #zoning lot#. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and shall be directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk widening to less than such minimum required depth.

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

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

### 136-323 Private streets

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

The private street network shall be established as follows.

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

### 136-324 Publicly accessible open space requirements

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

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

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

- (i) paragraphs (a), (c) and (d) shall not apply;
- (ii) paragraph (b) shall be modified to permit non-#illuminated# or #illuminated accessory signs#, and the permitted #surface area# of such #signs# shall be as permitted by the underlying district, as if the publicly accessible open space was a #street#; and
- (iii) paragraph (e) shall be modified to permit any number of #accessory signs# within the publicly accessible open space, subject to the remaining provisions of such paragraph (e).

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

#### 136-41 Parking Regulations

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

- (a) The regulations of Section 25-027 (Applicability of regulations in Community District 14, Queens) shall not apply. In lieu thereof, the regulations of the applicable underlying district shall apply, as modified by the provisions of this Section.

- (b) In a C2 Commercial District mapped within an R7-1 District, the regulations of Section 25-251 (Income-restricted housing units) shall be modified to require an #accessory# off-street parking requirement of 25 percent per #income-restricted housing unit#.
- (c) For #commercial uses# in Parking Requirement Categories PRC-A, PRC-B, PRC-B1 and PRC-C, the provisions of Section 36-21 (General Provisions) shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.  
For ambulatory diagnostic or treatment health care facilities listed in Use Group 4, the provisions of Sections 25-31 (General Provisions) and 36-21 shall be modified to require #accessory# off-street parking spaces at a rate of one parking space per 750 square feet of #floor area#.
- (d) Within Subdistrict A, parking spaces provided on private streets shall count towards the number of #accessory# off-street parking spaces required by the provisions of Sections 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) and 36-30 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS). For such parking spaces located within private streets, the provisions of Section 28-40 (PARKING FOR QUALITY HOUSING) shall not apply.

**136-50  
AUTHORIZATIONS**

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

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

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

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

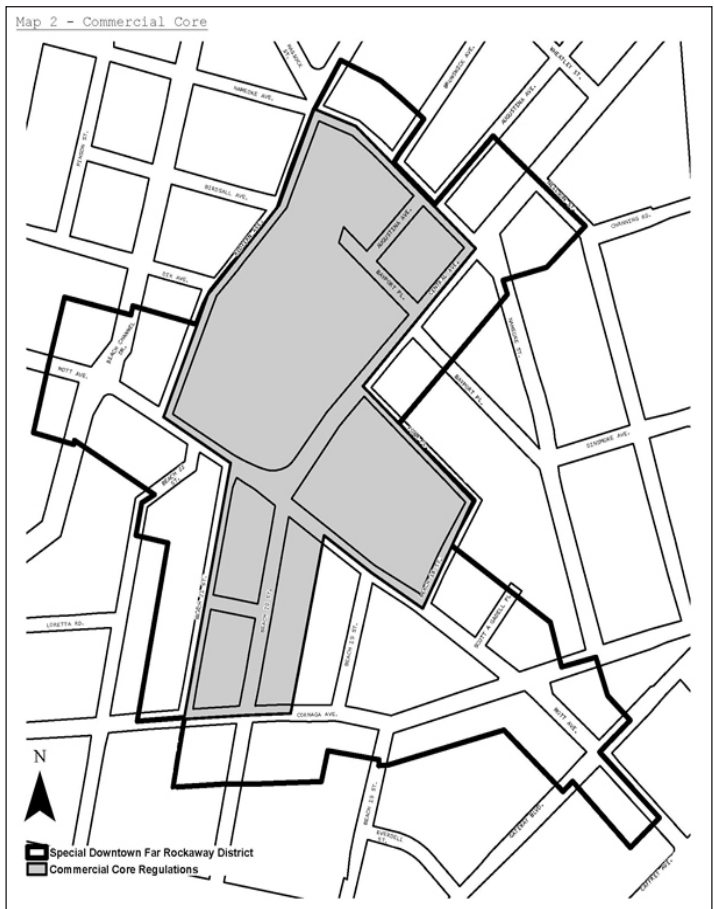
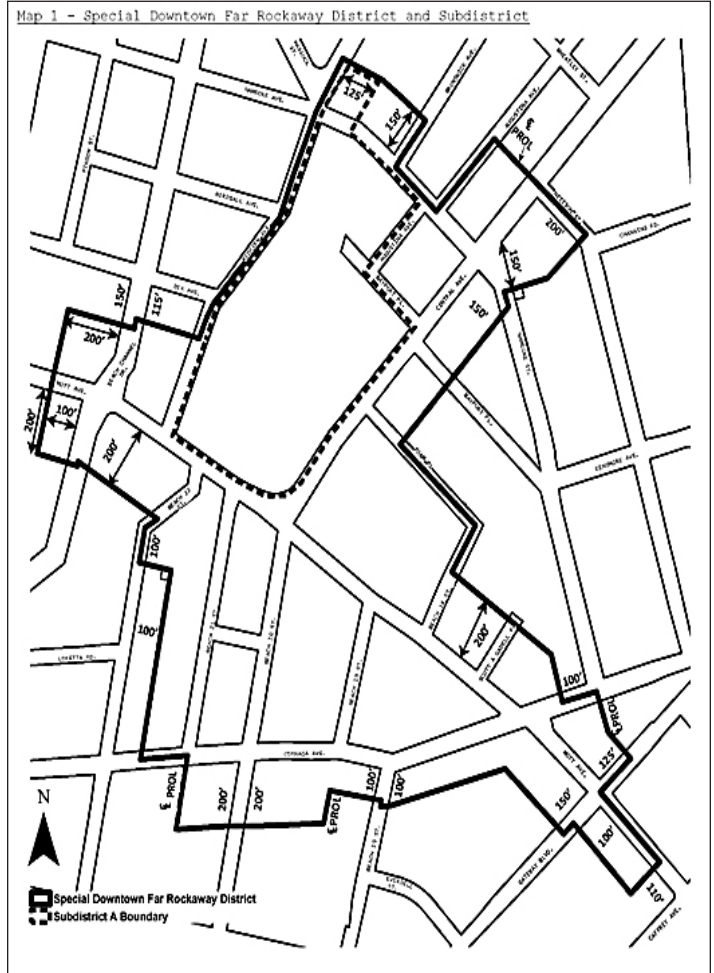
**136-52  
Authorization to Modify Bulk Regulations**

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

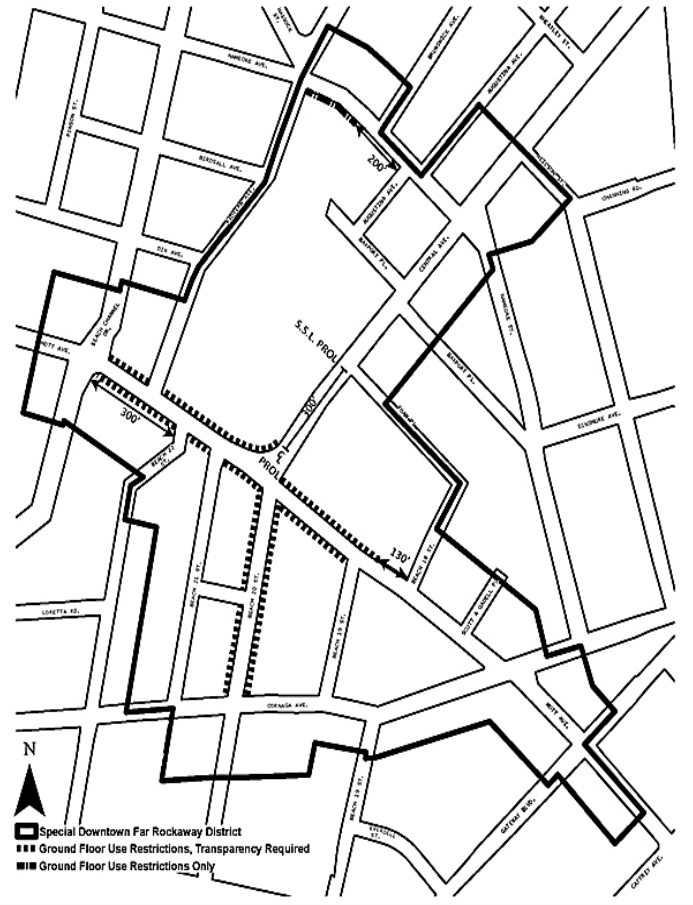
- (a) will aid in achieving the general purposes and intent of this Chapter as set forth in Section 136-00 (GENERAL PURPOSES);
- (b) will provide a better distribution of #bulk# on the #zoning lot#, resulting in a superior site plan, in which the #buildings# subject to this authorization and any associated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

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

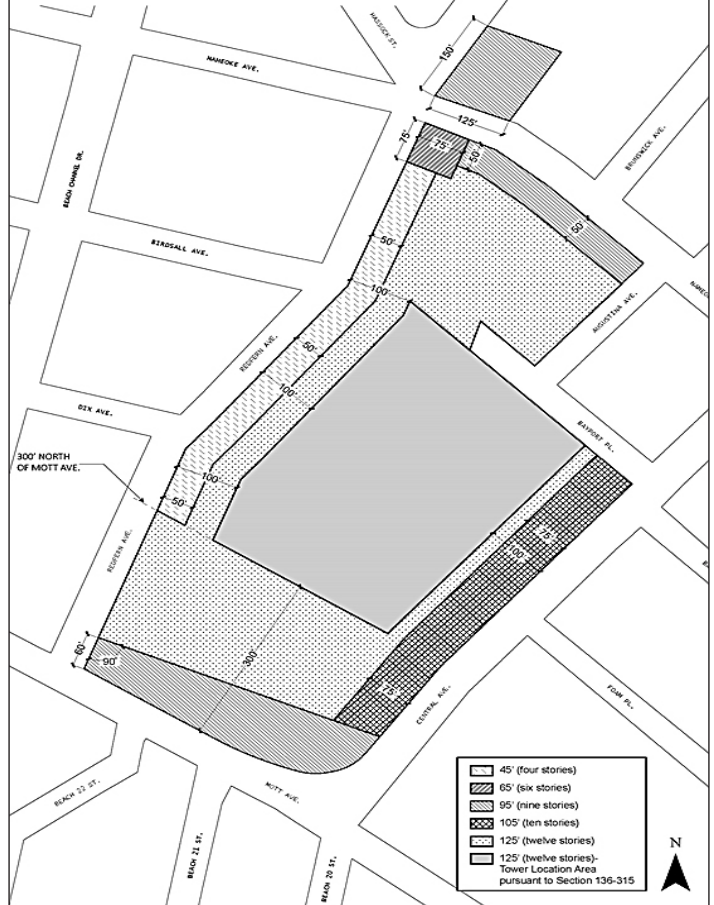
**APPENDIX  
Special Downtown Far Rockaway District Maps**



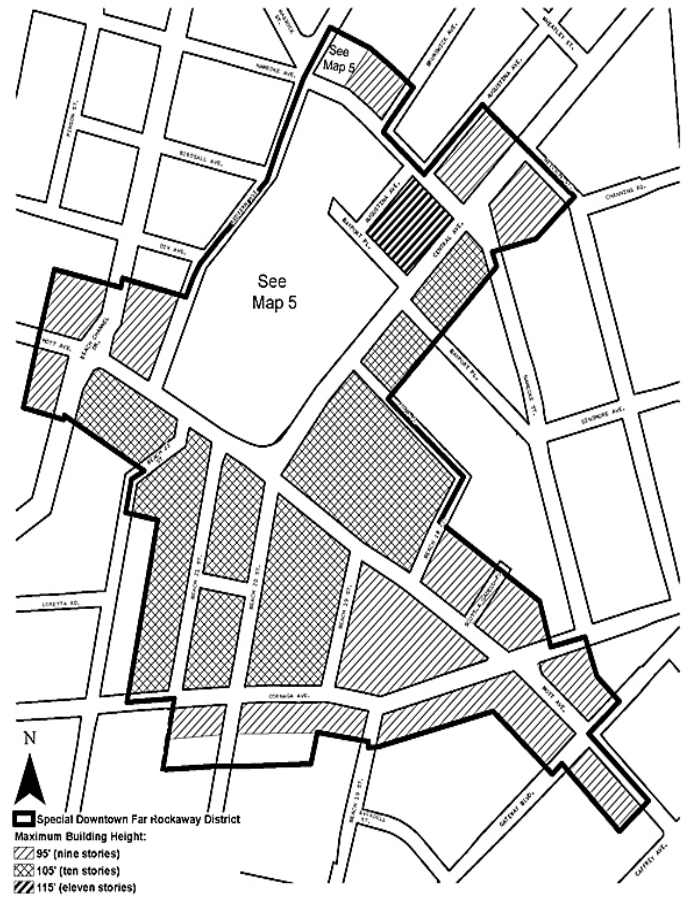
Map 3 - Ground Floor Use and Transparency Requirements



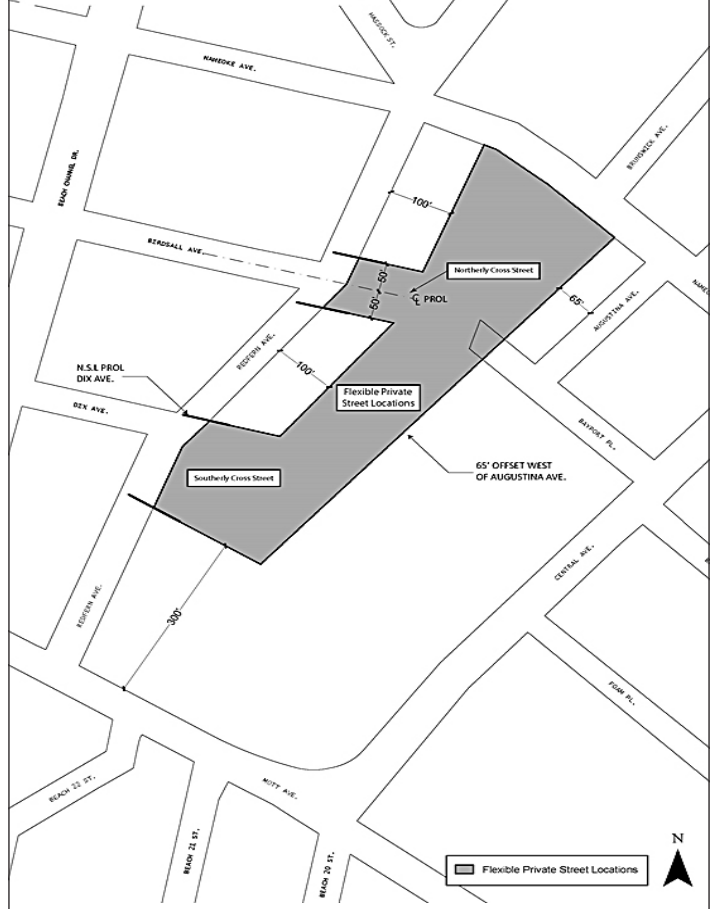
Map 5 - Maximum Building Height Within Subdistrict A

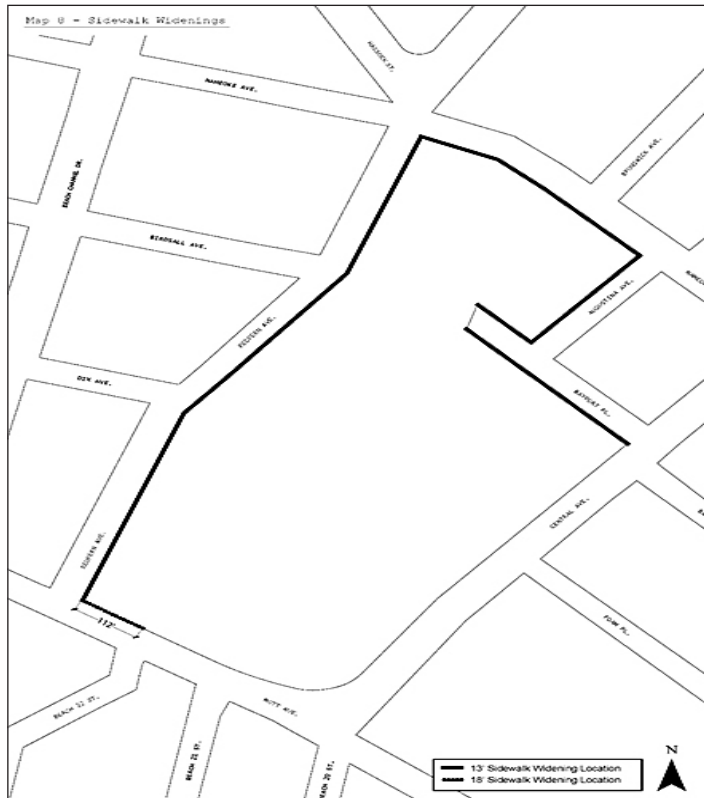
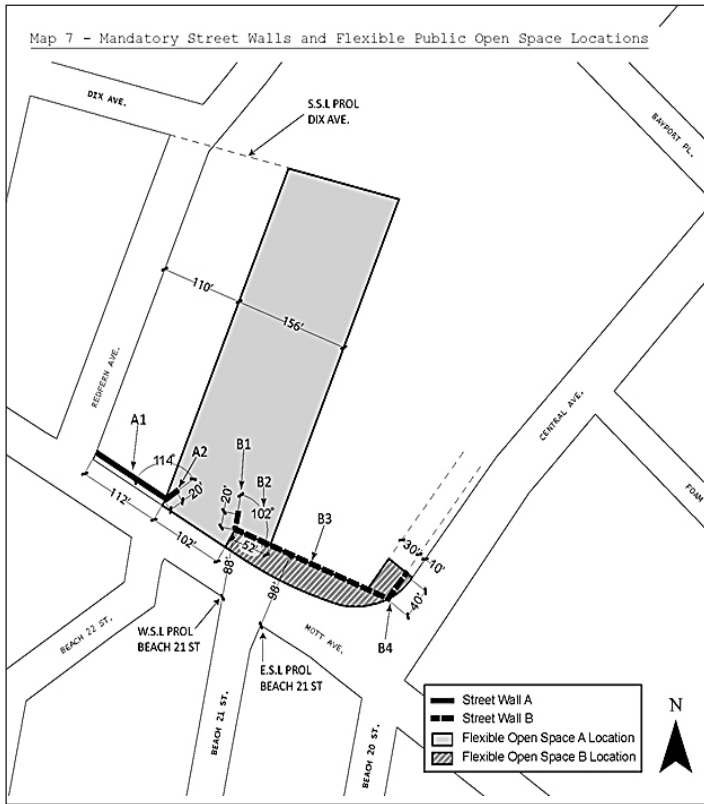


Map 4 - Maximum Building Height



Map 6 - Publicly Accessible Private Streets

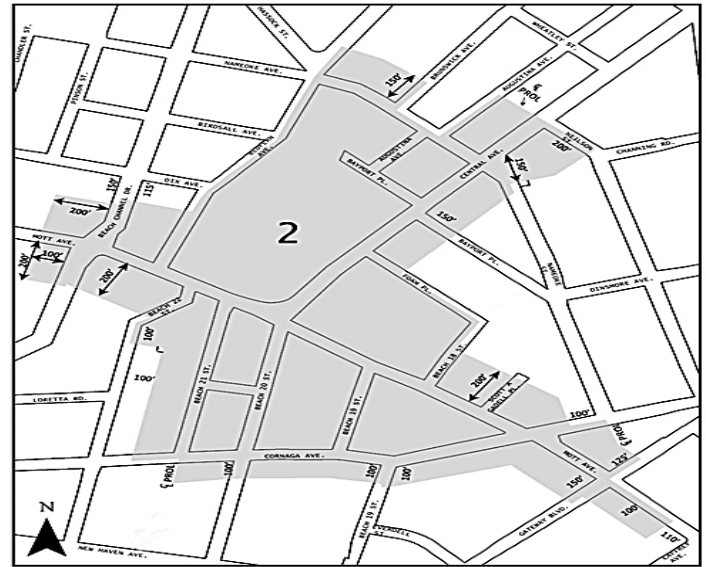




in the R6, R6A, and R7-1 Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 - [date of adoption]



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

Portion of Community District 14, Queens

\* \* \*

NOTICE

On Wednesday, May 24, 2017, at 10:00 A.M., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission, to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the City of New York, acting through the Office of the Deputy Mayor for Housing and Economic Development (ODMHED), the New York City Department of Housing Preservation and Development (HPD), and the New York City Department of Citywide Administrative Services (DCAS) for approval of several discretionary land use actions including zoning map amendments, zoning text amendments, disposition of property, and the designation and approval of an Urban Renewal Area (URA) and Plan (URP) to implement recommendations of a comprehensive plan to redevelop and revitalize the Downtown Far Rockaway neighborhood of Queens, Community District 14.

The proposed actions would affect an approximately 22-block area of the Downtown Far Rockaway neighborhood of Queens. The Project Area is generally bounded by Cornaga Avenue to the south; Beach 22nd Street, Beach Channel Drive, and Redfern Avenue to the west and northwest; Gateway Boulevard to the southeast; and Central Avenue and Nameoke Avenue to the east and northeast. The Proposed Downtown Far Rockaway Urban Renewal Area (DFRURA) is the approximately 13-acre portion of the Project Area, which is generally bounded by Nameoke Avenue to north, Mott Avenue to the south, Central Avenue and Augustina Avenue to the east, and Redfern Avenue to the west, and is the area that is proposed for redevelopment by the City of New York. For this area, the City, through HPD, is proposing the designation of the DFRURA, the approval of the URP, and disposition of property within the DFRURA. The proposed urban renewal strategy is intended to complement the proposed rezoning and Special District text as well as facilitate site assemblage and redevelopment. The Disposition Sites include two City-owned parcels, one of which is located at Beach 21<sup>st</sup> 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.

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

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. 196<sup>th</sup> Avenue, Cross Bay Boulevard, 197<sup>th</sup> Avenue, and 99<sup>th</sup> Street; and
  - b. 195<sup>th</sup> Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197<sup>th</sup> Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196<sup>th</sup> 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, 195<sup>th</sup> Avenue and its easterly centerline prolongation, 102<sup>nd</sup> Street, 196<sup>th</sup> Avenue, 101<sup>st</sup> Street, 197<sup>th</sup> Avenue, a line midway between Cross Bay Boulevard and 100<sup>th</sup> Place, 207<sup>th</sup> 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 195<sup>th</sup> 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, 207<sup>th</sup> Avenue, a line midway between Cross Bay Boulevard, and 100<sup>th</sup> Place, 197<sup>th</sup> Avenue, 101<sup>st</sup> Street, 196<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
4. establishing within a proposed R3A District a C1-3 District bounded by:
  - a. 196<sup>th</sup> Avenue, Cross Bay Boulevard, 197<sup>th</sup> Avenue, and 99<sup>th</sup> Street; and
  - b. 195<sup>th</sup> Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197<sup>th</sup> Avenue, Cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196<sup>th</sup> 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:

- eliminating from an existing R3-1 District a C1-2 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 338 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
- changing from an R3-1 District to an R3A District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation

of 104<sup>th</sup> 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 102<sup>nd</sup> Street;

- establishing within an existing R3-1 District a C1-3 District bounded by 159<sup>th</sup> Avenue, Coleman Square, 159<sup>th</sup> 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 159<sup>th</sup> Road, a line 150 feet easterly of 102<sup>nd</sup> Street, a line 120 feet northerly of 160<sup>th</sup> Avenue, 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 370 feet northerly of 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street;
- establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, a line 150 feet easterly of 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, and 102<sup>nd</sup> Street; and
- establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160<sup>th</sup> Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160<sup>th</sup> Avenue and its easterly centerline prolongation, 104<sup>th</sup> Street, the westerly street line of 104<sup>th</sup> Street and its southerly prolongation, the easterly centerline prolongation of 104<sup>th</sup> 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 102<sup>nd</sup> Street;

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

**No. 12**

**CD 10**

**N 170267 ZRQ**

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

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

**Article I: GENERAL PROVISIONS**

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

\* \* \*

**11-122  
Districts established**

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

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Clinton District

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

Establishment of the Special Coastal Risk District

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

Establishment of the Special College Point District

\* \* \*

**Chapter 2 – Construction of Language and Definitions**

**12-10  
DEFINITIONS**

\* \* \*

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

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

Special College Point District

\* \* \*

Article XIII - SPECIAL PURPOSE DISTRICTS

Chapter 7
Special Coastal Risk District

137-00
GENERAL PURPOSES

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

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

137-10
GENERAL PROVISIONS

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

137-11
District Plan and Map

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

137-12
Applicability of Special Regulations

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

Special Regulations for the #Special Coastal Risk District#

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

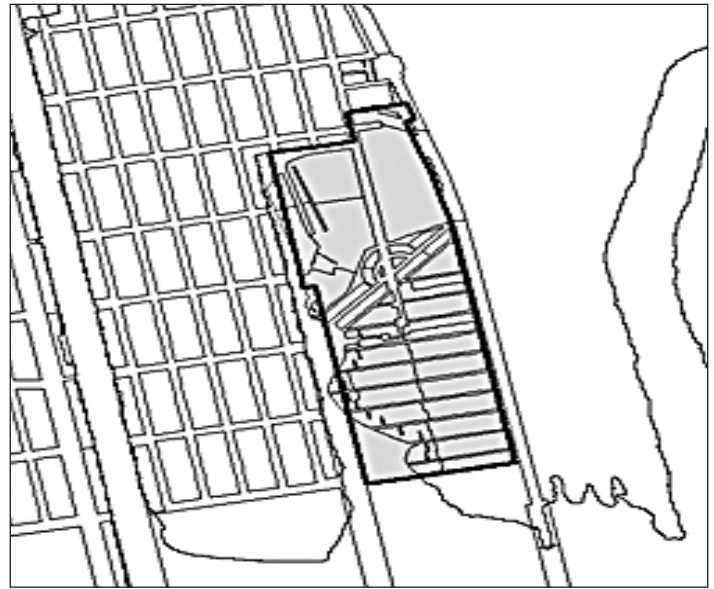
The special #bulk# regulations of this Section, inclusive, shall apply to #buildings# in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

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, 31<sup>st</sup> Floor, New York, NY 10271.

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



m10-24

## CITY UNIVERSITY

### ■ PUBLIC HEARINGS

The Annual Bronx Borough Hearing will take place on Monday, June 19, 2017 at 5:00 P.M., Hostos Community College, 3rd Floor Cafeteria, at 450 Grand Concourse, Bronx, NY 10451.

m23

## 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

## 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

## 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](mailto: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](mailto: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, June 6, 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.

#### 202 Guernsey Street - Greenpoint Historic District

LPC-19-10195 - Block 2595 - Lot 15 - Zoning: R6B

#### CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built c. 1865. Application is to replace windows.

#### 251 Dean Street - Boerum Hill Historic District

LPC-19-3997 - Block 190 - Lot 36 - Zoning: R6B

#### CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1852-53. Application is to replace windows.

#### 115 Atlantic Avenue - Brooklyn Heights Historic District

LPC-16-4463 - Block 274 - Lot 3 - Zoning: R6

#### CERTIFICATE OF APPROPRIATENESS

An altered commercial building with Gothic Revival style details. Application is to reconstruct the rear façade, which was removed without Landmarks Preservation Commission permits, construct a rear yard addition and rooftop bulkhead, and excavate the rear yard.

#### 20 Willow Street - Brooklyn Heights Historic District

LPC-19-10370 - Block 214 - Lot 16 - Zoning: R6

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1846. Application is to construct rooftop additions.

#### 191 Baltic Street - Cobble Hill Historic District

LPC-19-8040 - Block 306 - Lot 36 - Zoning: R6

#### CERTIFICATE OF APPROPRIATENESS

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

#### 415 Broadway - Tribeca East Historic District

LPC-19-8593 - Block 210 - Lot 21 - Zoning: C6-2A

#### CERTIFICATE OF APPROPRIATENESS

A Moderne style bank building designed by Walker & Gillette and built in 1927. Application is to legalize removal of entry ironwork without Landmarks Preservation Commission permit(s).

#### 312-322 Canal Street - Tribeca East Historic District

LPC-19-4744 - Block 210 - Lot 12 - Zoning: C6-2A

#### CERTIFICATE OF APPROPRIATENESS

Five buildings originally constructed in 1825-26, and altered in 1851, 1892, and 1962-65. Application is to demolish the buildings and construct a new building.

#### 490 LaGuardia Place - South Village Historic District

LPC-18-5208 - Block 525 - Lot 56 - Zoning: R7-2/C1-5

#### CERTIFICATE OF APPROPRIATENESS

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

#### 74 East 4th Street - East Village/Lower East Side Historic District

LPC-19-8690 - Block 459 - Lot 23 - Zoning: R8B

#### CERTIFICATE OF APPROPRIATENESS

A professional association hall designed by August H. Blankenstein and built in 1873, altered in the German Renaissance Revival and Neo-Grec styles by Frederick William Kurtzer & Richard O.L. Rohl in 1892. Application is to construct rooftop additions, and install storefront infill.

#### 650 6th Avenue - Ladies' Mile Historic District

LPC-19-4626 - Block 821 - Lot 7503 - Zoning: C6-2A, C6-4A

#### CERTIFICATE OF APPROPRIATENESS

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

**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.

**49 East 68th Street - Individual Landmark  
LPC-19-10076** - Block 1383 - Lot 32 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Federal style townhouse designed by Trowbridge & Livingston and built in 1913-14. Application is to construct a stair and elevator bulkhead, and modify window openings at the rear façade.

**21 East 73rd Street - Upper East Side Historic District  
LPC-19-09747** - Block 1388 - Lot 13 - **Zoning:** R8B, C5-1  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse designed by J.W. Marshall, built in 1871 and altered in 1903 and 1906 with modifications to the first two floors. Application is to reconstruct the façade and alter the areaway.

**85 Bradhurst Avenue - Individual and Interior Landmark  
LPC-19-10123** - Block 2052 - Lot 1 - **Zoning:** PARK  
**BINDING REPORT**

An Art Moderne style pool complex designed by architects Aymar Embury II and Henry Ahrens, landscape architect Gilmore D. Clarke, and built in 1935-37. Application is to install fencing, lighting, paving, and alter the entrances.

← m23-j6

**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:** C6-4MC6-4A  
**CERTIFICATE OF APPROPRIATENESS**

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

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

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

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

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

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

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

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

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

m10-23

## 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](http://nyc.gov/competetowin)*

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

#### 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](http://www.nyc.gov/hhsaccelerator)

## AGING

### CONTRACT PROCUREMENT AND SUPPORT SERVICES

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**LEGAL SERVICES FOR THE ELDERLY** - Negotiated Acquisition - Available only from a single source - PIN# 12509X0209CNVN010 - Due 5-24-17 at 10:00 A.M.

This notice is for informational purposes only. The Department for the Aging intends to negotiate a one year contract extension, from 7/1/17 to 6/30/18, with the following five (5) organizations to continue providing legal services for the elderly in NYC. The organizations are:

LSNY - Bronx Corporation  
349 East 149th Street, 10th Floor, Bronx, NY 10451  
EPIN: 12509X0209CNVN010 \$251,390 ID# 1AA

Legal Services NYC d/b/a Legal Services for New York City  
40 Worth Street, Suite 606, New York, NY 10013  
EPIN: 12509X0225CNVN006 \$65,185 ID# 22D

The Legal Aid Society  
199 Water Street, 6th Floor, New York, NY 10038  
EPIN: 12509X0307CNVN005 \$313,259 ID# 243

MFY Legal Services Inc.  
299 Broadway, New York, NY 10007  
EPIN: 12509X0008CNVN006 \$244,013 ID# 32V

Jewish Association for Services for the Aged  
247 West 37th Street, 9th Floor, New York, NY 10018  
EPIN: 12508X0047CNVN008 \$514,260 ID# 40A

Organizations interested in receiving information for future solicitations, may register online with the NYC HHS Accelerator.

*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.  
 Aging, 2 Lafayette Street, Room 400, 4th Floor, New York, NY 10007.  
 Erkan Solak (212) 602-4174; Fax: (212) 442-0994; esolak@aging.nyc.gov

m23

### BUILDINGS

#### PROCUREMENT

##### SOLICITATION

*Services (other than human services)*

**WATERFRONT CODE DEVELOPMENT** - Competitive Sealed Proposals - Specifications cannot be made sufficiently definite - PIN# 81017P0001 - Due 7-7-17 at 3:00 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.

Buildings, 280 Broadway, 6th Floor, New York, NY 10007. David Garfinkel (212) 393-2781; Fax: (646) 500-6194; dgarfinkel@buildings.nyc.gov



m23

### 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)*

**CORRECTION: ESCALATORS INSPECTION FOR CODE COMPLIANCE** - Sole Source - Available only from a single source - PIN#85617S0001 - Due 5-26-17 at 5:00 P.M.

**CORRECTION:** 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  
 Phone: (212) 386-6369; Fax: (646) 500-7062; cajones@dcas.nyc.gov

m22-26

#### OFFICE OF CITYWIDE PROCUREMENT

##### SOLICITATION

*Goods*

**FIREFIGHTING TOOLS** - Competitive Sealed Bids - PIN# 8571700181 - Due 6-26-17 at 10:30 A.M.

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
 Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Nazmije Toci (212) 386-0442; ntoci@dcas.nyc.gov

m23

### ECONOMIC DEVELOPMENT CORPORATION

#### CONTRACTS

##### SOLICITATION

*Goods and Services*

**DESIGN AND ENGINEERING SERVICES FOR FERRY LANDINGS RESILIENCE UPGRADES** - Request for Proposals - PIN# 67270001 - Due 6-29-17 at 4:00 P.M.

New York City Economic Development Corporation (NYCEDC) is seeking a consultant or consultant team to provide design services to upgrade ferry landings at the following locations: Hunters Point South, Brooklyn Cruise Terminal, East 34th Street Ferry Landing and Schaefer Landing. The upgrades will serve to modify these facilities to accommodate the NYCDOT Ollis-class vessels along with smaller ferries and passenger vessels. The landings will also be hardened against the threats posed by future storms and other emergencies. The upgraded landings will allow ferry services to be activated quickly in response to emergencies on multiple potential corridors – providing broad-spectrum mitigation.

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

This RFP is a Qualifications-Based Selection RFP. Respondents must submit a completed "Standard Form 330 – Architect-Engineer Qualifications ("SF-330"), which can be found at Exhibit 2 of the RFP.

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

This project is being funded with Federal transportation funds, through the Federal Transit Authority and this project has Disadvantaged Business Enterprise (DBE) participation goals. All respondents will be required to submit a DBE Utilization Plan with their response. A list of certified DBEs can be found at <http://biznet.nysucp.net/>. M/WBEs are also encouraged to apply.

NYCEDC established the Kick Start Loan programs for M/W/DBEs interested in working on NYCEDC projects. Kick Start Loans facilitates financing for short-term mobilization needs such as insurance, payroll, supplies and equipment. Bidders, sub-contractors and sub-consultants are strongly encouraged to visit the NYCEDC website at [www.nycedc.com/opportunitymwdb](http://www.nycedc.com/opportunitymwdb) to learn more about the program.

An optional site visit session will be held on Thursday, June 1, 2017, at the Brooklyn Cruise Terminal, Pier 12, at 10:00 A.M. Those who wish to attend should RSVP by email to [ftaferryrfp@edc.nyc](mailto:ftaferryrfp@edc.nyc) on or before May 30, 2017.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M., on Monday, June 12, 2017. Questions

regarding the subject matter of this RFP should be directed to [ftaferryrfp@edc.nyc](mailto:ftaferryrfp@edc.nyc). Answers to all questions will be posted by Tuesday, June 20, 2017 to [www.nycedc.com/RFP](http://www.nycedc.com/RFP).

Please submit three (3) sets of your proposals.

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

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

☛ m23

## ENVIRONMENTAL PROTECTION

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ INTENT TO AWARD

*Services (other than human services)*

**CRO-561: WESTCHESTER COUNTY DEPT OF HEALTH MOA** - Government to Government - PIN# 82616WS00010 - Due 6-8-17 at 4:00 P.M.

DEP intends to enter into a Government to Government agreement with Westchester County for, CRO-561: Westchester County Delegation Agreement. Per a Memorandum of Agreement (MOA), between the Westchester County Department of Health (WCDH), and the New York City Department of Environmental Protection (NYC DEP), for the administration of 18-38, of the Watershed Regulations, WCHD is responsible for the review, approval, and issuance of written determinations for new, altered, modified, or remediated subsurface sewage treatment systems (SSTSs), located within the Westchester County portion of the New York City watershed. The MOA is pursuant to the November 4, 1994 Memorandum of Understanding (MOU), between the New York State Department of Health (NYSDOH), and NYC DEP, which delegates the administration and enforcement of the subsurface sewage treatment system programs from NYC DEP, to County Departments of Health, such as WCHD, located within the New York City Watershed. Any firm which believes it can also provide the required service IN THE FUTURE, is invited to do so, indicated by letter which must be received no later than June 8, 2017, 4:00 P.M., at: Department of Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373, ATTN: Ms. Glorivee Roman, [glroman@dep.nyc.gov](mailto:glroman@dep.nyc.gov), (718) 595-3226.

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

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

m19-25

## 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](mailto:channang@hpd.nyc.gov)*

m18-24

## HUMAN RESOURCES ADMINISTRATION

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**SERVICES FOR MATERNITY SHELTER FAMILIES WITH CHILDREN** - Negotiated Acquisition - Other - PIN# 17EHEDC07501 - Due 5-24-17 at 2:00 A.M.

\*For Informational Purposes Only\*

DHS intends to enter into a Negotiated Acquisition Extension (NAE) with Urban Strategies Inc. E-PIN#:07107P0001CNVN001 Term: 7/1/17 - 6/30/18 Amount: \$1,115,485.00

DHS is requesting a Negotiated Acquisition Extension (NAE) to provide for the continued operation of the Urban Strategies Maternity shelter for 19 adult families. The facility complies with the New York State Department of Social Services Part 900 regulations. The operation provides a full range of services on site including housing, health screening, information and referral, housing preparation, facility security and maintenance, counseling, vocational counseling and recreation, clothing and linkage to other community based programs. The primary goal is to assist these families in obtaining permanent housing, and provide appropriate services to insure that these families remain in their home. The facility is located at, 808 Saratoga Avenue, Brooklyn, NY 11212. Organizations that believe they are qualified to provide these services, or are interested in similar future procurements, may express their interest by filing with the New York City Enrollment Center at (212) 857-1680 or via email at [vendorenrollment@cityhall.nyc.gov](mailto:vendorenrollment@cityhall.nyc.gov). For Human Services contracts go to <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>.

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](mailto:romainp@hra.nyc.gov)*

☛ m23

## CONTRACTS

#### ■ AWARD

*Goods and Services*

**CONSULTING SERVICES FOR IT PROGRAMS** - Intergovernmental Purchase - Available only from a single source - PIN# 09617G0026001 - AMT: \$630,000.00 - TO: InfoPeople Corporation, 450 7th Avenue, Suite 1106, New York, NY 10123-0105.

☛ m23

#### ■ INTENT TO AWARD

*Services (other than human services)*

**MOBILE AND CAR CARD ADVERTISING THROUGH MTA SUBWAY SYSTEM** - Sole Source - Available only from a single source - PIN# 17SPEDD00901 - Due 5-30-17 at 11:00 A.M.

Department of Homeless Services (DHS) intends to enter into a Sole Source agreement with Outfront Media Group, LLC, to produce and install mobile and interior car card advertisement through the MTA subway system. E-PIN: 07117S0002; Contract Amount: \$49,250.00; Term: 3/6/2017 - 4/2/2017

DHS is requesting these services as part of a comprehensive recruitment effort to meet the demands of an expanding DHS Peace Officer presence, across additional shelter locations. Organizations that believe they are qualified to provide these services or are interested in similar future procurement may express their interest by filing with the New York City Vendor Enrollment Center at (212) 857-1680 or via email at [vendorenrollment@cityhall.nyc.gov](mailto:vendorenrollment@cityhall.nyc.gov). For Human Service contracts, go to <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>.

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. Polina Fuki (929) 221-6425; Fax: (929) 221-0756; [fukip@hra.nyc.gov](mailto:fukip@hra.nyc.gov)*

m22-26

**NYC HEALTH + HOSPITALS**

■ SOLICITATION

*Services (other than human services)*

**MEMBER NEWSLETTER SERVICES** - Request for Proposals - PIN# 100912R140 - Due 6-19-17 at 4:00 P.M.

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

NYC Health + Hospitals, 160 Water Street, 3rd Floor New York, NY 10038. Shekima White (212) 908-3721; Fax: (212) 908-8620; whiteshe@metropius.org

☛ m23

**CONTRACT SERVICES**

■ SOLICITATION

*Construction/Construction Services*

**NCB CONDENSATE TANK REPLACEMENT, EST. RANGE 1M - 1.3M** - Competitive Sealed Bids - PIN# NCBCONDENSATE - Due 6-27-17 at 1:30 P.M.

Condensate Tank Replacement at North Central Bronx Hospital, Bronx, NY. Bid Documents Fee \$30 (Company Check or Money Order) Payable to NYCHH and the fee is non-refundable. All Bids shall be in accordance with the terms of the NYC Health and Hospitals (HHC) Project Labor Agreement.

Technical Questions must be submitted in writing by Email, no later than three (3) calendar days after the Mandatory Pre-Bid Meetings are held.

Mandatory Meetings/site tours are scheduled for Tuesday, June 5, at 10:00 A.M. and Wednesday, June 6, at 10:00 A.M., in front of the Engineering Office, at 3424 Kossuth Avenue, Bronx, NY. All Bidders must attend on one of these dates.

Requires Trade Licenses (Where Applicable). Under Article 15A of The State of New York, the following M/WBE goals apply to this contract, MBE 20 percent and WBE 10 percent. These goals apply to any bid submitted of \$100,000 or more. Bidders not complying with these terms will have their bids declared Non-Responsive.

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

NYC Health + Hospitals, 55 Water Street, 25th Floor, New York, NY 10041. Clifton Mc Laughlin (212) 442-3658; mclaughc@nychhc.org

☛ m23

**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

**CONTRACTS**

■ SOLICITATION

*Construction/Construction Services*

**RECONSTRUCTION OF BERGEN BEACH PLAYGROUND** - Competitive Sealed Bids - PIN# 84617B0157 - Due 6-14-17 at 10:30 A.M.

Located on East 71st Street between Avenue N and Avenue T in the Borough of Brooklyn. Contract B353-116M.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013.

This Contract is subject to Apprenticeship Program Requirements.

Bid Security: Bid Deposit in the amount of 5 percent of Bid Amount or Bid Bond in the amount of 10 percent of Bid Amount.

The Cost Estimate Range is \$3,000,000.00 to \$10,000,000.00.

To request the Plan Holder's List, please call the Blue Print Room at (718) 760-6576.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of New York, Parks and Recreation. A separate check/money order is required for each project. The company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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, Room 64, Flushing Meadows - Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov

☛ m23

**SCHOOL CONSTRUCTION AUTHORITY**

**CONTRACT SERVICES**

■ SOLICITATION

*Construction/Construction Services*

**TCU REMOVAL AND PLAYGROUND REDEVELOPMENT** - Competitive Sealed Bids - PIN# SCA17-17496D-1 - Due 6-9-17 at 11:30 A.M.

PS 155 (Queens)  
 Documents Available: May 19, 2017, at BidSet website at <https://bidset.nycsca.org>  
 SCA system-generated category: (not to be interpreted as a "bid range") \$1,000,001 to \$4,000,000

Pre-Bid Walk Through date and time: May 30, 2017, at 10:00 A.M., at: 130-02 115 Avenue, South Ozone Park, NY 11420. 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](mailto:lpersaud@nycsca.org)

☛ m23

**PROCUREMENT**

■ SOLICITATION

*Construction/Construction Services*

**ROOFTOP GREENHOUSE** - Competitive Sealed Bids - PIN# SCA17-15302D-1 - Due 6-9-17 at 10:30 A.M.

PS 84 (Manhattan)  
 SCA System-generated category (Not to be interpreted as a bid range): \$1,000,001 to \$4,000,000  
 Pre-Bid Meeting: May 31, 2017, at 10:00 A.M., at 32 West 92nd Street, New York, NY 10025

Bidders must be Pre-Qualified by the SCA at time of bid opening.

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

School Construction Authority, 30-30 Thomson Avenue, Long Island City, NY 11101. Iris Vega (718) 472-8292; Fax: (718) 472-8290; [ivega@nycsca.org](mailto:ivega@nycsca.org)

☛ m23

**DEMOLITION** - Competitive Sealed Bids - PIN# SCA17-025276-1 - Due 6-7-17 at 11:30 A.M.

PS 129 (Queens)  
 SCA System-Generated category: (Not to be interpreted as a bid range) \$1,000,001 to \$4,000,000  
 Pre-Bid Meeting: May 26, 2017, at 10:00 A.M., at 128-02 7th Avenue, College Point, NY 11356

Bidders must be Pre-Qualified by the SCA at time of bid opening.

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

School Construction Authority, 30-30 Thomson Avenue, Long Island City, NY 11101. Iris Vega (718) 472-8292; Fax: (718) 472-8290; [ivega@nycsca.org](mailto:ivega@nycsca.org)

☛ m23

**AGENCY RULES**

**HUMAN RESOURCES ADMINISTRATION**

■ NOTICE

**CAPA REGULATORY AGENDA FY 2018  
 HUMAN RESOURCES ADMINISTRATION**

Pursuant to Section 1042 of the Charter, the New York City Human Resources Administration (HRA) sets forth below its regulatory agenda

for the City's fiscal year of 2018:

1. **SUBJECT:** Streamlined Rental Assistance Program
  - A. **Reason:** HRA currently administers multiple City-funded rental assistance programs with different eligibility criteria and program requirements. In order to more effectively and efficiently administer the various City-funded rental assistance programs targeted to households in or at risk of entry to shelter, HRA will create a single streamlined program that will replace and build on the successes of the existing LINC, SEPS and CITYFEPS programs.
  - B. **Anticipated contents:**
    - Eligibility criteria for households in shelter and at risk of entry to shelter.
    - Calculation of maximum rent levels, rental assistance amounts and client contributions.
    - Renewal criteria.
    - Administrative review process.
    - Other program requirements.
  - C. **Objectives:** To increase the effectiveness of HRA's City-funded rental assistance programs.
  - D. **Legal basis:** Sections 34, 56, 61, 62, 77, and 131 of the New York Social Services Law.
  - E. **Types of individuals and entities likely to be affected:** Individuals, adult families and families with children in HRA, DHS or DYCD shelter and at risk of entry to DHS shelter.
  - F. **Other relevant laws:** None.
  - G. **Approximate schedule:** 1st Quarter FY18 (proposed rule)/2<sup>nd</sup> Quarter FY18 (final rule).
2. **SUBJECT:** Employment Training Programs for Recipients of Public Assistance
  - A. **Reason:** The current rule needs to be updated to reflect a change in State statute and to reflect current HRA policies and practices.
  - B. **Anticipated contents:**
    - Expand definition of "employment training programs" to include bachelor's degree and other post-secondary four-year degree granting programs.
    - Change name of Office of Employment Services to HRA Career Services.
    - Update standards used by HRA to evaluate employment training programs.
  - C. **Objectives:** To provide recipients of public assistance with greater access to training and education, and to ensure to the extent possible that training programs approved by HRA are consistent with HRA's stated goals of building career pathways out of poverty.
  - D. **Legal basis:** Section 2903 (a) of the New York City Charter.
  - E. **Types of individuals and entities likely to be affected:** Recipients of Public Assistance who are required to participate in engagement activities.
  - F. **Other relevant laws:** NY Social Services Law §336-a.
  - G. **Approximate schedule:** 1st Quarter FY18 (proposed rule)/2<sup>nd</sup> Quarter FY18 (final rule).
3. **SUBJECT:** Distribution of Food and Administrative Funds to Emergency Food Providers
  - A. **Reason:** The current rule needs to be updated to reflect current HRA policies and practices.
  - B. **Anticipated contents:**
    - Expand definition of "food pantry" to include distribution of perishable food.
    - Update criteria used to determine eligibility of food providers to receive funds from the Emergency Food Assistance Program.
    - Change language to reflect that administrative funds for eligible food providers shall be determined once, not twice, a year.
  - C. **Objectives:** To provide food insecure residents of New York City with greater access to healthy, nutritious food.
  - D. **Legal basis:** Section 2903 (a) of the New York City Charter.
  - E. **Types of individuals and entities likely to be affected:** Food

insecure residents of New York City and emergency food providers such as food pantries and soup kitchens.

- F. Other relevant laws: None.
- G. Approximate schedule: 1st Quarter FY18 (proposed rule)/2nd Quarter FY18 (final rule).

**Agency Contact:**  
 Emily Sweet  
 Special Counsel, Office of the General Counsel  
 Tel: (929) 221-6524

☛ m23



**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 8/7/2017 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 97<sup>TH</sup> 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 8/8/2017 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 97<sup>TH</sup> 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 8/11/2017 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 97<sup>TH</sup> 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 8/12/2017 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 97<sup>TH</sup> 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 8/13/2017 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 97<sup>TH</sup> 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 8/14/2017 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 97<sup>TH</sup> 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 8/6/2017 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 97<sup>TH</sup> STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer  
Comptroller  
m10-23

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH** cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 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 97<sup>TH</sup> 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

**CHANGES IN PERSONNEL**

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 05/05/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
IIRIANO	SCARLETT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
INAMAGUA	JORGE	A 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

IQBAL	SHAHID	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ISLAM	FARHAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ISRAELI	MENASHE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
IVEY	TIFANY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JABBI	BINTOU	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JACKSON	BRITTNEY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JACOBS	NIKI	C 9POLL	\$1.0000	APPOINTED	YES	04/01/17	300
JACQUES	REBECCA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JAIN	NILIMA	J 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JAMES	IMANI	9POLL	\$1.0000	APPOINTED	YES	04/18/17	300
JAMES	ROBIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 05/05/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
JAMES	SHAKIRA	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JAMES	VERONICA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JEREMIE	JENNIFER	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JONES	DOREEN	N 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JONES	LESLIE	A 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JONES	RENEE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JONES SR	SHERMAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JORAWAR	JAHERIAH	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JORDAN	ANN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JORDON	CHARLYN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JOSEPH	CHRISTAY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JOSEPH	JACQUELI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JOSEPH	JENNELLI	B 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JOYCE	KATHLEEN	T 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
JOYCE-DIBART	CECILIA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KA	ALAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KABIR	SHARIAR	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KATECHIS	LILIANA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KAUR	MANDEEP	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KAUR	SIMRANDE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KELLER	LONNY	C 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KHAN	ISMOT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KHAN	YUSUF	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KHEDR	DINA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KHODEZA	BIBI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KIM	JUNGHEE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KING	SUSAN	R 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KIPPINS	RHONDA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KLUS	JULIAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KNAPP	ALEXANDE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KOHLI	RATTANPR	S 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KOONS	ABIGAIL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KOSHEL	FRANK	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KRAL	LINDSAY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KRAMBERG	LOUIS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
KRITIKOS	NIKOLAOS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LA SALLE	ELIZABET	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LACOSSIERE	MICHELIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LACRETE	ANNA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LAIRD	ERIN	S 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LAMA	JYOTTI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LAMOUR	JOVANY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LANGAN	SARAH	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LARIOS	SHANNEN	D 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LATOS	ANDREW	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LATOUCHE	RACHEL	A 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LAUDAT	TAMEISHA	P 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LEE	CHLOE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LEE	KELLY	H 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LEE	LISA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LEMMA	FASSIKA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 05/05/17

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LEVCHENKO	OLGA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LEVY	JEFF	R 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LIEBERMAN	GARY	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LILLIETH	THOMAS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LIRIANO	AYLEEN	L 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LITVIN	VLADIMIR	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LOPEZ	DARLING	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
LOWENFIELD	TOWANA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MACWAN	VICKY	9POLL	\$1.0000	APPOINTED	YES	04/25/17	300
MADERA	RAYMOND	L 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MALONEY	SHELLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MANCERO	NERYS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MARQUES	DENISE	B 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MARRERO	AURELIO	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MARTIN	ALEXIS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MARTINEZ	WILMER	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MATTHEWS	ARYEH	R 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MATTHEWS	FELECIA	N 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MAXIMO	GLORIA	F 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MAZNIKU	ERVIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MAZZARELLO	DANETTE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MAZZEI	MELISSA	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MBAYE	MALICK	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCALLISTER	TANYA	A 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCALLISTER	TRACY	S 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCCLEARY	EDWARD	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCCLUNG	HEDY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCCRAE	HERBERT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCDANIEL	DENISE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCGLOIN	JAMES	M 9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

MCGUIRE	MARTHA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCINTOSH	MKIANN R	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCINTYRE	DESHAWN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MCLEARNON	PATRICIA C	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MENDLOW	ELLEN M	9POLL	\$1.0000	APPOINTED	YES	04/01/17	300
MERCER	MAKISHA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MIAH	PARVIN N	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MIDDLETON	UMMLIKHA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MIHALILDES	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MILLER	UNIQUE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MINAYA	FRANCIS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MINCEY	DAVID	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MIRZA	FARAH	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MITCHELL	AMANDA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOHAMED	TAREK F	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOISE	DIMITRI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOLININI	JEANNETT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MONROE	TERREL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOORE	ANDREW	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOORE	ROSEMARY J	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MORALES	ROLANDO	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 05/05/17

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MORAN	ASHLYN G	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MORAN	JOSEPH A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOREAU	GREGER	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MORRIS	JAMES J	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MORRISON	CALVIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MORSE	NANDI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOSCARITOLO	ELLA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MOTANA	MOHAMED A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MRIDHA	FAISAL H	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MUGLER	JADA V	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MUI	MING Y	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MUNG	CHIN Y	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MUNROE	TAJMAR	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MURRAY	FATUMATA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MURRAY	ROBERT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MYERS	RYAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
MYLES	CHAQUITA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NADEEM	SHAZIA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NARCISSE	JESULA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NAMAZ	ASEES	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NAWAZ	IZZA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NDEM	RHONDA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NEAL-PROVENZANO	THERESA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NEARY	LAURA A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NEBENZAHL	JAMES	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NEMITOFF	MICHAEL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NGAI	JOAN N	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NICHOLAS-WALLAC	NICOLE S	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NICOLAS	HUGUES	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NOONAN	DEIRDRE A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
NOVAS-CASTILLO	ANLLELIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
O'CONNELL	CARMEL M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OATES	TRICIA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OBERHAUSER	LORENZ	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OBLENESS	DIANE M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OCASIO	BENNY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OH	CHOONG K	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OMOTUNDE	GBOYEGA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OPPENHEIMER	JOHN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OPSAI	LISA M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ORTIZ	BRENDALE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OTERO	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OUALI	ARAMATA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OUELLE	FLORENT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
OWENS	CYNTHIA L	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PADILLA	CHRISTOP A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PAGANELLI	NICHOLAS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PAGE	SHANTIEL C	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PALMER JR	IDESHA A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PARENT	ANTHONY E	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PARKER	SERENA	9POLL	\$1.0000	RESIGNED	YES	04/17/17	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 05/05/17

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
PATTERSON	GRACE A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PATWAY	MOHAMMAD N	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PAUL	COURTNEY C	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PAUL	HEIDI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PAUL	JOANN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PAULSEN	EMILY J	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PEDROSO	SEAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PEGUERO	ASHLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PENA	ELIZABET	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PERDOMO	MAYRA A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PEREZ	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PERKINS	MARGARET L	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PERRY	DALE J	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PETERSON SR	CORNEL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PIERRE	MICENE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
POLLARD-HAZEL	PAULINE C	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
POVEDA	ADRIANA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
POWELL	MILAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
PRICE	SYLENYA	9POLL	\$1.0000	APPOINTED	YES	04/01/17	300
PURTELL	GERARD D	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

PURTELL	MARY A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
QAYYUM	ANIQA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
QUANDT	MARY R	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
QUEZADA	EDUARDO	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
QUINONES	JOSEPH A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RAGHUBIR	CHRIS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RAHMAN	AKHLAQR	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RAMCHARAN	SHERIFA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RAMOS	VIIVIAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RAMSAHAI SINGH	YOJANI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RANTA	ADRIANN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RASPBERRY	DAVON L	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RATCLIFFE III	JAMES M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RAY	GERALDIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
REED	ELSA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
REID	RIKISHA S	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
REILLY	GARRETT	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
REYES	YERALDIN C	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RICE	IMANI M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RICHARDS	CHRISTIA	9POLL	\$1.0000	APPOINTED	YES	04/01/17	300
RICHARDS	NICOLE P	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RICHMOND	LINDA B	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RIDOUT	TERRI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RING	MICHAEL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RIOS	SIGFREDO	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RISTVEDT	PATRICIA P	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RITA	KANIZ F	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RIVERA	ANGIE E	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RIVERA	ANNIE M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RIVERA	MARCUS	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RIZVI	QAISER	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 05/05/17

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ROBINSON	JAHAIRA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROBINSON	LATOYA S	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODGERS	HAILLE A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODGERS	SHANA M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODGERS BREWER	STAR A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODRIGUES	CHARLES	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODRIGUEZ	EDWIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODRIGUEZ	INDIANA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODRIGUEZ	MELANIE R	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RODRIGUEZ	STEPHANI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROLDAN	F	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROMAN	EVELYN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROMERO	CARMEN M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROSA	KACIE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROSS	JEANETTE	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
ROZARIO	MILDRED P	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
RUCKER	MICHAEL D	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SAAH	BENJAMIN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SABINO	SAUL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SALVAGGIO	JOHN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SANCHEZ	KAYLENE A	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SANCHEZ	MELISSA T	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SANDERS	FRAN	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SANTIAGO	JOVANA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SANTIAGO	STEPHANI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SANTILLAN	JESSICA	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SAPOZHNIKOV	ROSTISLA Y	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SATKUNASINGHAM	KAMINI	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SAUTER	MICHAEL D	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SCARLETT	TIFFANY M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SCHECHECTER	JOEL	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SCHECHECTER	ROB M	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
SCHIMOLER	WILLIAM F	9POLL	\$1.0000	APPOINTED	YES	01/01/17	300
S							

Table listing names, titles, salaries, and actions for various individuals, including SPECTOR DONNA, SPENCER AMBER, and others.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 05/05/17

Table listing names, titles, salaries, and actions for Board of Election Poll Workers, including VELASQUEZ GENE, VENEZIA DANIEL, and others.

GUTTMAN COMMUNITY COLLEGE FOR PERIOD ENDING 05/05/17

Table listing names, titles, salaries, and actions for Guttman Community College, including BALTAZAR RAUL and BAMBIA MOHAMED.

Table listing names, titles, salaries, and actions for individuals, including DAW TORRELL, FERMIN LOPEZ, and others.

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 05/05/17

Table listing names, titles, salaries, and actions for Community College (Bronx), including ALLENDE ANDRES and others.

COMMUNITY COLLEGE (BRONX) FOR PERIOD ENDING 05/05/17

Table listing names, titles, salaries, and actions for Community College (Bronx), including SYDNEY NOBLE and others.

COMMUNITY COLLEGE (QUEENSBORO) FOR PERIOD ENDING 05/05/17

Table listing names, titles, salaries, and actions for Community College (Queensboro), including ALI FATIMA and others.

LATE NOTICE

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 11 - Thursday, May 25, 2017, 7:00 P.M., Calvary Hospital, Patient Activity Center 1, 1740 Eastchester Road, Bronx, NY.

Bronx Community Board 11 will conduct a public hearing on an amendment to the City Map involving the modification of legal grades on Westchester Avenue between Waters Place and the Hutchinson River Parkway East Service Road in Community Districts 10 and 11, Borough of the Bronx, in accordance with Map No. 13139 dated March 2, 2017, and signed by the Borough President. Application #: C 160253 MMX. Project Name: Westchester Avenue Bridge City Map Change.

# READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

## NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), and click on Prevailing Wage Schedules to view rates.

## CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination.

## VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc). To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

## SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit [www.nyc.gov/html/sbs/nycbiz](http://www.nyc.gov/html/sbs/nycbiz) and click on Summary of Services, followed by Selling to Government.

## PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc).

## NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these

entities directly at the addresses given in the Vendor Information Manual.

## PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit [www.nyc.gov/mocs](http://www.nyc.gov/mocs).

## ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and click on M/WBE Certification and Access.

## PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

## PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc)

## COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

## KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition
NA/8	For ongoing construction project only: Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default

For Legal services only:

NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances (Client Services/CSB or CSP only)
WA1	Preventing loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only) anti-apartheid preference
OLB/a	local vendor preference
OLB/b	recycled preference
OLB/c	other: (specify)

## HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards, and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE

### POLICE

#### DEPARTMENT OF YOUTH SERVICES

##### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM**  
-Competitive Sealed Bids- PIN# 056020000293 -  
DUE 04-21-03 AT 11:00 A.M.

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

*NYPD, Contract Administration Unit,  
51 Chambers Street, Room 310, New York, NY 10007.  
Manuel Cruz (646) 610-5225.*

◀m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
Use the following address unless otherwise specified or submit bid/proposal documents; etc.	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record