



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: *Procurement; Agency Rules*

## BOARD MEETINGS

### MEETING

#### City Planning Commission

Meets in Spector Hall, 22 Reade Street, New York, NY 10007, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.



#### City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, NY 10007, at 1:30 P.M.

#### Contract Awards Public Hearing

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, weekly, on Thursday, commencing 10:00 A.M., and other days, times and location as warranted.

#### Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and scheduling changes.

#### Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

#### Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

#### Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

#### Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

#### Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY 11101, at 10:00 A.M., quarterly or at the call of the Chairman.

#### Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

#### Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, NY 10004.

**Commission on Human Rights**

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

**In Rem Foreclosure Release Board**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Franchise and Concession Review Committee**

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

**Real Property Acquisition and Disposition**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, bi-weekly, on Wednesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Landmarks Preservation Commission**

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks).

**Employees' Retirement System**

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

**Housing Authority**

Board Meetings of the New York City Housing Authority are scheduled for the last Wednesday of each month (except August) at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at [http://www.nyc.gov/html/nycha/html/about/boardmeeting\\_schedule.shtml](http://www.nyc.gov/html/nycha/html/about/boardmeeting_schedule.shtml) to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088.

**Parole Commission**

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

**Board of Revision of Awards**

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

**Board of Standards and Appeals**

Meets at 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

**Tax Commission**

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

**BOROUGH PRESIDENT - BROOKLYN****MEETING**

**NOTICE IS HEREBY GIVEN THAT**, pursuant to Section 201 of the New York City Charter, the Brooklyn Borough Board will hold a public hearing on the following matters in the Community Room of Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M., on July 25, 2017.

**Calendar Item 1 — Warren Street Center for Children and Families (160006 PQQ)**

An application submitted by the New York City Administration for Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 343 Warren Street in the Boerum Hill neighborhood of Brooklyn Community District 2 (CD 2). Such actions would facilitate the continued use of the property as a child care center.

**Calendar Item 2 — Edwin's Place (C 170454 ZMK)**

An application submitted by the New York City Department of Housing Preservation & Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter, for a zoning map amendment that would change an R6 District to an R7-2 District property, bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, and Howard Avenue in the Brownsville section of Brooklyn Community District (16). The zoning map amendment would establish within the proposed R7-2 District a C2-3 District from Livonia Avenue to a line 100 feet to its north between Grafton Street and Howard Avenue. The proposed project consists of the construction of a new eight-story mixed-use building on the Development Site that, when completed, will provide approximately 125 affordable housing units, one superintendent, ground-floor retail and/or community facility space. In order to facilitate

to Proposed Development, HPD has received a related Mayoral Zoning Override to allow a street wall of 71 feet, 11 feet above the maximum height of 60 feet.

**Calendar Item 3 — Linden Boulevard Rezoning (170430 ZMK and 170431 ZRK)**

An application submitted by Canyon Sterling Emerald LLC, pursuant to Sections 197-c and 201 of the New York City Charter is seeking zoning map and text amendments to facilitate the development of a vacant block on Linden Boulevard in the East New York section of Brooklyn Community District 5 (CD 5). The zoning map amendment would eliminate the C1-2 district overlay and change the existing R4 District to an R8A district with a C2-4 overlay, and a combination of R7A and R6A districts. It would change an existing R4 District property, to an R6A District property, bounded by a line 100 feet southerly of Linden Boulevard, Amber Street, a line 100 feet north of Loring Avenue, and Emerald Street. It would change an existing R4 District to an R7A District property, from Loring Avenue to a line 100 feet to its north, between Amber and Emerald streets. The zoning map amendment would also change an existing R4 District to an R8A District property, from Linden Boulevard to a line 100 feet to its south of Linden Boulevard, between Amber and Emerald streets. Within a proposed R8A District it would establish a C2-4 District from Linden Boulevard to a line 100 feet to its south between Amber and Emerald streets. The zoning text amendment would designate the Project Area a Mandatory Inclusionary Housing (MIH) Area. The proposed development will consist of residential, retail, and community facilities uses with 100 accessory parking spaces. All 521 residential units will be affordable pursuant with 30 percent of the residential floor (approximately 157 dwelling units), designated as permanently affordable to households at an average of 80 percent of area median income.

**Calendar Item 4 — 723-733 Myrtle Avenue Rezoning (170025 ZMK and N170026 ZRK)**

An application submitted by JMS Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter is seeking zoning map and zoning text amendments for two block fronts on the north side of Myrtle Avenue between Walworth Street and Nostrand Avenue and one block front on the south side of Myrtle Avenue between Sandford Street and Nostrand Avenue, in the Bedford-Stuyvesant section of Brooklyn Community District 3 (CD 3). The zoning map amendment would rezone the existing M1-1 District on the north side of Myrtle Avenue to an R7D/C2-4 district and the M1-2 district on the north side of Myrtle Avenue to an R6A/C2-4 district. The zoning text amendment would designate the Project Area a Mandatory Inclusionary Housing (MIH) Area. Such amendments and subsequent actions would facilitate the development of an eight-story, 75-unit mixed residential, commercial, and community facility building with an affordable housing set aside of 19 permanently affordable housing units.

**Calendar Item 5 — Tillary and Prince Street Rezoning (170400 ZMK and 170401 ZRK)**

An application submitted by YYY Brooklyn NY LLC, pursuant to Sections 197-c and 201 of the New York City Charter for zoning map and zoning text amendments changing an R6 District to a C6-4 District property, bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street, in the Downtown District section of Brooklyn Community District 2. The zoning map amendment would result in the enlargement of the Special Downtown Brooklyn District for the area, bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street. The zoning text amendment would designate the Project Area a Mandatory Inclusionary Housing (MIH) Area. A total of approximately 262 dwelling units would be built in buildings containing 21- and 23-stories. There would also be retail space and parking for 44 vehicles in an enclosed garage.

**Calendar Item 6 — Self-Service Storage Facility Text Amendment (170425 ZRY)**

The New York City Department of City Planning (DCP) proposes a Citywide zoning text amendment to establish a Special Permit under the jurisdiction of the City Planning Commission (CPC) for all new self-service storage development in the proposed "Designated Areas (approximately 40 percent of the land area where such use is currently permitted as-of-right)." Such areas are defined by their location within manufacturing districts, largely coinciding with Industrial Business Zones (IBZs), and would be established as text maps. The primary intent of this proposal is to establish a framework to conduct a case-by-case, site-specific review to ensure that development of self-storage facilities does not occur on sites that should remain available to more job intensive industrial uses. Existing self-storage facilities within the newly proposed "Designated Areas" would be able to continue operating as legal non-conforming uses. Self-storage would remain as an as-of-right use in C8 zoning district and in manufacturing districts outside of designated areas (approximately 60 percent of the land area where such use is currently permitted as-of-right).

Note: To request a sign language interpreter, or to request Telecommunication Device for the Deaf (TDD) services, and/or foreign language interpretation in accordance with Local Law 30, contact Land Use Director Richard Bearak, at (718) 802-4057, or rbearak@brooklynbp.nyc.gov, prior to the hearing. Accessibility questions: Inna Guzenfeld (718) 802-3751, by Tuesday, July 25, 2017, 12:00 P.M.



jy18-25

**BOROUGH PRESIDENT - QUEENS**

■ PUBLIC HEARINGS

**CORRECTED NOTICE**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Melinda Katz, on Wednesday, July 26, 2017, at 10:30 A.M., in the Borough President's Conference Room, located at 120-55 Queens Boulevard, Kew Gardens, NY 11424, on the following items:

**CD 14 - BSA #2017-10 BZ**

**IN THE MATTER OF** an application filed by Akerman LLP on behalf of Rockaway Seagirt Housing Development Fund Corp., pursuant to Section 73-44 of the NYC Zoning Resolution, for a special permit to allow reduction the required parking for a medical office in an R6/C2-2 District, located at 34-11 Beach Channel Drive, Block 15950 Lots 14 & 24, Zoning Map 31a, Rockaway, Borough of Queens.

**CD Q05 - ULURP #C170394 PCQ**

**IN THE MATTER OF** an application submitted by the New York Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition, of property located at 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility.

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, or e-mail [planning@queensbp.org](mailto:planning@queensbp.org) no later than **FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**



jy14-25

**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 Chambers, City Hall, New York City, NY 10007, commencing at 9:30 A.M. on Thursday, July 27, 2017:**

**PRET A MANGER**

**MANHATTAN CB - 1 20175332 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 maintain and operate an unenclosed sidewalk café located at 125 Chambers Street.

**MADE IN PUERTO RICO LATIN CUISINE AND SPORTS BAR  
BRONX CB - 10 20175396 TCX**

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of MIPR Inc., d/b/a Made in Puerto Rico Latin Cuisine and Sports Bar, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 3363 East Tremont Avenue.

**MAMA SUSHI**

**MANHATTAN CB - 12 20175444 TCM**

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Sushi Vida Inc., d/b/a Mama Sushi, for the renewal of a revocable consent to maintain and operate an unenclosed sidewalk café located at 237 Dyckman Street.

**HANDCRAFT KITCHEN & COCKTAILS**

**MANHATTAN CB - 6 20175461 TCM**

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of CRC Hospitality Group LLC, d/b/a Handcraft Kitchen & Cocktails, for a new

revocable consent to maintain and operate an unenclosed sidewalk café located at 367 3<sup>rd</sup> Avenue or 200 East 27<sup>th</sup> Street.

**WHILE WE WERE YOUNG**

**MANHATTAN CB - 2 20175465 TCM**

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of While We Were Young, LLC, d/b/a While We Were Young, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 183 West 10<sup>th</sup> Street.

**GUACAMOLE TAQUERIA**

**MANHATTAN CB - 12 20175498 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Guacamole Corp., d/b/a Guacamole Taqueria, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 5025 Broadway.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 C 170243(A) ZMQ**

Application, submitted by NYC Economic Development Corporation, pursuant to Section 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; and
- 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.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 N 170244(A) ZRQ**

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 in underline is new, to be added;  
 Matter in ~~strikeout~~ 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#;

\* \* \*

23-10

OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

23-15

Open Space and Floor Area Regulations in R6 through R10 Districts

R6 R7 R8 R9 R10

\* \* \*

23-153

For Quality Housing Buildings

R6 R7 R8 R9 R10

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

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

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS

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

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

23-154

Inclusionary Housing

\* \* \*

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

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

\* \* \*

(2) Maximum #floor area ratio#

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

\* \* \*

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

C1 C2 C3 C4 C5 C6 C7 C8

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

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

\* \* \*

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

\* \* \*

**Article XIII - Special Purpose Districts**

**Chapter 6 Special Downtown Far Rockaway District**

**136-00 GENERAL PURPOSES**

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

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

**136-01 General Provisions**

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

**136-02 Definitions**

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

**Open Space A**

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

**Open Space B**

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

**136-03 District Plan and Maps**

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

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

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

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

**136-04 Subdistricts**

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

**136-05 Applicability of District Regulations**

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

R6 R7-1

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

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

R6 R7-1

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

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

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

**136-10 SPECIAL USE REGULATIONS**

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

**136-11  
Location Within Buildings**

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

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

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

**136-13  
Ground Floor Use Regulations**

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

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

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

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

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

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

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

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

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

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

**136-152  
Location of entrances**

- (a) Non-#residential# entrances

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

- (b) #Residential# entrances

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

**136-20  
SPECIAL BULK REGULATIONS**

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

**136-21  
Lot Coverage**

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

**136-22  
Height and Setback Regulations**

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

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

**136-221  
Street wall location**

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

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

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

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

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

R6 R7-1

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

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

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district in this Section, a setback with a depth of at least ten feet shall be provided

from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

**136-223  
Maximum building height**

R6 R7-1

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

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

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

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

**136-311  
Street wall location**

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

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

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

- (2) "Street Wall B"

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

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

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

**136-312  
Street wall recesses**

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

feet of the intersection of two #street lines#. However, such minimum recessed area shall be permitted within 30 feet of Redfern Avenue, except at the intersection of Redfern Avenue and Mott Avenue.

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

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

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

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

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

- (b) Dormers

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

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

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

**136-314  
Maximum building height**

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

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

Within the area labeled "Tower Location Area" on Map 5 (Maximum Building Height Within Subdistrict A) in the Appendix to this Chapter,



the height of a #building# may exceed the height limits specified in Section 136-314 (Maximum building height) only as set forth in this Section. Any portion of a #building# above a height of 125 feet shall hereinafter be referred to as a "tower."

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

### 136-316

#### Maximum length of buildings

The outermost walls of each #story# located entirely above a height of 95 feet 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) 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);
- (b) the location of private streets adjacent to the proposed #development# or #enlargement# complies with the provisions of Section 136-323 (Private streets); and
- (c) 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.

- (1) 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 set forth in a phasing plan that has been incorporated in a signed and duly recorded declaration of restrictions, and that has provided for interim improvements and access where these do not present conflicts with construction, staging, or public safety.

### 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#. Sidewalks shall have a minimum clear path of seven feet on each side of such private streets along their entire length. 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 Provisions for Publicly Accessible Open Spaces and Private Streets

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

- (a) the usefulness and attractiveness of the publicly accessible open space will be improved by the proposed design and layout;

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

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

**136-52**

**Authorization to Modify Bulk Regulations**

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

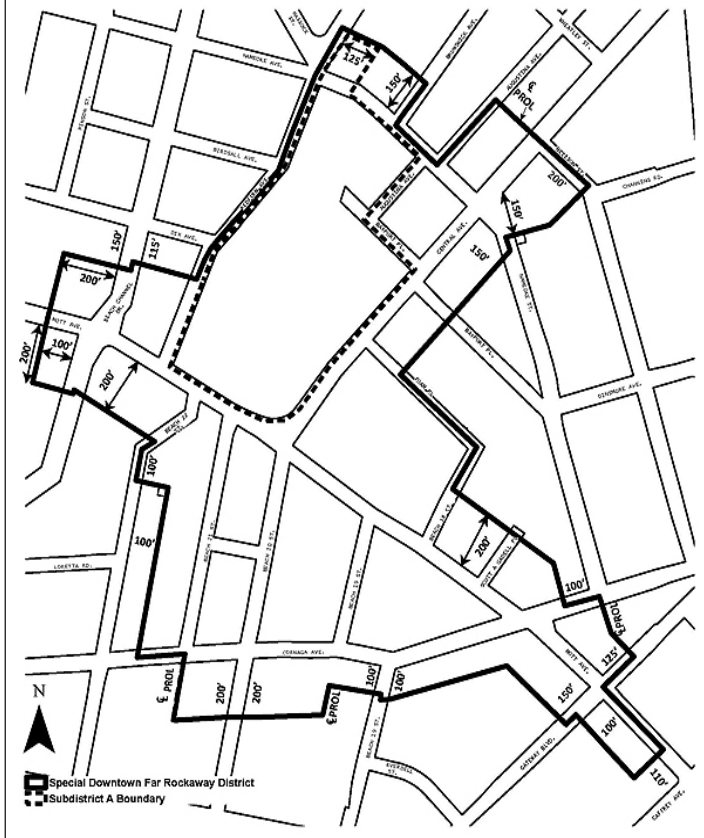
- (a) will aid in achieving the general purposes and intent of this Chapter as set forth in Section 136-00 (GENERAL PURPOSES);
- (b) will provide a better distribution of #bulk# on the #zoning lot#, resulting in a superior site plan, in which the #buildings# subject to this authorization and any associated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

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

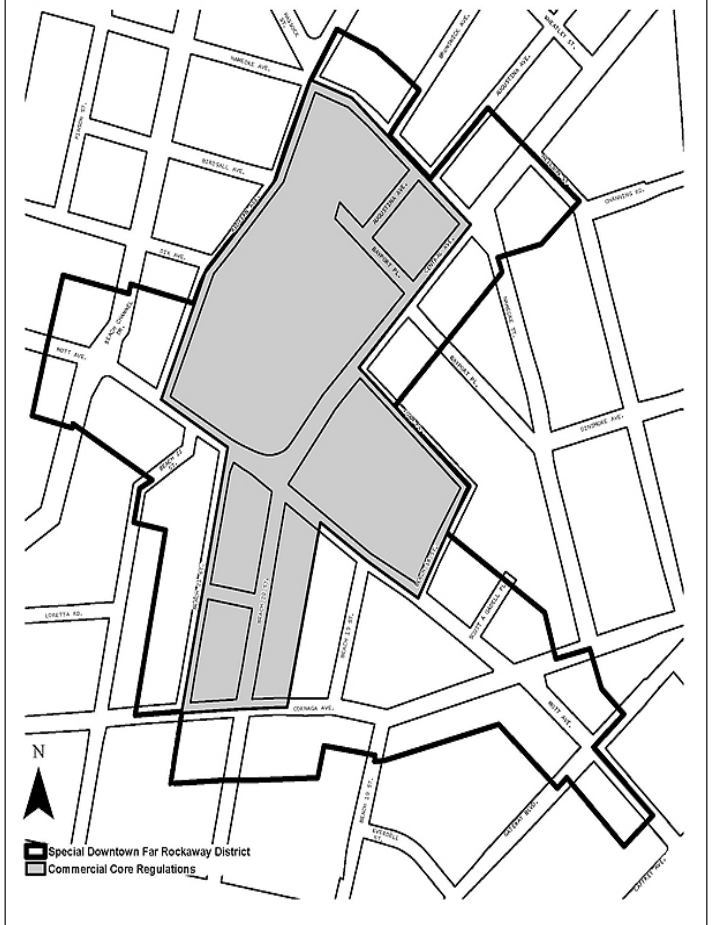
**Appendix**

**Special Downtown Far Rockaway District Maps**

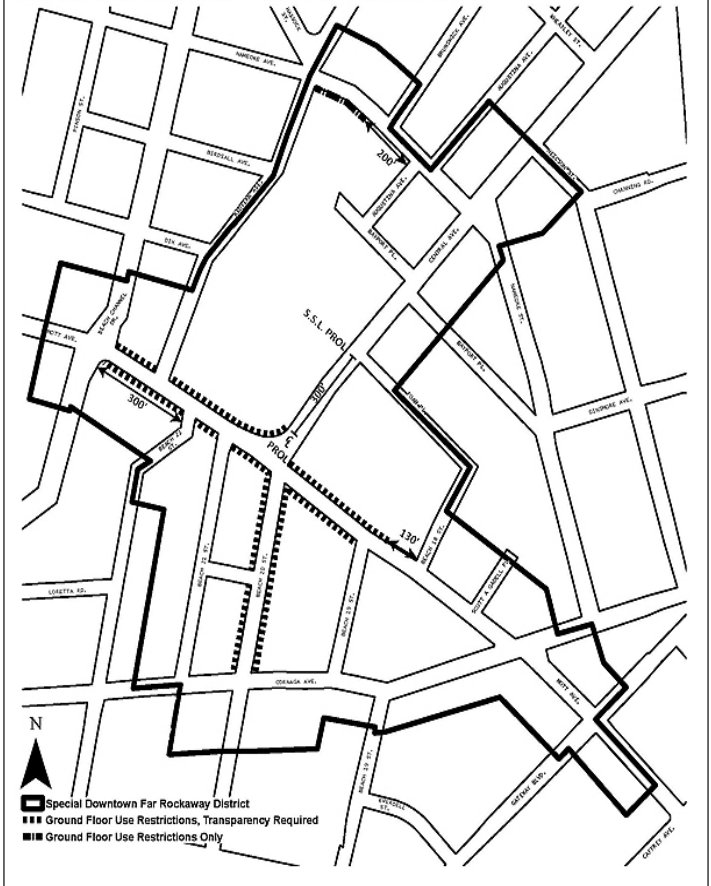
Map 1 - Special Downtown Far Rockaway District and Subdistrict



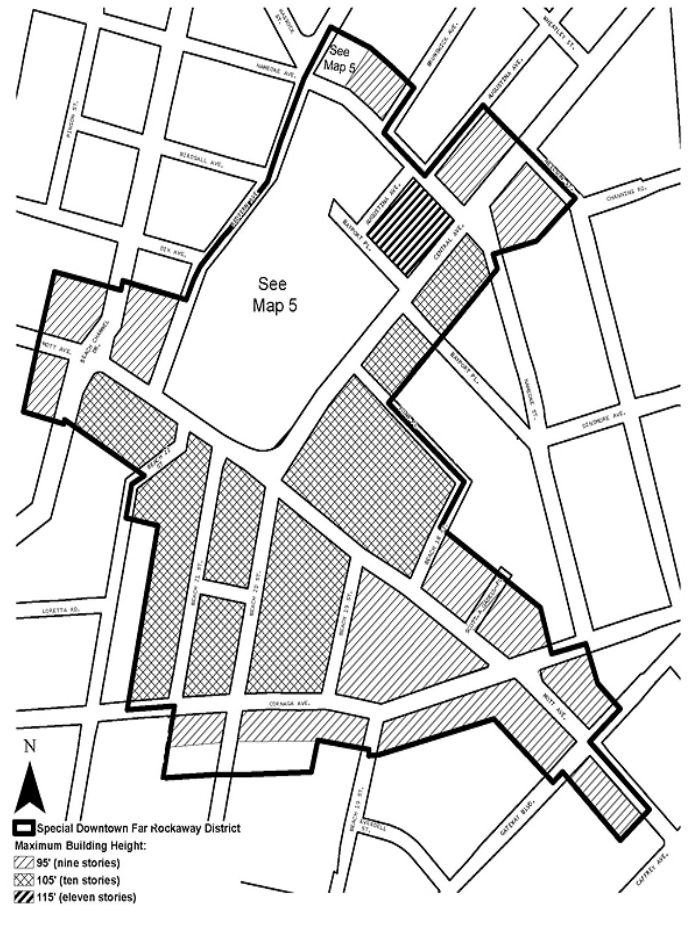
Map 2 - Commercial Core



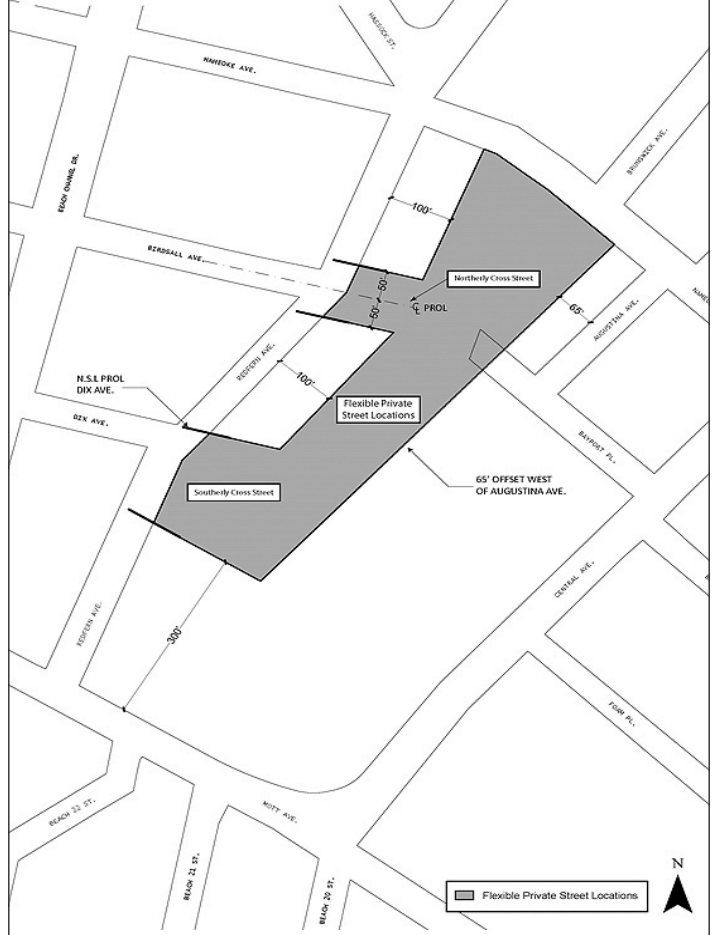
Map 3 - Ground Floor Use and Transparency Requirements



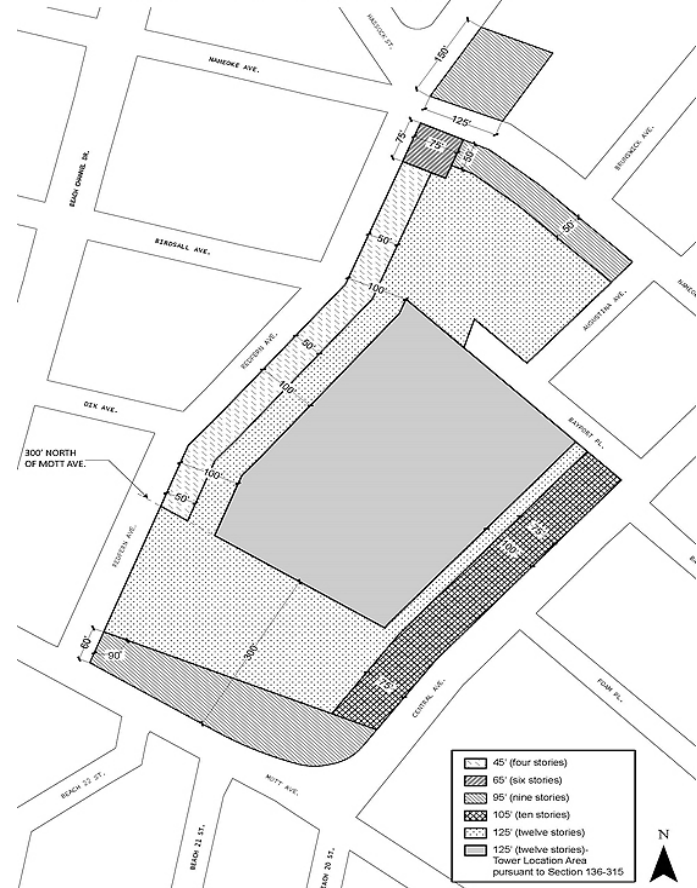
Map 4 - Maximum Building Height



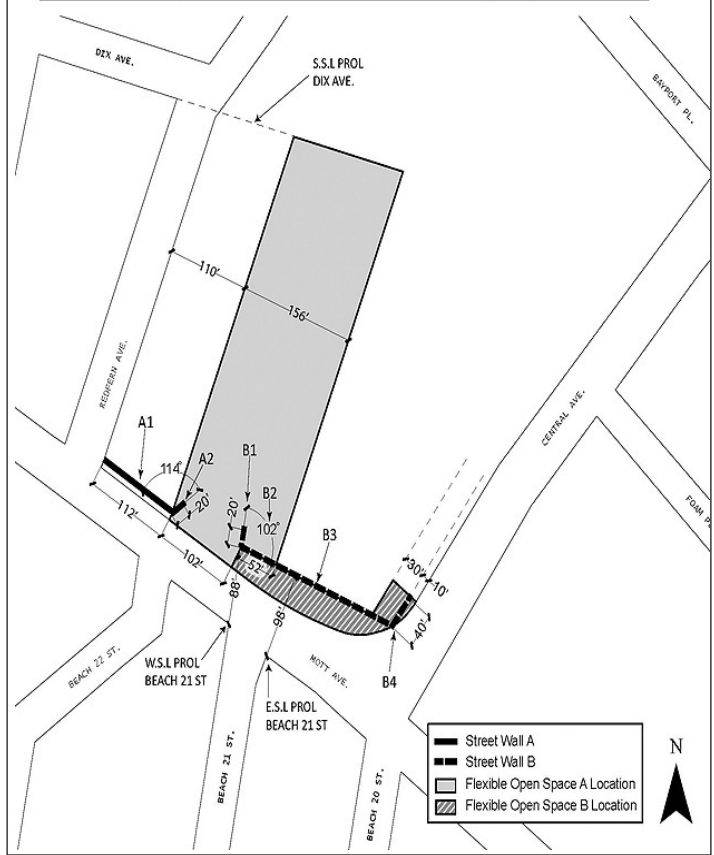
Map 6 - Publicly Accessible Private Streets

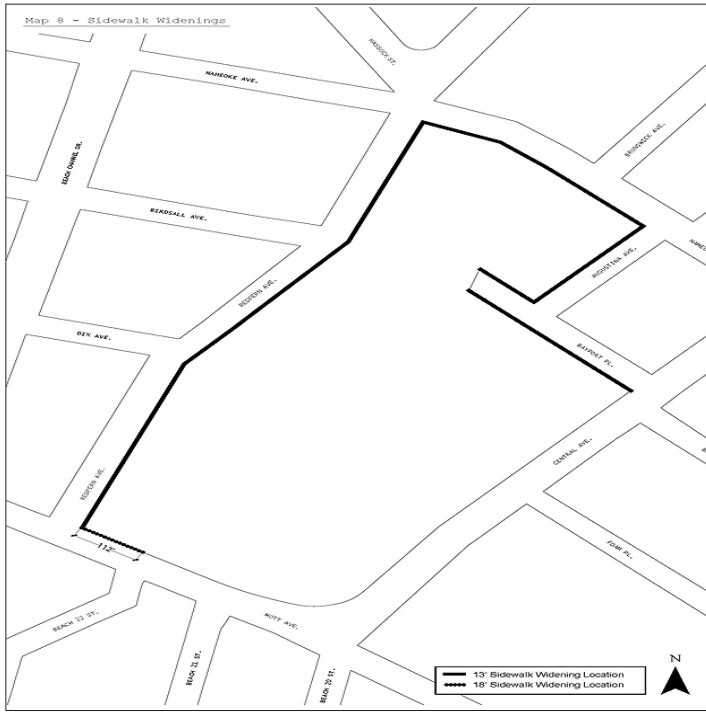


Map 5 - Maximum Building Height Within Subdistrict A



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





\* \* \*

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

\* \* \*

**Queens**

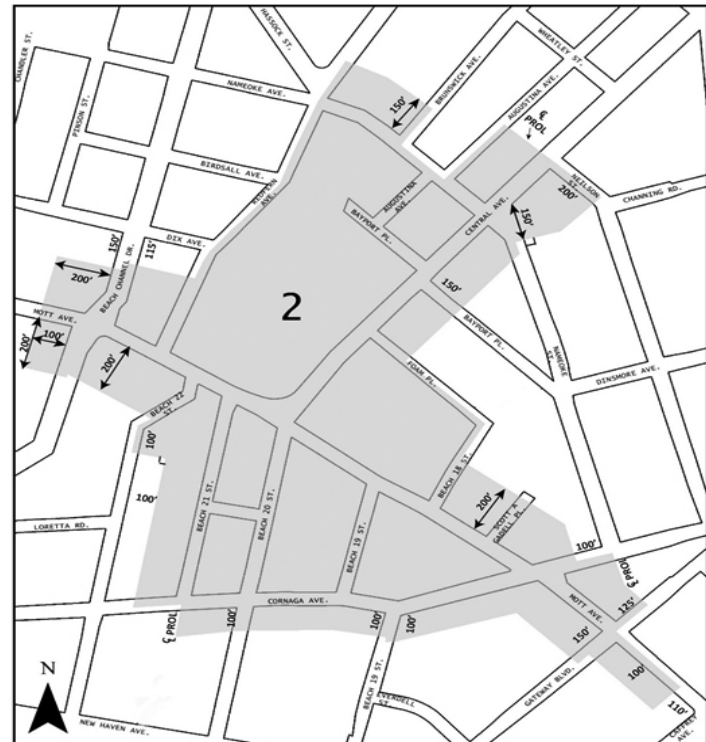
\* \* \*

**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

\* \* \*

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 N 170245 HQG**

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.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 C 170246 HUQ**

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.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 C 170247 HDQ**

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.

**DOWNTOWN FAR ROCKAWAY DEVELOPMENT PLAN  
QUEENS CB - 14 C 170248 PPQ**

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.

**MANHATTAN WEST-PHASE III TEXT AMENDMENT  
MANHATTAN CB - 4 N 170317 ZRM**

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

**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 moveable 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#.

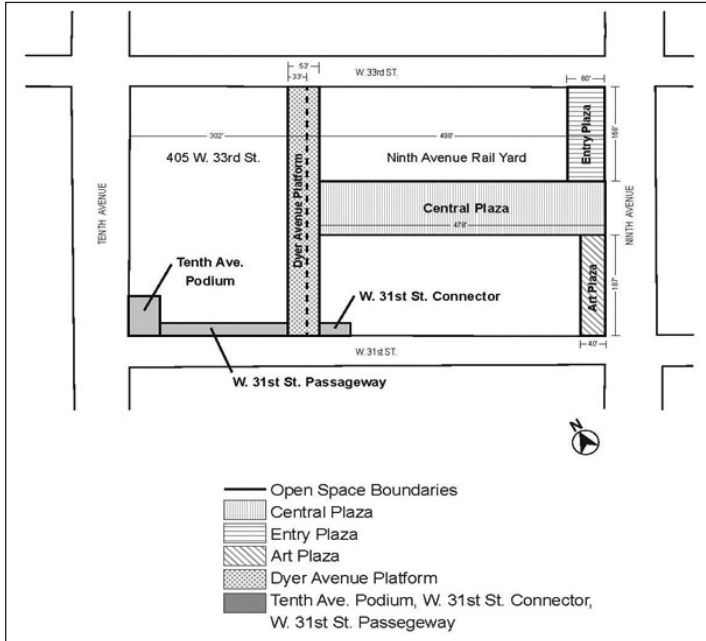
(b) Maintenance

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.

**Appendix B  
Special Hudson Yards Subdistricts Maps**

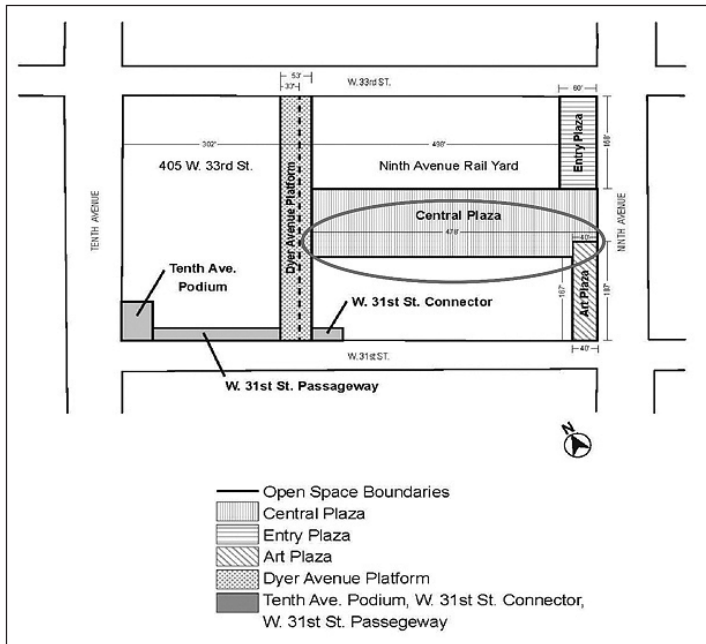
Map 1 – Subdistrict B: 450 West 33rd Street and Ninth Avenue Rail Yard Public Access area





**EXISTING MAP**

Map 1 – Subdistrict B: 450 West 33rd Street and Ninth Avenue Rail Yard Public Access area)



**PROPOSED MAP**

\* \* \*

**EBENEZER PLAZA**

**BROOKLYN CB - 16 C 170189 ZMK**

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, 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.

**EBENEZER PLAZA**

**BROOKLYN CB - 16 N 170190 ZRK**

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**

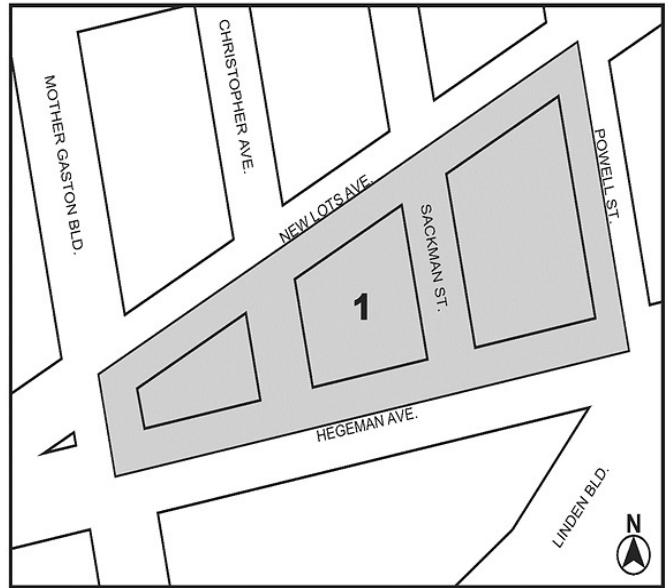
\* \* \*

**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(d) (3)

**1** Area 1 – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

\* \* \*

**34<sup>TH</sup> STREET HELIPORT**

**MANHATTAN CB - 6 C 170158 ZSM**

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.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in**

the Committee Room, City Hall, New York City, NY 10007, commencing at 11:00 A.M. on Thursday, July 27, 2017:

MANHATTAN DISTRICT 11 GARAGE AND LOT CLEANING UNIT

MANHATTAN CB - 11 C 170269 PCM

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.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the Committee Room, City Hall, New York City, NY 10007, commencing at 1:00 P.M. on Thursday, July 27, 2017:

POLYCLINIC APARTMENTS

MANHATTAN CB - 4 20185031 HAM

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article XI of the Private Housing Finance Law, for approval of a new real property tax exemption for property, located at Block 1041, Lots 6 and 11, Borough of Manhattan, Community District 4, Council District 3.

Accessibility questions: Land Use Division - (212) 482-5154, by: Monday, July 24, 2017, 3:00 P.M.



jy21-27

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Chambers, City Hall, New York City, NY 10007, commencing at 9:30 A.M. on Thursday, July 27, 2017:

462 BROADWAY

MANHATTAN CB - 2 C 170192 ZSM

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 (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.

462 BROADWAY

MANHATTAN CB - 2 C 170193 ZSM

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.

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



jy21-27

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, July 26, 2017, at 10:00 A.M.

BOROUGH OF THE BRONX No. 1

1675 WESTCHESTER AVENUE REZONING

CD 9 C 170377 ZMX

IN THE MATTER OF an application submitted by 1675 JV Associates LLC, pursuant to Section 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 3d:

- 1. changing from an R6 District to an R8A District property, bounded by a line 200 feet northerly of Westchester Avenue, a line midway

between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and

- 2. establishing within the proposed R8A District, a C2-4 District, bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

as shown on a diagram (for illustrative purposes only), dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425.

No. 2

CD 9 C 170378 ZRX

IN THE MATTER OF an application submitted by 1675 JV Associates, 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, Borough of The Bronx, Community District 9.

Matter in underline is new, to be added;

Matter in strikeout 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

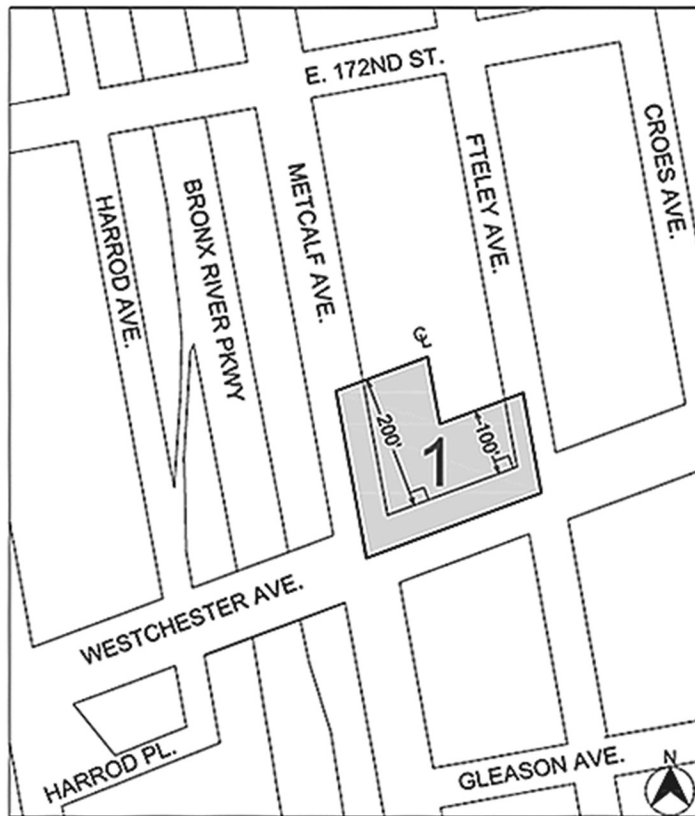
\* \* \*

The Bronx Community District 9

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

Map 1 - [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 9, The Bronx

\* \* \*

BOROUGH OF MANHATTAN No. 3 SOHO TOWER

**CD 2 C 170382 ZSM**  
**IN THE MATTER OF** an application submitted by Broome Property Owner JV, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 42 spaces on portions of the ground floor, third floor and the fourth floor of a proposed mixed use building on property, located at 100 Varick Street (Block 477, Lots 35, 42, 44, 46, 71-76 and 1001-1005), in an M1-6 District, within Special Hudson Square District.

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

**No. 4**  
**EAST RIVER FIFTIES-SUTTON PLACE TEXT AMENDMENT**  
**CD 6 N 170282 ZRM**

**IN THE MATTER OF** an application submitted by the East River Fifties Alliance to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), and establishing a new Inclusionary Housing Designated Area in Appendix F, within an area generally bounded by East 58th Street and East 59th Street to the north, the East River and Franklin D. Roosevelt Drive to the east, midblock between East 51st Street and East 52nd Street to the south, and 100 feet east of First Avenue to the west.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is old, to be deleted;  
 Matter within # # is defined in Sections 12-10 and/or 23-911;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE II - RESIDENCE DISTRICT REGULATIONS**

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

\* \* \*

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

\* \* \*

**23-154**  
**Inclusionary Housing**

For #developments# or #enlargements# providing #affordable housing#, pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

\* \* \*

(c) Special provisions for specified #Inclusionary Housing designated areas#

\* \* \*

(4) Provisions for specified R10 Districts within Community District 6 in the Borough of Manhattan  
In Community District 6, in the Borough of Manhattan, the area bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street shall be an #Inclusionary Housing designated area#. For all R10 Districts within such #Inclusionary Housing designated area#, the provisions of paragraph (b) of this Section shall not apply. In lieu thereof, the base #residential floor area ratio# shall be 10.0. Such base #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to a maximum #residential floor area ratio# of 12.0.

\* \* \*

**23-60**  
**HEIGHT AND SETBACK REGULATIONS**

**23-61**  
**Applicability**  
 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

\* \* \*

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

\* \* \*

**23-67**  
**Special Height and Setback Provisions for Certain Areas**

\* \* \*

**23-675**  
**Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan**

In Community District 6, in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, all #buildings# containing #residences# shall be #developed# or #enlarged#, pursuant to the #bulk# regulations for #Quality Housing buildings#, and the following height and setback modifications shall apply:

- (a) The maximum #building# height shall be 235 feet for #zoning lots# or portions thereof within 100 feet of a #wide street# and 210 feet for #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#.
- (b) However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing#, pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors#, pursuant to Section 23-155 (Affordable independent residences for seniors), the maximum #building# height shall be increased to 260 feet.
- (c) For #buildings# on lots that are equal to or greater than 80 feet in width, facade articulation of no less than three feet in depth, measured from the #street wall#, by five feet in width shall be required for each #building segment# at no more than thirty-foot intervals.

\* \* \*

**23-90**  
**INCLUSIONARY HOUSING**

\* \* \*

**23-932**  
**R10 Districts**

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions of paragraph (b) of Section 23-154 (Inclusionary Housing) and in all R10 Districts located in #Mandatory Inclusionary Housing areas#, pursuant to the provisions of paragraph (d) of such Section. Special rules for certain R10 Districts in Community District 6 in the Borough of Manhattan are set forth in paragraph (c) of Section 23-154. The Inclusionary Housing Program shall apply in all other R10 Districts, subject to the provisions of paragraph (a) of Section 23-154, as applicable.

\* \* \*

**Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts**

\* \* \*

**24-10**  
**FLOOR AREA AND LOT COVERAGE REGULATIONS**

\* \* \*

**24-16**  
**Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses**  
 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential uses#.

**24-161**  
**Maximum floor area ratio for zoning lots containing community facility and residential uses**  
 R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6 R7-2 R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1, and in R6 Districts without a letter suffix in Community District 1, Brooklyn, and certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #community facility# and #residential uses# shall be the base #floor area ratio# set forth in Section 23-154 (Inclusionary Housing) for the applicable district. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in such Section only through the provision of #affordable income housing#, pursuant to Section 23-90 (INCLUSIONARY HOUSING).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing#, pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors#, pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

\* \* \*

**24-56  
Special Height and Setback Provisions for Certain Areas  
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10**

(a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

(c) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged#, pursuant to the #residential bulk# regulations of Section 23-674 (Special height and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

(d) Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, #developments# or #enlargements# shall be subject to the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan).

\* \* \*

**ARTICLE III: COMMERCIAL DISTRICT REGULATIONS**

**Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts**

\* \* \*

**35-31  
Maximum Floor Area Ratio  
C1 C2 C3 C4 C5 C6**

In the districts indicated, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

Notwithstanding the provisions for R10 Districts in Community District 7 in the Borough of Manhattan set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas), in C4-7 Districts within Community District 7 in the Borough of Manhattan, the maximum #residential floor area ratio# may be increased, pursuant to the provisions of Sections 23-154 and 23-90 (INCLUSIONARY HOUSING).

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1 and R6 Districts without a letter suffix in Community District 1, Brooklyn, and except within certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-154 for the applicable district.

However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 Districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-154 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in Section 23-154 only through the provision of #affordable housing#, pursuant to Section 23-90, inclusive.

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin Delano Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Section 33-12, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing#, pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors#, pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot# less any shared #floor area#.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

\* \* \*

**35-65  
Height and Setback Requirements for Quality Housing Buildings**

C1 C2 C4 C5 C6

In the districts indicated, the #street wall# location provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to #Quality Housing buildings#. In certain districts, the heights set forth in Section 35-652 may be increased, pursuant to either the provisions of Section 35-653 (Tower regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable. Additional provisions are set forth in Section 35-655. The height of all #buildings or other structures# shall be measured from the #base plane#.

In all such districts, the permitted obstructions provisions of Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction, pursuant to paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing Designated Area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan) shall apply.

APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory  
Inclusionary Housing Areas

\* \* \*  
\* \* \*  
\* \* \*

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas	Maps of Mandatory Inclusionary Housing Areas
1d	Bronx CD 7	Map 1	
3b	Bronx CD 4	Map 1	
3c	Bronx CD 6	Maps 1 - 3	
3c	Bronx CD 7	Map 1	
3d	Bronx CD 3	Map 1	
3d	Bronx CD 6	Maps 2 - 5	
5d	Manhattan CD 7	Map 1	
6a	Manhattan CD 9	Map 1, Map 2	
6a	Manhattan CD 10	Map 1	
6a	Manhattan CD 11	Map 1	
6a	Bronx CD 1	Map 1	Map 2
6a	Bronx CD 4	Map 1	
6b	Manhattan CD 10	Map 1	
6b	Manhattan CD 11	Map 1	
6b	Manhattan CD 4	Map 1	
6c	Manhattan CD 4	Map 2	
6c	Manhattan CD 7	Map 2	
6d	Manhattan CD 4	Map 3, Map 4	
6d	Manhattan CD 5	Map 1	
6d	Manhattan CD 6	Map 1, Map 2	
6d	Queens CD 2	Map 3	
6a	Queens CD 1	Map 1	
6b	Queens CD 1	Map 2	
6b	Queens CD 2	Map 1	
6d	Queens CD 2	Map 1, Map 2	
10b	Queens CD 7		Map 1
12a	Manhattan CD 1	Map 1	
12a	Manhattan CD 2	Map 1	
12c	Manhattan CD 3	Map 1	
12c	Brooklyn CD 1	Map 1, Map 2	
12d	Brooklyn CD 1	Map 2, Map 3	
12d	Brooklyn CD 2	Map 1, Map 4	
12d	Brooklyn CD 3	Map 3	
13a	Brooklyn CD 1	Map 1, Map 2	
13b	Brooklyn CD 1	Map 2, Map 4	
13b	Brooklyn CD 3	Maps 3 - 5	
13b	Brooklyn CD 4	Map 1	
14d	Queens CD 8	Map 1	
14d	Queens CD 12	Map 1	
16b	Brooklyn CD 7	Map 2	
16c	Brooklyn CD 2	Maps 1 - 3	
16c	Brooklyn CD 3	Map 1	
16c	Brooklyn CD 6	Map 1	
16c	Brooklyn CD 8	Map 1	
16d	Brooklyn CD 7	Map 1	

MANHATTAN

Manhattan Community District 6

In the R10 District within the area shown on the following Map 2:  
Map 2 - [date of adoption]



Portion of Community District 6, Manhattan

BOROUGH OF QUEENS  
Nos. 5 & 6  
135-01 35<sup>TH</sup> AVENUE REZONING  
No. 5

CD 7 C 170180 ZMQ  
IN THE MATTER OF an application submitted by Stemmax Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 10a:

- changing from an M1-1 District to an R7A District, property bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street; and
- establishing within the proposed R7A District a C2-3 District, bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street;

as shown on a diagram (for illustrative purposes only), dated May 8, 2017, and subject to the conditions of CEQR Declaration E-424.

No. 6

CD 7 N 170181 ZRQ  
IN THE MATTER OF an application submitted by Stemmax Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory  
Inclusionary Housing Areas

\* \* \*

QUEENS

\* \* \*

Queens Community District 7

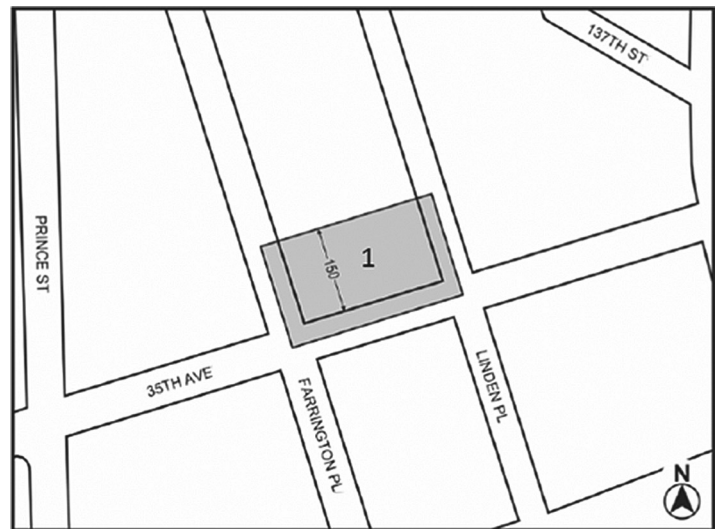
\* \* \*

In the R7A and R7X Districts within the areas shown on the following  
Maps 1 and 2:

\* \* \*

Map 2 - (date of adoption)

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area 1 - [date of adoption] MIH Program Option 2

Portion of Community District 7, Queens

\* \* \*

No. 7  
ENGINE 268-LADDER 127 FIREHOUSE

CD 14 C 170351 PCQ  
IN THE MATTER OF an application submitted by the New York City Fire Department and the 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 116-11 Beach Channel Drive (Block 16198, Lot 1) for use as a firehouse.

BOROUGH OF STATEN ISLAND  
Nos. 8 & 9  
SOUTH AVENUE RETAIL DEVELOPMENT

CD 1 C 160174 ZSR  
IN THE MATTER OF an application submitted by Josif A LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) greater than 10,000 square feet within a proposed multi-building commercial development with a total floor area of approximately 219,377 square feet on property, located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 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. 9

CD 1 C 150359 MMR  
IN THE MATTER OF an application, submitted by Josif A LLC, 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 establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4243 dated December 5, 2016, and signed by the Borough President.

NOTICE

On Wednesday, July 26th, 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 in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the South Avenue Retail Development project. The development site is located at 534 South Avenue (Block 1707, Lots 1 and 5) in the Mariners Harbor neighborhood of Staten Island Community District 1. The discretionary actions proposed by the applicant, Josif A LLC, would facilitate a proposal to develop a retail establishment of 219,377 zoning square feet (or approximately 226,000 gross square feet) of Use Group (UG) 6, UG 10A, and UG 16 uses, and 838 required accessory parking spaces. The proposed actions include a zoning special permit to allow retail establishments with UG 6 and UG 10A uses in excess of 10,000 zsf in an M1-1 district. The proposed actions also include amendments to the City Map to eliminate portions of Garrick Street, Amador Street, Albany Avenue and Morrow Street, and establish a new section of Morrow Street. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 7, 2017.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP030R.

BOROUGH OF BROOKLYN  
Nos. 10 & 11  
PFIZER SITES REZONING  
No. 10

CD 1 C 150278 ZMK  
IN THE MATTER OF an application submitted by Harrison Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property, bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property, bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. changing from an M3-1 District to an R8A District property, bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;
4. establishing within the proposed R7A District, a C2-4 District, bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District, a C2-4 District, bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District, a C2-4 District, bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-427.

No. 11

CD 1 N 150277 ZRK  
IN THE MATTER OF an application submitted by Harrison Realty 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

\* \* \*

BROOKLYN

\* \* \*

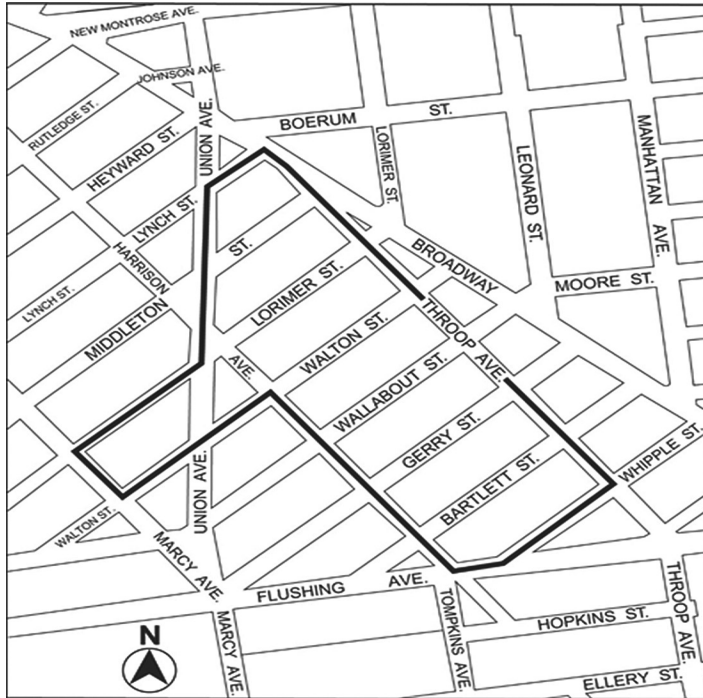
Brooklyn Community District 1

In Waterfront Access Plan BK-1, and in the R6, R6A, R6B, R7-3, R7A, R7D, and R8 and R8A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

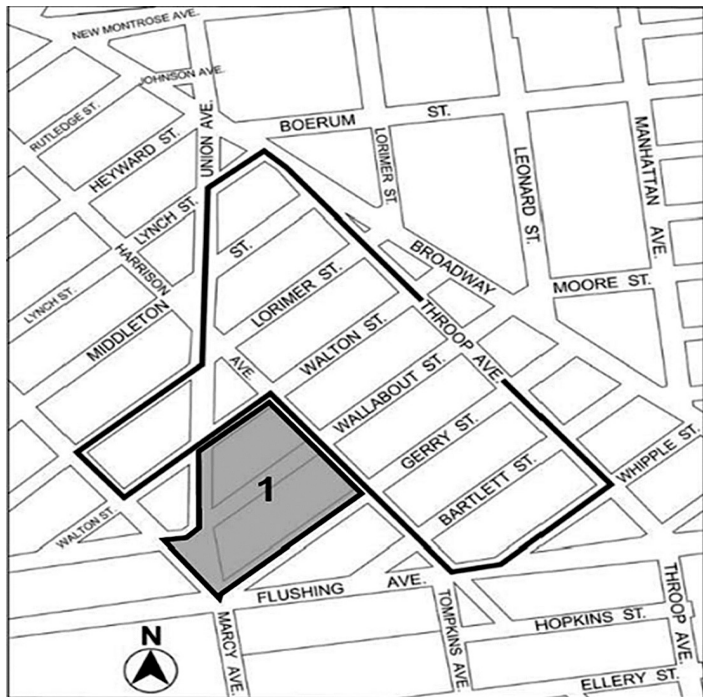
\* \* \*



Map 4. [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Project Area *see Section 23-154(d)(3)*
- Area 1 (date of adoption) - MIH Program Option 1**

Portion of Community District 1, Brooklyn

\* \* \*

**NOTICE**

On Wednesday, July 26th, 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 in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Pfizer Sites Rezoning project. The project site consists of two blocks in the South Williamsburg neighborhood of Brooklyn Community District 1. The project site is bounded by Walton Street to the north, Harrison Avenue to the east, Gerry Street to the south and Union Avenue to the west (Block 2249, Lots 23, 37, 41 and 122; Block 2265, Lot 14). The proposed actions would facilitate a proposal by the applicant, Harrison Realty LLC, to construct a 1.7 million gross square foot (gsf) mixed use development consisting of eight buildings and two publicly accessible open space amenities. The development would provide a total of 1,146 dwelling units, of which 287 units would be affordable; 64,807 gsf of local retail space; 404 accessory parking spaces and 26,000 square feet of publicly accessible open space. The proposed actions include a zoning map amendment from an M3-1 zoning district to R7A/C2-4, R7D, R7D/C2-4 and R8A/C2-4 zoning districts. The proposed actions also include a zoning text amendment to Appendix F to establish the project site as a Mandatory Inclusionary Housing Area. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 7, 2017.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQR) and City Environmental Quality Review (CEQR), CEQR No. 15DCP117K.

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



jy12-26

NOTICE IS HEREBY GIVEN that a resolution has been adopted by the City Planning Commission, scheduling a public hearing on the following matter, to be held at Spector Hall, 22 Reade Street, New York, NY, on Wednesday, July 26, 2017, at 10:00 A.M.

**BOROUGH OF QUEENS**

**No. 1  
135-01 35<sup>TH</sup> AVENUE REZONING**

**CD 7** **C 170180(A) ZMQ**  
**IN THE MATTER OF** an application submitted by Stemmax Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property, bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 12, 2017, and subject to the conditions of CEQR Declaration E-424.

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



jy12-26

**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. 10 - Tuesday, July 25, 2017, 7:00 P.M., Greek American Institute, 3573 Bruckner Boulevard South, Bronx, NY.

BSA# 2017-11-BZ  
3271 Westchester Avenue  
Special Permit (Section 73-36) to operate a physical culture establishment (ILOVEKICKBOXING) within a portion of the ground floor of an existing one-story commercial building; C2-4/R7A zoning district.

jy19-25

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

**BOROUGH OF THE BRONX**

COMMUNITY BOARD NO. 09 - Monday, July 24, 2017, 7:00 P.M., 1965 Lafayette Avenue (Community Room), Bronx, NY.

C170392 ZMX

1965 Lafayette Avenue Rezoning

**IN THE MATTER OF** an application submitted by the Park Lane Residence Co., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a: changing from an R6 district, to an R8 district property, bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; establishing within the proposed R8 district a C2-4 district, bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road.

jy18-24

**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, July 25, 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.

**536 1st Street - Park Slope Historic District**

LPC-19-10514 - Block 1077 - Lot 13 - Zoning: 16D

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style rowhouse built in 1909. Application is to construct a rooftop addition.

**460 Brielle Avenue - New York City Farm Colony - Seaview Hospital Historic District**

LPC-19-11399 - Block 955 - Lot 100 - Zoning: R3-2

**ADVISORY REPORT**

A Georgian Revival style hospital building designed by Sibley and Fetherston, and built in 1928. Application is to construct a parking lot and barrier-free access ramps.

**143 Spring Street - SoHo-Cast Iron Historic District**

LPC-19-12589 - Block 501 - Lot 32 - Zoning: M1-5A

**CERTIFICATE OF APPROPRIATENESS**

A Federal style dwelling built in 1818 with later alterations and a metal and glass addition built in 2009. Application is to install a barrier-free access ramp.

**104 East 10th Street - St. Mark's Historic District Extension**

LPC-18-3643 - Block 465 - Lot 109 - Zoning: R8B C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse built in 1879. Application is to construct a rooftop addition.

**6 West 95th Street - Upper West Side/Central Park West Historic District**

LPC-19-6159 - Block 1208 - Lot 137 - Zoning: R10A

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse with Churrigueresque style elements designed by Horace Edgar Hartwell and built in 1893-1894. Application is to construct a rear yard addition, install windows, and rooftop HVAC units.

**126 East 73rd Street - Upper East Side Historic District**

LPC-17-3690 - Block 1407 - Lot 63 - Zoning: R8B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1873, and altered in the Neo-Elizabethan style by Benjamin H. Webber in 1912. Application is to legalize the installation of an areaway gate and fence without Landmarks Preservation Commission permit(s).

jy12-25

**TRANSPORTATION**

**■ PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held, at 55 Water Street, 9th Floor, Room 945, commencing at 2:00 P.M., on Wednesday, July 26, 2017. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor South West, New York, NY 10041, or by calling (212) 839-6550.

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 11 Madison Avenue LLC to continue to maintain and use eight (8) light poles, together with electrical conduits on the north sidewalk of East 24th Street and on the south sidewalk of East 25th Street, between Madison Avenue and Park Avenue South, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1612**

For the period July 1, 2017 to June 30, 2027 - \$1,200/per annum

the maintenance of a security deposit in the sum of \$16,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#2 IN THE MATTER OF** a proposed revocable consent authorizing 75 Ludlow Street Condominium to continue to maintain and use snow melting conduits in the west sidewalk of Ludlow Street, south of Broome Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1993**

- For the period July 1, 2017 to June 30, 2018 - \$6,598
- For the period July 1, 2018 to June 30, 2019 - \$6,746
- For the period July 1, 2019 to June 30, 2020 - \$6,894
- For the period July 1, 2020 to June 30, 2021 - \$7,042
- For the period July 1, 2021 to June 30, 2022 - \$7,190
- For the period July 1, 2022 to June 30, 2023 - \$7,338
- For the period July 1, 2023 to June 30, 2024 - \$7,486
- For the period July 1, 2024 to June 30, 2025 - \$7,634
- For the period July 1, 2025 to June 30, 2026 - \$7,782
- For the period July 1, 2026 to June 30, 2027 - \$7,930

the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use conduits under, across and along West Houston Street, Cedar Street, East 25th Street, East 26th Street, Greene Street, and cables in the existing facilities of the Empire City Subway Company (Limited) in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #436**

- For the period July 1, 2017 to June 30, 2018 - \$113,895
- For the period July 1, 2018 to June 30, 2019 - \$116,446
- For the period July 1, 2019 to June 30, 2020 - \$118,997
- For the period July 1, 2020 to June 30, 2021 - \$121,548
- For the period July 1, 2021 to June 30, 2022 - \$124,099
- For the period July 1, 2022 to June 30, 2023 - \$126,650
- For the period July 1, 2023 to June 30, 2024 - \$129,201
- For the period July 1, 2024 to June 30, 2025 - \$131,752
- For the period July 1, 2025 to June 30, 2026 - \$134,303
- For the period July 1, 2026 to June 30, 2027 - \$136,854

the maintenance of a security deposit in the sum of \$137,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use pipes and conduits under and across West 3rd Street, west of Mercer Street, under and across West 3rd Street, west of Mercer Street, under and across West 3rd Street, east of MacDougal Street and under and across Bleecker Street, west of Greene Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #899**

- For the period July 1, 2017 to June 30, 2018 - \$42,027
- For the period July 1, 2018 to June 30, 2019 - \$42,968
- For the period July 1, 2019 to June 30, 2020 - \$43,909
- For the period July 1, 2020 to June 30, 2021 - \$44,850



- For the period July 1, 2021 to June 30, 2022 - \$45,791
- For the period July 1, 2022 to June 30, 2023 - \$46,732
- For the period July 1, 2023 to June 30, 2024 - \$47,673
- For the period July 1, 2024 to June 30, 2025 - \$48,614
- For the period July 1, 2025 to June 30, 2026 - \$49,555
- For the period July 1, 2026 to June 30, 2027 - \$50,496

the maintenance of a security deposit in the sum of \$50,500 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#5 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use conduits in First Avenue, north of East 30<sup>th</sup> Street, East 30<sup>th</sup> Street, east of First Avenue; First Avenue, south of East 25<sup>th</sup> Street; First Avenue, south of East 24<sup>th</sup> Street and cables in the existing facilities of the Empire City Subway Company (Limited) in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1307**

- For the period July 1, 2017 to June 30, 2018 - \$44,868
- For the period July 1, 2018 to June 30, 2019 - \$45,873
- For the period July 1, 2019 to June 30, 2020 - \$46,878
- For the period July 1, 2020 to June 30, 2021 - \$47,883
- For the period July 1, 2021 to June 30, 2022 - \$48,888
- For the period July 1, 2022 to June 30, 2023 - \$49,893
- For the period July 1, 2023 to June 30, 2024 - \$50,898
- For the period July 1, 2024 to June 30, 2025 - \$51,903
- For the period July 1, 2025 to June 30, 2026 - \$52,908
- For the period July 1, 2026 to June 30, 2027 - \$53,913

the maintenance of a security deposit in the sum of \$54,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use four (4) lampposts, together with electrical conduits on and in the north sidewalk of Washington Square North, between Fifth Avenue and University Place, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1558**

For the period July 1, 2017 to June 30, 2027 - \$600/per annum

the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#7 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use a conduit under and across MacDougal Street, south of Washington Square South, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1593**

- For the period July 1, 2017 to June 30, 2018 - \$2,934
- For the period July 1, 2018 to June 30, 2019 - \$3,000
- For the period July 1, 2019 to June 30, 2020 - \$3,066
- For the period July 1, 2020 to June 30, 2021 - \$3,132
- For the period July 1, 2021 to June 30, 2022 - \$3,198
- For the period July 1, 2022 to June 30, 2023 - \$3,264
- For the period July 1, 2023 to June 30, 2024 - \$3,330
- For the period July 1, 2024 to June 30, 2025 - \$3,396
- For the period July 1, 2025 to June 30, 2026 - \$3,462
- For the period July 1, 2026 to June 30, 2027 - \$3,528

the maintenance of a security deposit in the sum of \$3,600 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use a conduit under and across Broadway, south of Waverly Place, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1606**

- For the period July 1, 2017 to June 30, 2018 - \$5,845
- For the period July 1, 2018 to June 30, 2019 - \$5,976
- For the period July 1, 2019 to June 30, 2020 - \$6,107
- For the period July 1, 2020 to June 30, 2021 - \$6,238
- For the period July 1, 2021 to June 30, 2022 - \$6,369
- For the period July 1, 2022 to June 30, 2023 - \$6,500
- For the period July 1, 2023 to June 30, 2024 - \$6,631
- For the period July 1, 2024 to June 30, 2025 - \$6,762
- For the period July 1, 2025 to June 30, 2026 - \$6,893
- For the period July 1, 2026 to June 30, 2027 - \$7,024

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing New York University to continue to maintain and use a conduit under, across and along East 12th Street, between Third and Fourth Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2008**

- For the period July 1, 2017 to June 30, 2018 - \$6,632
- For the period July 1, 2018 to June 30, 2019 - \$6,781
- For the period July 1, 2019 to June 30, 2020 - \$6,930
- For the period July 1, 2020 to June 30, 2021 - \$7,079
- For the period July 1, 2021 to June 30, 2022 - \$7,228
- For the period July 1, 2022 to June 30, 2023 - \$7,377
- For the period July 1, 2023 to June 30, 2024 - \$7,526
- For the period July 1, 2024 to June 30, 2025 - \$7,675
- For the period July 1, 2025 to June 30, 2026 - \$7,824
- For the period July 1, 2026 to June 30, 2027 - \$7,973

the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#10 IN THE MATTER OF** a proposed revocable consent authorizing Stanley K. Peck to construct, maintain and use a stoop, fenced-in area, together with steps on the north sidewalk of Gates Avenue, between Cambridge Place and St. James Place, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2400**

From the Approval Date to the Expiration Date - \$25/per annum

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing The Duane Park Building Condominium to continue to maintain and use a ramp, together with stairs on the north sidewalk of Duane Street, east of Hudson Street,, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2017**

For the period July 1, 2017 to June 30, 2027 - \$25/per annum

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

jy6-26

## 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

OFFICE OF CITYWIDE PROCUREMENT

NOTICE

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

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

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

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

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
• DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j3-d29

POLICE

NOTICE

OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT

The following listed property is in the custody of the Property Clerk Division without claimants: Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

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

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
• Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
• Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
• Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
• Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j3-d29

PROCUREMENT

Compete To Win More Contracts!

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

NYC Teaming services, the City will be able to help even more small businesses than before.

- Win More Contracts at nyc.gov/competetowin

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

HHS ACCELERATOR

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

Important information about the new method

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

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

Participating NYC Agencies

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

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

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

CHIEF MEDICAL EXAMINER

PROCUREMENT

INTENT TO AWARD

Goods

HAMILTON ROBOTICS "STAR" INSTRUMENTS CUSTOMIZED ACCESSORIES, CONSUMABLES AND UPGRADES. - Sole Source - Available only from a single source - PIN# 81618R0106 - Due 7-27-17 at 3:00 P.M.

The Office of Chief Medical Examiner (OCME) intends to enter into a sole source contract with Hamilton Robotics, 4970 Energy Way, Reno, NV 89502, to provide "STAR" instruments customized accessories, consumables and upgrades.

Any other vendor who is capable of providing these items to the NYC OCME may express their interest in doing so by writing to Mai

Mikhaeil, Office of Chief Medical Examiner, 421 East 26th Street, 10th Floor, 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, 10th Floor, New York, NY 10016. Mai Mikhaeil (212) 323-1704; Fax: (212) 323-1790; mmikhaeil@ocme.nyc.gov

jy20-26

**CITY UNIVERSITY**

**OFFICE OF THE UNIVERSITY CONTROLLER**

■ NOTICE

*Services (other than human services)*

**2017 CUNY AND CUCF MWBE/SDVOB CONFERENCE ON CONTRACT OPPORTUNITIES - Other - PIN# XXXXXX - Due 8-2-17 at 8:00 A.M.**

The City University of New York (CUNY) and the City University Construction Fund (CUCF) will host its ninth annual Conference on Contract Opportunities for Minority and Women-Owned Business Enterprises (MWBE) and Service-Disabled Veteran-Owned Businesses (SDVOB), on Wednesday, August 2, 2017, from 8:00 A.M. to 3:00 P.M., at John Jay College of Criminal Justice, 524 West 59th Street, New York, NY. The Conference, themed Build Your Business, signals the University's and Fund's commitment to encourage MWBE and SDVOB firms to compete and successfully perform on its contracts, while providing resources to help them grow and expand across New York State.

Full-Day Event, Marketplace Exhibit Hall, Workshops, Business Meet-Ups, HelpDesk and more. The Conference features CUNY Chancellor James B. Milliken, CUNY Board of Trustees Chairperson William C. Thompson Jr., CUCF Board of Trustees Acting Chairperson Philip A. Berry, Counsel to New York State Governor Alphonso B. David, John Jay College President-Designate Karol Mason and additional distinguished guests. The full-day program includes six business development workshops, boot camp intensives, exclusive Build York Business – Business Meet-Ups for NYS-Certified MWBE and SDVOB firms, a HelpDesk to provide real-time, direct answers from business experts, and a Marketplace Exhibit Hall with over 70 public agencies, private contractors and non-profit organizations providing direct one-on-one networking and new business opportunities. A full program is available online at, [www.cunybiz.com/program](http://www.cunybiz.com/program).

Registration is available and New York State-Certified MWBE and SDVOB firms, and those firms that aspire to be certified, are strongly encouraged to attend. For more information and to register, visit: [www.cunybiz.com](http://www.cunybiz.com)

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

City University, 230 West 41st Street, New York, NY 10036. CUNY - Supplier Diversity (646) 664-3100; [mwbe@cuny.edu](mailto:mwbe@cuny.edu)

• jy24

**CITYWIDE ADMINISTRATIVE SERVICES**

**OFFICE OF CITYWIDE PROCUREMENT**

■ AWARD

*Goods*

**12-MONTH NAE - CAR SHARING SERVICES - Negotiated Acquisition - Other - PIN#8571700350 - AMT: \$1,610,000.00 - TO: Zipcar Inc., 35 Thomson Place, Boston, MA 02210.**

The award resulted from a Negotiated Acquisition Source Selection Method, pursuant to Section 3-04(b)(2)(iii) of the New York City Procurement Policy Board Rules.

• jy24

**EDUCATION**

**CONTRACTS AND PURCHASING**

■ SOLICITATION

*Goods and Services*

**REQUIREMENTS CONTRACT FOR REPAIR, MAINTENANCE, REPLACEMENT AND INSTALLATION OF EDWARDS FIRE ALARM SYSTEMS - Competitive Sealed Bids - PIN#3111040 - Due 9-26-17 at 4:00 P.M.**

To download, please go to <http://schools.nyc.gov/Offices/DCP/Vendor/RequestsforBids/Default.htm>. If you cannot download, send an email to [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov) with the RFB number and title in the subject line.

For all questions related to this RFB, please email [krodrig7@schools.nyc.gov](mailto:krodrig7@schools.nyc.gov) with the RFB number and title in the subject line of your email.

There will be a Pre-Bid Conference on Monday, August 14, 2017, at 3:30 P.M., at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov)



• jy24

**REQUIREMENTS CONTRACT FOR REPAIR AND MAINTENANCE OF SMOKE DETECTORS - Competitive Sealed Bids - PIN#B3108040 - Due 10-3-17 at 4:00 P.M.**

**● REQUIREMENTS CONTRACT FOR REPAIR AND REMEDIATION OF FUEL OIL SYSTEMS - Competitive Sealed Bids - PIN#B3109040 - Due 10-2-17 at 4:00 P.M.**

To download, please go to <http://schools.nyc.gov/Offices/DCP/Vendor/RequestsforBids/Default.htm>. If you cannot download, send an email to [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov) with the RFB number and title in the subject line.

For all questions related to this RFB, please email [krodrig7@schools.nyc.gov](mailto:krodrig7@schools.nyc.gov) with the RFB number and title in the subject line of your email.

There will be a Pre-Bid Conference on Wednesday, August 16, 2017, at 2:00 P.M., at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov)



• jy24

**ENVIRONMENTAL PROTECTION**

**WASTEWATER TREATMENT**

■ **AWARD**

*Construction Related Services*

**HVAC JOB ORDER CONTRACT FOR NORTH REGION, QNS, BX, MANH.** - Competitive Sealed Bids - PIN#82617B0046001 - AMT: \$1,000,000.00 - TO: ACME Industrial, Inc., 326-328 Front Street, Staten Island, NY 10304. JOC-17- N1H

☛ **jy24**

**HEALTH AND MENTAL HYGIENE**

**AGENCY CHIEF CONTRACTING OFFICER**

■ **INTENT TO AWARD**

*Goods*

**PURCHASE OF MISEQ AND NEXTERA EQUIPMENT, ASSAY KITS AND REAGENTS** - Sole Source - Available only from a single source - PIN# 18LB011101R0X00 - Due 8-2-17 at 10:00 A.M.

DOHMH intends to enter into a Sole Source contract with Illumina, Inc. for the purchase of the MiSeq and Nextera assay kits, reagents and equipment. The purpose of these instruments and kits are for the Public Health Laboratory's clinical and environmental testing for the detection of foodborne pathogens, waterborne pathogens, drug- resistance emerging bacteria and mosquito transmissible viruses. Research has concluded that these testing kits provide the most specific results relating to the whole genome sequencing of viral and bacterial organisms. DOHMH has made the determination that Illumina Inc. is a sole supplier, as they are the manufacturer of the MiSeq and Nextera testing kits that are required to procure this Sole Source contract.

Any vendor who believes they can also provide these goods are welcome to submit an expression of interest via email no later than 8/2/2017, by 10:00 A.M. All questions and concerns regarding this sole source should also be submitted via email.

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

*Health and Mental Hygiene, 42-09 28th Street, 17th Floor, Long Island City, NY 11101. Brianna Nedd (347) 396-6799; Fax: (347) 396-6760; bnedd@health.nyc.gov*

**jy20-26**

**HOUSING AUTHORITY**

**PROCUREMENT**

■ **SOLICITATION**

*Goods*

**SMD ENVELOPE, NEOPOST 10" X 13"** - Competitive Sealed Bids - PIN#65585 - Due 8-10-17 at 10:30 A.M.

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

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

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other*

information; and for opening and reading of bids at date and time specified above.

*Housing Authority, 90 Church Street, 6th Floor, Cubicle# - 6-624, New York, NY 10007. Vanessa Butcher (212) 306-4684; Fax: (212) 306-5109; vanessa.butcher@nycha.nyc.gov*



☛ **jy24**

**NYC HEALTH + HOSPITALS**

■ **SOLICITATION**

*Goods and Services*

**ENTERPRISE BIOMETRICS SOLUTION FOR NYC HEALTH AND HOSPITALS** - Request for Proposals - PIN#07242017 - Due 8-14-17 at 5:00 P.M.

NYC Health and Hospitals was awarded a New York State Department of Health capital grant through the Delivery System Reform Incentive Payment (DSRIP) Program to design, install and deploy the technology infrastructure platform which will create a common system across the Participating Provider System (PPS) and enable partners to define, understand, engage and track patient populations and measure and track processes over time.

Under this RFP, NYC Health plus Hospitals is seeking a vendor to provide the implementation of an enterprise-wide biometrics solution that will enable the unique identification of a patient as well as satisfactorily meet all NYC Health and Hospitals business and technical requirements as they relate to biometrics.

*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, 24th Floor, New York, NY 10038. Hilary Miller (646) 694-5543; hilary.miller@nychhc.org*

☛ **jy24**

**PARKS AND RECREATION**

■ **INTENT TO AWARD**

*Construction Related Services*

**DESIGN, CONSTRUCTION AND CONSTRUCTION SUPERVISION SERVICES** - Sole Source - Available only from a single source - PIN#8462012C000DC1R - Due 8-3-17 at 4:30 P.M.

Department of Parks and Recreation ("DPR"), Capital Projects division, intends to renew the Sole Source contract with Wildlife Conservation Society, a not-for-profit organization, to provide Design, Construction and Construction Supervision Services for the Construction or Reconstruction of Exhibits at the Wildlife Conservation Centers in the Boroughs of the Bronx, Queens, Manhattan and Brooklyn.

Any firms that would like to express their interest in providing similar projects in the future may do so. All expressions of interest must be in writing to the address listed here and received by August 3, 2017. You may join the City Bidders list by filling out the "NYC-FMS Vendor Enrollment Application" available on-line at "NYC.gov/selltonyc" and in hard copy by calling the Vendor Enrollment Center (212) 857-1680.

*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. Grace Fields-Mitchell (718) 760-6687; Fax: (718) 760-6885; grace.fields-mitchell@parks.nyc.gov*

☛ **jy24-28**

■ **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 online 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](mailto:dmwbe.capital@parks.nyc.gov)

j3-d29

**SMALL BUSINESS SERVICES**

**PROCUREMENT**

■ **VENDOR LIST**

*Services (other than human services)*

**REQUEST FOR INFORMATION: MICRO/ SMALL BUSINESS DEVELOPMENT ORGANIZATIONS DATA TOOLS AND SERVICES FOR EVALUATION AND BENCHMARKING**

The NYC Department of Small Business Services ("SBS") is seeking information and comments for review and consideration related to existing entities that have developed an evaluation and benchmarking tool to help micro and small business development organizations collect data on client outcomes in a credible, standardized, and affordable manner.

This Request for Information ("RFI") is being issued with the intent to explore the number of entities in the US microenterprise industry ("Industry") collecting standard, high quality data that allows organizations in the field to compare and benchmark against peer micro and small business development organizations and small business development industries as a whole. SBS is looking to identify entities that in addition to data tools also offer access to a database on the scale, effectiveness, and outcomes of US microenterprise development organizations (MDOs).

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.

Small Business Services, 110 William Street, 7th Floor, New York, NY 10038. Jean Paul Venegas (212) 618-8840; Fax: (212) 618-8867; [jvenegas@sbs.nyc.gov](mailto:jvenegas@sbs.nyc.gov).

jy21-27

■ **INTENT TO AWARD**

*Services (other than human services)*

**CITY WIDE ECONOMIC DEVELOPMENT SERVICES IN THE BROOKLYN NAVY YARD** - Sole Source - Available only from a single source - PIN# 801SBS180003 - Due 8-8-17 at 2:00 P.M.

The New York City Department of Small Business Services intends to enter into sole source negotiations to purchase the above services from the Brooklyn Navy Yard Development Corporation, with experience and in-house expertise in a wide variety of economic development services. Any firm that believes it is qualified and has the in-house expertise to provide such services or would like to provide such services in the future is invited to do so. Please indicate your interest by letter, which must be received no later than August 8, 2017, 2:00 P.M., to Daryl Williams, Agency Chief Contracting Officer, NYC Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038.

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.

Small Business Services, 110 William Street, 7th Floor, New York, NY 10038. Daryl Williams (212) 513-6300; Fax: (212) 618-8867; [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov)

jy19-25

**SPECIAL MATERIALS**

**CITY PLANNING**

■ **NOTICE**

**PUBLIC COMMENT PERIOD AND PUBLIC HEARING DATE FOR THE PROPOSED 2017 CONSOLIDATED PLAN ONE-YEAR ACTION PLAN**

TO ALL INTERESTED AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

The Department of City Planning (DCP) is announcing the **public comment period**, and the date for a **public hearing** on the **2017 Proposed Consolidated Plan One-Year Action Plan**. This document is the City of New York's annual application to the United States Department of Housing and Urban Development (HUD) for the four Office of Community Planning and Development formula entitlement grant program funds: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

For 2017 HUD has announced that the City is expected to receive approximately \$261,293,000 from the four HUD formula grant programs; \$150,294,862 for CDBG, \$53,258,298 for HOME, \$44,197,111 for HOPWA, and \$13,542,650 for ESG, respectively.

The **2017 Proposed Consolidated Plan One-Year Action Plan** consists of three volumes: Executive Summary; One-Year Action Plan; and Appendices.

To obtain your comments on the City's use of these Federal funds, two events have been scheduled which are:

A **public comment period** which will begin **July 25, 2017** and extend for **14 days ending August 7, 2017**; and

A **public hearing** on **Friday, August 4, 2017**, which will begin **approximately at 2:00 P.M.**, in Spector Hall, 22 Reade Street, Manhattan. The public hearing will be followed by a question and answer session with City agency representatives in attendance.

The 2017 Proposed Consolidated Plan is tentatively scheduled to be released on **July 25, 2017**. It should be noted that the **Proposed Action Plan's public comment period has been shortened to 14 days from its Federally-required 30 days**. The late announcement of the formula grants award by the Federal government has necessitated HUD waiving this requirement in order to provide them sufficient time to completely review (and approve) a locality's submitted Proposed Action Plan before the end of the 2017 Federal Fiscal Year (September 30, 2017).

To obtain a copy of the Proposed Plan, please visit the Department of City Planning Bookstore, 120 Broadway, 31st Floor, New York, NY 10271 (Monday, Tuesday: 9:30 A.M. - 11:30 A.M.; Wednesday: 1:00 P.M. - 3:00 P.M.).

In addition, copies of the document can be obtained at the following Department of City Planning offices:

- Bronx Office 1 Fordham Plaza, 5th Floor, (718) 220-8500 Bronx, NY 10458
Brooklyn Office 16 Court Street, 7th Floor, (718) 643-7550 Brooklyn, NY 11241
Queens Office 120-55 Queens Boulevard, (718) 286-3170 Room 201, Queens, NY 11424
Staten Island Office 130 Stuyvesant Place, 6th Floor, (718) 556-7240 Staten Island, NY 10301

Also, the Proposed Action Plan will be made available for downloading through the internet via the Department's website at, www.nyc.gov/planning.

Furthermore, copies of the proposed Plan will be available for review at the main public library in each of the five boroughs. Please call (212) 720-3337 for information on the closest library.

Any questions on the content or substance of the 2017 Proposed Consolidated Plan One-Year Action Plan may be directed to:

New York City Consolidated Plan Coordinator Charles V. Sorrentino Department of City Planning (212) 720-3337

CDBG

John Leonard Office of Management and Budget (212) 788-6177

HOME

Kelly Anne Johnstone Housing Preservation and Development (212) 863-5769

ESG

Martha Kenton Department of Homeless Services (929) 221-6183

HOPWA

John Rojas Department of Health and Mental Hygiene (347) 396-7428

Written comments on the 2017 Proposed Consolidated Plan One-Year Action Plan should be sent by close of business, August 7, 2017, to Charles V. Sorrentino, at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Email: Con-PlanNYC@planning.nyc.gov.

Accessibility questions: Charles V. Sorrentino, (212) 720-3337, csorren@planning.nyc.gov, by: Tuesday, August 1, 2017, 2:00 P.M.



July 18-31

CHANGES IN PERSONNEL

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Police Department for the period ending 06/30/17.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Police Department for the period ending 06/30/17.

POLICE DEPARTMENT FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Police Department for the period ending 06/30/17.

POLICE DEPARTMENT FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Police Department for the period ending 06/30/17.

FIRE DEPARTMENT FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Fire Department for the period ending 06/30/17.

BILLY	KAREEM	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BONAVITA	ROCCO		31643	\$65514.0000	INCREASE	NO	06/11/17	057
BOURDEAU	BRADLEY	E	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BOUSKILA	ISAAC	I	53053	\$49116.0000	RESIGNED	NO	05/28/17	057
BRITO	ENILCE	M	1002C	\$69441.0000	PROMOTED	NO	06/11/17	057
BROWN	CHRISTOP	H	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BROWN	JAMES	B	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BROWN	KEVIN	G	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BRUNTON	MATTHEW	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BUCCI III	ROBERT	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057

GARCIA	JEFFREY		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GAUGLER	TROY	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GOLEMI	ANTHONY		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GOMEZ	ANTHONY		70310	\$43904.0000	RESIGNED	NO	06/19/17	057
GONZALEZ	BRENDON	W	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GONZALEZ	MARK	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GRAHAM	SHAMAREE	S	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GRANBERG	GARY	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GRAVELLE	CHRISTOP	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GREENE	CACHAREL	A	1002C	\$66105.0000	PROMOTED	NO	06/13/17	057
GREGORY	SEAN	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GULLEY	ISAAC	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GUSZICK	DAVID	S	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HAGAN	KEVIN	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HAR	WING	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HARMON	KYLE	S	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HARTWELL	CHRISTOP	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HAUGHTON	BRUCE	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HENRY	RODNEY	E	1002C	\$79440.0000	PROMOTED	NO	06/11/17	057
HEREDIA	AMAUDIS	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057

FIRE DEPARTMENT  
FOR PERIOD ENDING 06/30/17

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
BUCKHEIT	PAUL	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
BURGOS JR	LEONARDO	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CABAN	BRANDON		70310	\$43904.0000	DECREASE	NO	06/11/17	057
CABEZA	GAY	D	1002C	\$34.9900	PROMOTED	NO	06/11/17	057
CALDARELLA	GREGORY	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CALI	DEBRA	A	5305E	\$96910.0000	RETIRED	NO	02/26/14	057
CAMACHO	KENNETH	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CAMAS	MARTIN	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CAMPBELL	DWAYNE	F	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CAMPBELL	JASON	J	70310	\$85292.0000	APPOINTED	NO	06/11/17	057
CAPUTO	LUKE		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CARABALLOSO	TIMOTHY	A	70310	\$43904.0000	INCREASE	NO	06/11/17	057
CARBONE	ANTHONY	S	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CARDENAS	ANGEL		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CARIM JR	DON	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CARPIO	STEVEN	F	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CARRINGTON	PETER	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CARTWRIGHT	JOSEPH	T	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CASAL	ROBERT	B	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CASH	GERARD	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CASTANIA	VINCENT	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CASTANO	JULIO		70310	\$85292.0000	APPOINTED	NO	06/11/17	057
CASTELLANO	DANIEL	V	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CASTRO	ADAM	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CATAPANO	SALVATOR	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CECCARELLI	JOHN	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CHALMERS	CHRISTOP	L	70310	\$43904.0000	RESIGNED	NO	06/16/17	057
CHEN	JOHN	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CHING	SANDRA	H	1002C	\$81673.0000	PROMOTED	NO	06/11/17	057
CIVIAN	WILLIAM	D	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
COCCOVILLO	CORY	T	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
COLLYER	RICHARD	W	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
COOK	TY-SHAWN	T	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CORBETT TERRELL	KRYSTEEN	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CORDOVA	CHRISTOP	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CORRALES	JAVIER		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CORTES II	EDWARD	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
COSENZA JR	JOHN		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
COSTA	MANUEL	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
COX	NATHAN	B	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
CRESCI	STEPHEN	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DADABO JR	JAMES	V	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DAVIS	BRIAN	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DECESARE	DOMINICK		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DEGAETANO	DEVIN	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DELFINO	CHRISTOP	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DENNIS	AFFIEK	E	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DEPRISCO	MICHAEL	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DIAMOND	GREGORY	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DIAZ	ALFREDO	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DIAZ	GEORGE		70310	\$43904.0000	APPOINTED	NO	06/11/17	057

FIRE DEPARTMENT  
FOR PERIOD ENDING 06/30/17

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
DIAZ	JASON		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DIEDRICH	PHILIP	V	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DIMAILO	STEFANO	L	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DIPIETRO	THOMAS	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DOMINGUEZ	MARIA	C	1002C	\$91834.0000	PROMOTED	NO	06/11/17	057
DORRY JR	KEVIN	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DOUGHERTY	TIMOTHY	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
DEIUK II	PETER	W	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
ELGHAZIRI	ASSEM		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
ELLIS JR	JAMES	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
ENG	ALEXANDR	S	1002C	\$67007.0000	PROMOTED	NO	06/11/17	057
ESTREMEIRA	EMMANUEL	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FAVALE	ALEC	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FELIX	LUIS	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FERGUSON	LLOYD		1002C	\$65431.0000	PROMOTED	NO	06/11/17	057
FERGUSON	RYAN	O	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FERNANDEZ	ANDRES	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FERNANDEZ	STEPHEN	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FIELDS	KARIYM	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FITZPATRICK	DANIEL	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FLORES	GABRIEL		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FORREST	JESSICA	M	1002C	\$79477.0000	PROMOTED	NO	06/11/17	057
FORSTER	CHRISTOP	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FORSYTH	KEVIN	D	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FOTI	BRYAN	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
FUENTES	RAOUL		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GABRYS	SIMON	E	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GALE	DANIEL	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GALLAGHER	KEVIN	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GALLEGOS-SARANG	LARRY	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
GARCIA	EMANUEL		70310	\$43904.0000	APPOINTED	NO	06/11/17	057

FIRE DEPARTMENT  
FOR PERIOD ENDING 06/30/17

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
HICKEY	TYLER	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HINDS	NAJEE		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HOITSMAN	JUSTIN	G	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HOWELL	DAWN	M	1002C	\$65976.0000	PROMOTED	NO	06/11/17	057
HUNTER	KEVIN	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
HYLTON	OMARI	S	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
IANNIELLO	SALVATOR		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
IKONSKY	TANYA		10124	\$68413.0000	PROMOTED	NO	06/11/17	057
JOHN-DODSON	RONA	A	1002C	\$82049.0000	PROMOTED	NO	06/11/17	057
JOHNSON	DAVID	S	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
JOSEPH	TERRELL	C	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
KEPLER	TIMOTHY	R	12626	\$57590.0000	INCREASE	NO	06/13/17	057
KEUTMANN	JEFFREY	A	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
KIBBLE JR	JOHN	T	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
KO	PAUL		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
KOPCHINSKI JR	CHRISTOP	J	70310	\$43904.0000	INCREASE	NO	06/11/17	057
KREMER	CHRISTOP	M	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
KROL	LUKASZ	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
KROTZ JR	KURT	R	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
LABRIOLA	JONATHAN	P	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
LAMBERTI	MARIA		1002C	\$77266.0000	PROMOTED	NO	06/11/17	057
LANTIGUA	HERNAN		70310	\$43904.0000	APPOINTED	NO	06/11/17	057
LARKIN	JOSEPH	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
LAST	IAN	J	70310	\$43904.0000	APPOINTED	NO	06/11/17	057
LATIMORE	JOSEPH	K	70310	\$43904.0000	APPOINTED	NO	06/11/17	057

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like MONTANTI CHARLES, MOORE CORY, MOORE MALCOLM B, etc.

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like SMITH GREGGORY J, SNYDER LISA, SOLIMAN SHARIF A, etc.

FIRE DEPARTMENT FOR PERIOD ENDING 06/30/17

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like PEGUERO CHRISTIA, PENA RAUNEDYS A, PFEIFFER STEPHEN M, etc.

FIRE DEPARTMENT FOR PERIOD ENDING 06/30/17

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like WILLIAMS LONNIECE E, WILSON DENZEL A, WILSON TREVOR P, etc.

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 06/30/17

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like AHL DETTA J, AKBAR IMAN, ALSTON-MOORE AYO R, etc.

FIRE DEPARTMENT FOR PERIOD ENDING 06/30/17

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like SAPIENZA FRANK T, SATTAR OMAR A, SCOTTO MICHAEL, etc.

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 06/30/17

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes names like LAMONICA LINDSEY S, LAURIA MARYANN, LUCKY DARLENE D, etc.