



# THE CITY RECORD

Official Journal of The City of New York

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

VOLUME CXLIV NUMBER 227

TUESDAY, NOVEMBER 28, 2017

Price: \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

Administrative Trials and Hearings . . . . .	7231
Borough President - Queens . . . . .	7231
Buildings . . . . .	7232
City Council . . . . .	7232
City Planning Commission . . . . .	7233
Citywide Administrative Services . . . . .	7253
Board of Education Retirement System . . . . .	7253
Equal Employment Practices Commission . . . . .	7254
Housing Authority . . . . .	7254
Housing and Community Renewal . . . . .	7254
Landmarks Preservation Commission . . . . .	7254
Board of Standards and Appeals . . . . .	7255
Transportation . . . . .	7256

### PROPERTY DISPOSITION

Citywide Administrative Services . . . . .	7257
Office of Citywide Procurement . . . . .	7257
Police . . . . .	7258

### PROCUREMENT

Citywide Administrative Services . . . . .	7258
Correction . . . . .	7259
Budget . . . . .	7259
Design & Construction . . . . .	7259

Agency Chief Contracting Officer . . . . .	7259
Employees' Retirement System . . . . .	7259
Environmental Protection . . . . .	7259
Wastewater Treatment . . . . .	7259
Finance . . . . .	7260
Fire Department . . . . .	7260
Fiscal-Contract Development . . . . .	7260
Housing Authority . . . . .	7260
Procurement . . . . .	7260
Supply Management . . . . .	7261
Human Resources Administration . . . . .	7261
Department of Homeless Services . . . . .	7261
Office of Contracts . . . . .	7261
Information Technology and Telecommunications . . . . .	7261
Contracts and Procurement . . . . .	7261
Parks and Recreation . . . . .	7261
Contracts . . . . .	7262
Revenue . . . . .	7262
School Construction Authority . . . . .	7263
Procurement . . . . .	7263
Transportation . . . . .	7263
Cityscape and Franchises . . . . .	7263

### SPECIAL MATERIALS

Changes in Personnel . . . . .	7263
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### LATE NOTICE

Consumer Affairs . . . . .	7264
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## THE CITY RECORD

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Editor, The City Record

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

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

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

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## ADMINISTRATIVE TRIALS AND HEARINGS

### MEETING

The next meeting of the Environmental Control Board will take place on Thursday, December 7, 2017, at **100 Church Street, 12th Floor, Training Room #143**, New York, NY 10007, at 9:15 A.M., at the call of the Chairman.

n27-29

## BOROUGH PRESIDENT - QUEENS

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Borough President of Queens, Melinda Katz, on **Thursday, November 30, 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 Q07 - BSA #212-50 BZ

**IN THE MATTER OF** an application submitted by Eric Palatnik on behalf of Blue Hills Fuel LLC, pursuant to Sections 11-411 and 11-412 of the NYC Zoning Resolution, to reinstate a variance previously granted for the continued use as a gasoline service station and legalize an accessory convenience store, and changes to the previously approved signage and a waiver of Rules of Practice and Procedure in an R2A district, located at **29-16 Francis Lewis Boulevard**, Block 4938, Lot 1, Zoning Map 10c, Flushing, Borough of Queens.

#### CD Q05 - BSA #2017-148 BZ

**IN THE MATTER OF** an application submitted by Kris Kozlowski on behalf of 64-25 Central Avenue, LLC, pursuant to Sections 73-03 and 73-44 of the NYC Zoning Resolution, for a special permit for a reduction in the number of parking spaces, for the proposed ambulatory diagnostic and treatment facility, to facilitate an addition and alteration to an existing one-story building in an M1-1 district, located at **64-25 Central Avenue**, Block 3641, Lot 18, Zoning Map 13d, Glendale, Borough of Queens.

#### CD Q12 - ULURP #C150255 PQQ

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for the acquisition of a property, located at **123-10 143rd Street**, in R5D and R3A Districts, for continued use as a child daycare center and senior center, Block 12039, Lot 44, Zoning Map 18c, South Ozone Park, Borough of Queens.

**CD Q12 - ULURP #150381 PQQ**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for acquisition of property at **110-15 164<sup>th</sup> Place**, located in an R3A District for continued use as a child daycare center, Block 10193, Lot 1, Zoning Map 14d, South Jamaica, Borough of Queens.

**CD Q12 - ULURP #150329 PQQ**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the NYC Charter, for acquisition of property, at **143-04 101<sup>st</sup> Avenue**, located in an R5 District for continued use as a child daycare center, Block 10021, Lot 1, Zoning Map 14d, South Jamaica, Borough of Queens.

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

Accessibility questions: Jeong-ah Choi (718) 286-2860, [jchoi@queensbp.org](mailto:jchoi@queensbp.org), by: Thursday, November 30, 2017, 10:00 A.M.

 **n24-30**

**BUILDINGS**

■ MEETING

The next meeting of the New York City Loft Board will take place on Thursday, November 30, 2017, at 22 Reade Street, Spector Hall, New York, NY 10007, at 11:00 A.M.

 **n20-30**

**CITY COUNCIL**

■ PUBLIC HEARINGS

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

**The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York, NY 10007, commencing at 9:30 A.M., on Monday, December 4, 2017:**

**116 BEDFORD AVENUE REZONING  
BROOKLYN CB - 1 C 170024 ZMK**

Application submitted by 116 Bedford Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by establishing within an existing R6A District a C1-4 District bounded by North 11th Street, Bedford Avenue, North 10th Street, and a line 100 feet northwesterly of Bedford Avenue, subject to the conditions of CEQR Declaration E-440.

**587 BERGEN STREET REZONING  
BROOKLYN CB - 8 C 170356 ZMK**

Application submitted by 1121 of Delaware, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M1-1 District to an R6B District property bounded by Dean Street, a line 150 feet easterly of Carlton Avenue, a line midway between Dean Street and Bergen Street, a line 310 feet easterly of Carlton Avenue, Bergen Street, a line 210 feet easterly of Carlton Avenue, a line 80 feet northerly of Bergen Street, and a line 100 feet easterly of Carlton Avenue, subject to the conditions of CEQR Declaration E-439.

**587 BERGEN STREET REZONING  
BROOKLYN CB - 8 N 170357 ZRK**

Application submitted by 1121 of Delaware, 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**

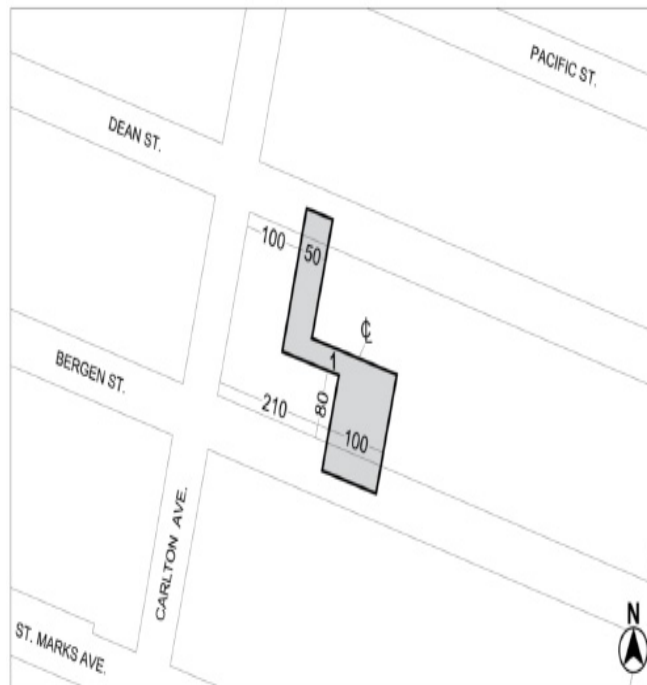
\*\*\*

**Brooklyn Community District 8**

\*\*\*

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 1 and Option 2

Portion of Community District 8, Brooklyn

\*\*\*

**PARK LANE FAMILY APARTMENTS**

**BRONX CB - 9 20185128 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 3672, p/o Lot 1 (Tentatively Lot 20), Borough of the Bronx, Community District 9, Council District 18.

**PARK LANE APARTMENTS**

**BRONX CB - 9 20185129 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption, pursuant to Article XI of the Private Housing Finance Law for property, located at Block 3672, Lot 1, Borough of the Bronx, Community District 9, Council District 18.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York, NY 10007, commencing at 11:00 A.M., on Monday, December 4, 2017:**

**404-SEAT PRIMARY SCHOOL**

**BROOKLYN CB - 7 20175226 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 404-Seat Primary School facility to be located at 836 5th Avenue (Block 693, Lots 39 and 48), Borough of Brooklyn, in Community School District No. 15

**The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York, NY 10007, commencing at 1:00 P.M. on Monday, December 4, 2017:**

**SMALL HOMES REHAB-NYCHA**

**QUEENS CBs - 12 and 13 20185130 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved real property tax exemption, for property, located at Block 09801, Lot 2, Block 11131, Lot 6, Block 10366, Lot 143, and Block 10411, Lot 6; Borough of Queens, Community Districts 12 and 13, Council District 27.

Accessibility questions: Land Use Division - (212) 482-5154, by: Wednesday, November 29, 2017, 3:00 P.M.



← n28-d4

**CITY PLANNING COMMISSION**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that resolutions have 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, November 29, 2017, at 10:00 A.M.

**BOROUGH OF THE BRONX  
Nos. 1-5  
JEROME AVENUE REZONING  
No. 1**

**CD 4, 5, 7** **N 180050 ZRX**  
**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Jerome Corridor District (Article XIV, Chapter 1) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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

**ARTICLE I: GENERAL PROVISIONS**

**Chapter 1 - Title, Establishments of Controls and Interpretation of Regulations**

\* \* \*

**11-122**

**Districts established**

\* \* \*

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Jerome Corridor District

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

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

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

\* \* \*

**12-10**

**DEFINITIONS**

\* \* \*

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Jerome Corridor District

The "Special Jerome Corridor District" is a Special Purpose District designated by the letters "JC" in which special regulations set forth in Article XIV, Chapter 1, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set

forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 - Sidewalk Cafe Regulations**

\* \* \*

**14-44**

**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

\* \* \*

The Bronx	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
City Island District	No	Yes
<u>Jerome Corridor District</u>	<u>No</u>	<u>Yes</u>

\* \* \*

**ARTICLE II: RESIDENCE DISTRICT REGULATIONS**

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

**23-00**

**APPLICABILITY AND GENERAL PURPOSES**

**23-01**

**Applicability of This Chapter**

\* \* \*

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**Article II**

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

**24-00**

**APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**24-01**

**Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**ARTICLE III: COMMERCIAL DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts**

**33-00**

**APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**33-01**

**Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts**

**34-00  
APPLICABILITY AND DEFINITIONS**

**34-01  
Applicability of this Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

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

**35-00  
APPLICABILITY AND DEFINITIONS**

**35-01  
Applicability of this Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**Chapter 7 - Special Urban Design Regulations**

**37-00  
GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIV;

\* \* \*

**ARTICLE IV: MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations**

**43-00  
APPLICABILITY AND GENERAL PROVISIONS**

**43-01  
Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**ARTICLE XIV: SPECIAL PURPOSE DISTRICTS**

**Chapter 1 - Special Jerome Corridor District**

**141-00  
GENERAL PURPOSES**

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

- (a) to encourage well-designed buildings that complement the built character of the Highbridge, Concourse, Mount Eden, Mount Hope, Morris Heights, and University Heights neighborhoods;
- (b) to achieve a harmonious visual and functional relationship with the adjacent neighborhoods;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;

- (d) to create a livable community combining housing, retail and other uses throughout the district;
- (e) to create a walkable, urban streetscape environment through a mix of ground floor uses;
- (f) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (g) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms on zoning lots with irregular shapes and on zoning lots fronting on the elevated rail structure along Jerome and River Avenues; and
- (h) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

**141-01  
General Provisions**

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

**141-02  
District Plan and Maps**

In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Map 1 Special Jerome Corridor District, Subdistrict and Subareas

Map 2 Designated locations for street wall continuity and ground floor retail in Subarea A1

Map 3 Designated locations for street wall continuity and ground floor retail in Subareas A2 and A3

**141-03  
Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, one Subdistrict and three Subareas are established, as follows:

Subdistrict A:

- Subarea A1
- Subarea A2
- Subarea A3

The location and boundaries of this Subdistrict and Subareas are shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter.

**141-04  
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and in Section 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Jerome Corridor District# are shown on the maps in APPENDIX F of this Resolution.

**141-10  
SPECIAL USE REGULATIONS**

Within the #Special Jerome Corridor District#, the underlying #use# regulations are modified by the provisions of this Section.

**141-11  
Special Permit for #Transient Hotels#**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or
- (b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:

- (1) sufficient sites are available in the area to meet the #residential development# goal; or
- (2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,006 #dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

**141-20  
SPECIAL BULK REGULATIONS**

The underlying height and setback regulations are modified by the provisions of this Section.

**141-21  
Special Height and Setback Regulations Along the Elevated Rail Structure, Outside of Subdistrict A**

For #zoning lots#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, and located outside of Subdistrict A, the underlying height and setback provisions are modified by the provisions of this Section.

(a) #Street wall# location

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 a minimum base height of 15 feet, or the height of the #building#, whichever is lower. The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

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, where applicable, beyond the #street wall# locations established in this paragraph.

Any open space between a #street wall# and a #street line# along the elevated rail structure on Jerome or River Avenues shall comply with the special open space provisions of paragraph (a) of Section 141-33.

(b) Base heights, maximum #building# heights, and maximum number of #stories#

Table 1 below sets forth, by zoning district, the minimum and maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For #zoning lots# in a #Commercial District# the applicable district shall be the #Residence District# within which such #Commercial District# is mapped, or the applicable residential equivalent set forth in the tables in Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts).

Separate maximum base heights are established in Table 1 for #street walls# of #buildings# facing #streets# intersecting Jerome or River Avenues, and for #street walls# facing the elevated rail structure. The maximum base heights along intersecting #streets# shall also apply to #street walls# facing the elevated rail structure on Jerome or River Avenues within 75 feet of the corner.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 shall apply to such setbacks.

**Table 1**

**Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#**

District	Maximum Base Height along Elevated Rail Structure, beyond 75 feet of the corner (in feet)	Maximum Base Height on Intersecting Streets, and within 75 feet of the corner (in feet)	Maximum Height of #Buildings or Other Structures# (in feet)	Maximum Number of #Stories#
R7A	30	75	115	11
R7D	30	95	135	13
R8A	30	105	165	16
R9A	30	125	195	19

(c) Required and permitted articulation

A minimum of 20 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, and the depth of such projections along the elevated rail structure shall not exceed three feet.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing the elevated rail structure, so that above the maximum base height set forth in paragraph (b) of this Section, dormers shall be permitted only within 75 feet of a corner.

**141-22  
Special Height and Setback Regulations in Subdistrict A**

In Subdistrict A, as shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter, the underlying height and setback provisions are modified by the provisions of this Section.

(a) #Street wall# location

(1) Along the elevated rail structure

For #street walls#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, the provisions of paragraph (a) of Section 141-22 shall apply.

(2) Along designated #streets#

For #street walls#, or portions thereof, along #streets# designated on Maps 2 and 3 in the Appendix to this Chapter, 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 a height of 30 feet, or the height of the #building#, whichever is lower. In addition, above a height of 30 feet, at least 50 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

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

In the corner locations designated on Maps 2 and 3, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(3) Along other #streets#

Along other #streets#, no #street wall# location provisions shall apply, and no minimum base heights shall apply.

(b) Base heights, maximum #building# heights, and maximum number of #stories#

Table 2 below sets forth, by zoning district, the maximum base height, the maximum transition height, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings#.

However, for #street walls# facing the elevated rail structure along Jerome or River Avenues beyond 75 feet of the corner, the maximum base height shall be 30 feet.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height, where applicable, or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, for portions of #buildings or other structures# along Cromwell Avenue located beyond 200 feet from a corner, a minimum setback with a depth of at least 30 feet shall be provided. The underlying provisions of paragraphs (c) (2) through (c)(4) of Section 23-662 shall apply to all such setbacks.

In R9A Districts, or #Commercial Districts# mapped over an R9A District, above the required setback, the height of a #building# shall not exceed the maximum transition height set forth in Table 2, except that where the #lot coverage# of all #buildings# on the #zoning lot# above the maximum transition height has been reduced to 50 percent on #zoning lots# with a #lot area# less than or equal to 15,000 square feet, 40 percent on #zoning lots# with a #lot area# greater than 15,000 square feet but less than 30,000 square feet, and 30 percent for all other #zoning lots#, a #building# may rise up to the maximum #building or other structure# height set forth in Table 2. The maximum #street wall# width of any #story# above the maximum transition height shall not exceed 165 feet, and where two or more non-contiguous portions of a #building# exist at the same level above the maximum transition height, such portions shall provide a minimum distance of 60 feet between facing walls at any point.

Table 2

Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#

District	Maximum Base Height (in feet)	Maximum Transition Height (in feet)	Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)	Maximum Number of #Stories#
R8A	105	N/A	145	14
R9A	125	175	225	22

(c) Required and permitted articulation

A minimum of 20 percent of the surface area of #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, provided that any projections with a depth greater than five feet shall be considered a dormer.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall apply, except that for #street walls# intersecting within 100 feet of the corners designated on Maps 2 and 3 in the Appendix to this Chapter, and irrespective of the width of the #street wall# below the maximum base height, dormers shall be permitted within 100 feet of such intersecting #street walls#. Such dormers need not decrease in width as the height above the maximum base height increases.

Any dormers or projections provided in accordance with this paragraph need not be included in the maximum #lot coverage# permitted above the maximum transition height, nor be included in the maximum #street wall# width of a #story#.

141-30 SPECIAL STREETScape REGULATIONS

141-31 Applicability of underlying ground floor use regulations

In C2 Districts mapped within R7D Districts, the underlying supplemental #use# regulations of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of Section 141-32 (Ground Floor Use Regulations) shall apply.

141-32 Ground Floor Use Regulations

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage of a #zoning lot# in a

#Commercial District# located within 50 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, and, in Subdistrict A, a #ground floor level street# frontage along #streets#, or portions thereof, designated on Maps 2 and 3 in the Appendix to this Chapter, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or ground floor level #enlargements#.

(a) Along #primary street frontages#

For #buildings# with #primary street frontage#, or portions thereof, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along #secondary street frontages#

For #buildings# with #secondary street frontage#, or portions thereof, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any accessory# off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

141-33 Special Open Space Provisions

Along the elevated rail structure on Jerome or River Avenues, where open space is provided between the #street line# of the #zoning lot# and the #street wall# of a #building# facing the elevated rail structure, or in Subdistrict A, where open space is provided between the #street wall# and the corner at a located designated on Map 2 or 3 in the Appendix to this Chapter, the provisions of Section 28-23 (Planting Areas) shall apply to all #buildings#, whether the ground floor is occupied by #residential uses# or non- #residential uses#, subject to the modifications of this Section.

(a) Along the elevated rail structure on Jerome or River Avenues

Along the elevated rail structure on Jerome or River Avenues, a sidewalk widening, built to Department of Transportation standards, may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to streetscape amenities, including, but not limited to, trees, bicycle racks, benches, or wall treatment, are provided along such sidewalk widening, as set forth below.

Where benches are provided as an alternative to such planting, the length of such benches shall not exceed, in the aggregate, 15 feet per every 50 feet of #street wall# frontage. Where bicycle racks are provided, such racks shall be oriented so that the bicycles are placed parallel to the #street wall#, and the width of such bicycle racks shall not exceed, in the aggregate, 10 feet per every 50 feet of #street wall# frontage. Such benches or bicycle racks shall be located entirely within the #zoning lot#, and each bench or bicycle rack so provided shall be equivalent to 15 square feet of planted area.

Where trees, and associated tree pits are provided as an alternative, the minimum depth of any open space between the #street wall# and #street line# shall be eight feet. Each tree provided shall be equivalent to 15 square feet of planted area.

Where a wall treatment is provided as an alternative, it shall be in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material along the #street wall#. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and shall have a minimum width of 10 feet, as measured parallel to the #street wall#. Portions of a #street wall# providing such wall treatment may be exempted from the ground floor glazing requirements of paragraph (a) of Section 141-32, provided that the exempted area not exceed 50 percent of the #street wall#, or a #street wall# width of 20 feet, whichever is less. The portion of the #street wall# allocated to a wall treatment shall satisfy the planting requirement directly in front of such #street wall#.

Where planting is provided, the minimum depth of open space between the #street line# and the #street wall# shall not be less than three feet.

(b) In Subdistrict A

In Subdistrict A, where open space is provided between the #street wall# and the intersection of two #streets#, pursuant to paragraph (a)(2) of Section 141-22, streetscape amenities may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to trees, benches, or tables and chairs, as set forth below. However, planting shall not be reduced to less than 20 percent of the area of the open space.

Each bench provided shall be equivalent to 10 square feet of planted area, and each set of tables and at least two chairs shall be equivalent to 15 square feet of planted area. Seating shall be publicly accessible, unless tables and chairs are associated with an open eating or drinking establishment on the #zoning lot#. The area under such seating shall be paved with permeable materials and shall either abut the adjoining sidewalk or be connected to such sidewalk by a circulation path at least five feet wide that is also paved with permeable materials.

Each tree and associated tree pits provided shall be equivalent to 15 square feet of planted area, and shall be located at least 10 feet from any #building wall# or the adjoining sidewalk.

Where planting is provided, the minimum depth of a planted bed shall not be less than three feet.

In no event shall chain link fencing or barbed or razor wire be permitted in any open space provided, pursuant to this Section.

141-40 SPECIAL PARKING AND LOADING REGULATIONS

The underlying parking provisions are modified by the provisions of this Section.

141-41 Location of Curb Cuts

In all districts, for #zoning lots# existing on [date of adoption] with frontage along Edward L. Grant Highway, West 170th Street, or the portions of Jerome or River Avenues with an elevated rail structure, and additionally fronting other #streets#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #streets#, as applicable.

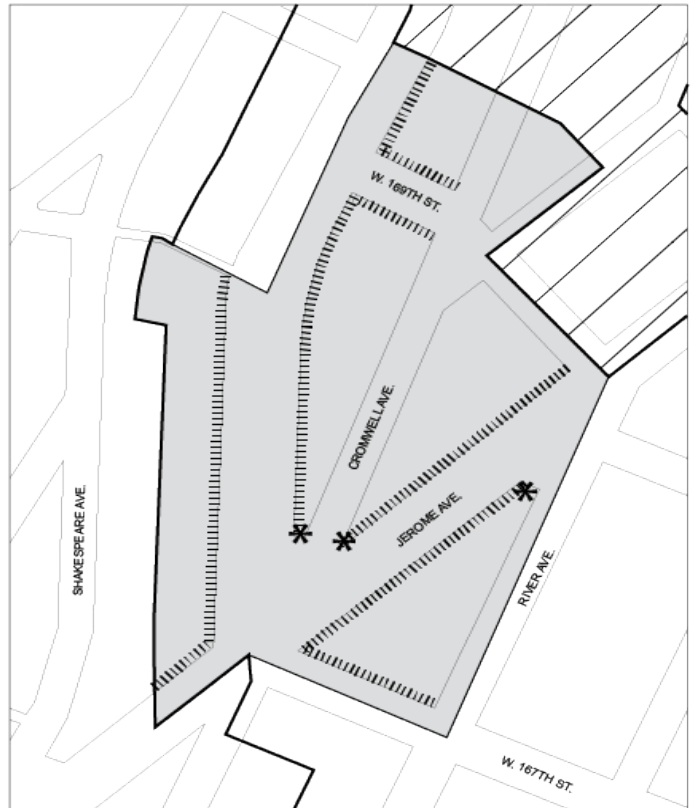
APPENDIX A SPECIAL JEROME CORRIDOR DISTRICT

Map 1 - Special Jerome Corridor District, Subdistrict and Subareas



- Jerome Special District
- Subdistrict A, including Subareas A1, A2, and A3
- Excluded Area

Map 2 - Designated locations for street wall continuity and ground floor retail in Subarea

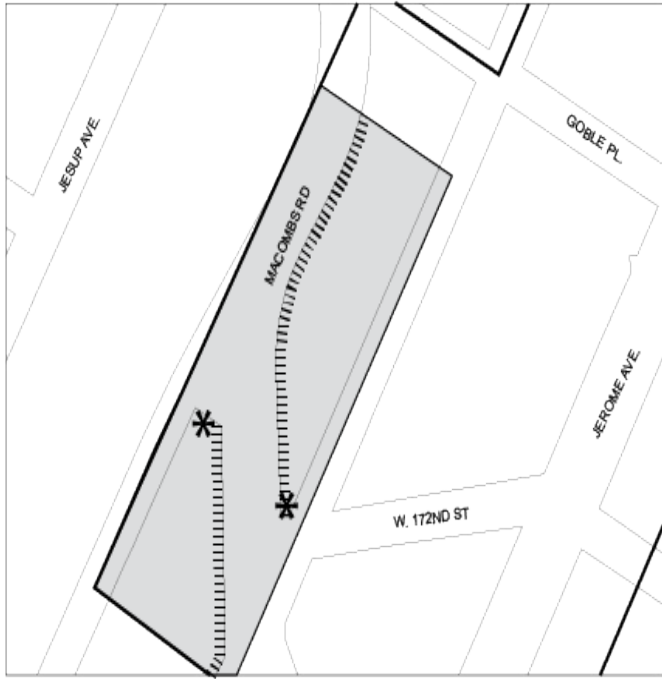


- Jerome Special District
- Subdistrict A
- Excluded Area
- Street wall modification
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted

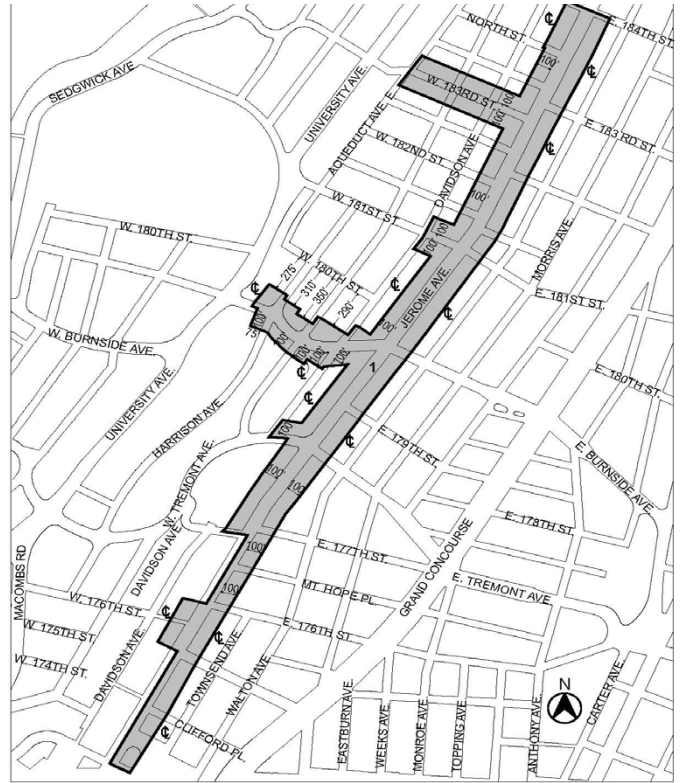
A1

Map 3 - Designated locations for street wall continuity and ground floor retail in Subareas A2 and A3





- Jerome Special District
- Subdistrict A
- Excluded Area
- Street wall modification
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c))



- Mandatory Inclusionary Housing Program Area (see section 23-154 (d) (3))
- Area 1- [date of adoption]- MIH Program Option 1, Option 2, Deep Affordability Option

**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	
3b, 3c, 3d	<u>Bronx CD 4, 5 and 7</u>		<u>Map 1, Map 2</u>

\* \* \*

**The Bronx Community District 4**

In portions of the #Special Grand Concourse Preservation District# and in the R7A, R7D, R8, R8A and R9D Districts within the areas shown on the following Map 1:

\* \* \*

**The Bronx Community District 4, 5 and 7**

Map 1 - In portions of the #Special Jerome Corridor District# - see Section 141-04:

Portions of Community District 4, 5 and 7, the Bronx  
Map 2 - In portions of the #Special Jerome Corridor District# - see Section 141-04:



- Mandatory Inclusionary Housing Program Area (see section 23-154 (d) (3))
- Area 1- [date of adoption]- MIH Program Option 1, Option2, Deep Affordability Option

Portions of Community District 4, 5 and 7, the Bronx

\* \* \*



No. 2

CD 4, 5, 7 N 180050(A) ZRX
IN THE MATTER OF an application submitted by New York City
Department of City Planning, pursuant to Section 201 of the New
York City Charter, for an amendment of the Zoning Resolution of the
City of New York establishing the Special Jerome Corridor District
(Article XIV, Chapter 1) and modifying Appendix F for the purpose of
establishing a Mandatory Inclusionary Housing area, and modifying
related Sections.

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

ARTICLE I: GENERAL PROVISIONS

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

\* \* \*

11-122

Districts established

\* \* \*

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth
in Article X, Chapter 8, the #Special Hunts Point District# is hereby
established.

Establishment of the Special Jerome Corridor District

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

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth
in Article VIII, Chapter 3, the #Special Limited Commercial District#
is hereby established.

\* \* \*

Chapter 2 - Construction of Language and Definitions

\* \* \*

12-10

DEFINITIONS

\* \* \*

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District
designated by the letters "HP" in which special regulations set forth in
Article X, Chapter 8, apply.

Special Jerome Corridor District

The "Special Jerome Corridor District" is a Special Purpose District
designated by the letters "JC" in which special regulations set forth in
Article XIV, Chapter 1, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose
District designated by the letters "LC" in which special regulations set
forth in Article VIII, Chapter 3, apply.

\* \* \*

Chapter 4 - Sidewalk Cafe Regulations

\* \* \*

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are
Permitted

\* \* \*

Table with 4 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#, and Yes/No status. Rows include The Bronx, City Island District, and Jerome Corridor District.

\* \* \*

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

23-00

APPLICABILITY AND GENERAL PURPOSES

23-01

Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale residential developments#
or #residential uses# in #large-scale community facility developments#
are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set
forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

Chapter 4 - Bulk Regulations for Community Facilities in
Residence Districts

24-00

APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01

Applicability of this Chapter

\* \* \*

Special regulations applying to #large-scale community facility
developments# or to #community facility uses# in #large-scale
residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set
forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

ARTICLE III - COMMERCIAL DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations for Commercial or Community
Facility Buildings in Commercial Districts

33-00

APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

33-01

Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale residential developments#,
#community facility uses# in #large-scale residential developments# or
#large-scale community facility developments# are set forth in Article
VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set
forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

Chapter 4 - Bulk Regulations for Residential Buildings in
Commercial Districts

34-00

APPLICABILITY AND DEFINITIONS

34-01

Applicability of this Chapter

\* \* \*

Existing #buildings or other structures# that do not comply with one or
more of the applicable #bulk# regulations are #noncomplying buildings
or other structures# and are subject to the regulations set forth in
Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set
forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

Chapter 5 - Bulk Regulations for Mixed Buildings in
Commercial Districts

35-00

APPLICABILITY AND DEFINITIONS

35-01

Applicability of this Chapter

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**Chapter 7 - Special Urban Design Regulations**

**37-00  
GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII XIV;

\* \* \*

**ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations**

**43-00  
APPLICABILITY AND GENERAL PROVISIONS**

**43-01  
Applicability of this Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

**ARTICLE XIV - SPECIAL PURPOSE DISTRICTS**

**Chapter 1 - Special Jerome Corridor District**

**141-00  
GENERAL PURPOSES**

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

- (i) to encourage well-designed buildings that complement the built character of the Highbridge, Concourse, Mount Eden, Mount Hope, Morris Heights, and University Heights neighborhoods;
- (j) to achieve a harmonious visual and functional relationship with the adjacent neighborhoods;
- (k) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (l) to create a livable community combining housing, retail and other uses throughout the district;
- (m) to create a walkable, urban streetscape environment through a mix of ground floor uses;
- (n) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (o) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms on zoning lots with irregular shapes and on zoning lots fronting on the elevated rail structure along Jerome and River Avenues; and
- (p) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

**141-01  
General Provisions**

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

**141-02  
District Plan and Maps**

In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1 Special Jerome Corridor District, Subdistrict and Subareas
- Map 2 Designated locations for street wall continuity and ground floor requirements in Subarea A1
- Map 3 Designated locations for street wall continuity and ground floor requirements in Subareas A2
- Map 4 Designated locations for street wall continuity requirements in Subarea A3
- Map 5 Boundary of Subarea A4

**141-03  
Subdistricts and Subareas**

To carry out the provisions of this Chapter, Subdistrict A, comprised of Subareas A1, A2, A3 and A4, is established. The location and boundaries of this Subdistrict and Subareas are shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter.

**141-04  
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Jerome Corridor District# are shown on the maps in APPENDIX F of this Resolution.

**141-10  
SPECIAL USE REGULATIONS**

Within the #Special Jerome Corridor District#, the underlying #use# regulations are modified by the provisions of this Section.

**141-11  
Special Permit for Transient Hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or
- (b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:
  - (1) sufficient sites are available in the area to meet the #residential development# goal; or
  - (2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,006 #dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

**141-12  
Physical Culture or Health Establishments**

#Physical culture or health establishments# shall be permitted as-of-right in C2 and C4 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

**141-13  
Modification of Supplemental Use Provisions**

For #mixed buildings# constructed after [date of adoption] on #zoning lots# in C1 or C2 Districts mapped within R7 or R8 Districts with #street lines# along the elevated rail structure on Jerome or River Avenues, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to allow #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 to occupy the lowest two #stories#.

**141-20  
SPECIAL BULK REGULATIONS**

The underlying height and setback regulations are modified by the provisions of this Section.

**141-21  
Special Yard Regulations**

In #Commercial Districts#, for #zoning lots# or portions thereof, with #street lines# along the elevated rail structure on Jerome or River Avenues and within 100 feet of such #street lines#, the permitted obstructions set forth in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to permit any #building# or portion of a #building# used for any permitted #use# other than #residences#, to be a permitted obstruction within a required #yard#, #rear yard equivalent# or other #open space# required, pursuant to the provisions of Section 33-20 (YARD REGULATIONS), inclusive, or Section 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS), inclusive, provided that the height of such portion of a #building# shall not exceed two #stories#, excluding #basement#, nor in any event 30 feet above #curb level#.

**141-22  
Special Height and Setback Regulations Along the Elevated Rail Structure Outside Subdistrict A**

For #zoning lots#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, and located outside Subdistrict A, the underlying height and setback provisions are modified by the provisions of this Section.

(c) #Street wall# location

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 a minimum base height of 15 feet, or the height of the #building#, whichever is lower. The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

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, where applicable, beyond the #street wall# locations established in this paragraph.

Any open space between a #street wall# and a #street line# along the elevated rail structure on Jerome or River Avenues shall comply with the special open space provisions of paragraph (a) of Section 141-33.

(d) Base heights, maximum #building# heights and maximum number of #stories#

The table in this Section sets forth, by zoning district, the minimum and maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For #zoning lots# in a #Commercial District# the applicable district shall be the #Residence District# within which such #Commercial District# is mapped, or the applicable residential equivalent set forth in the tables in Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts).

Separate maximum base heights are established in the table in this Section for #street walls# of #buildings# facing #streets# intersecting Jerome or River Avenues, and for #street walls# facing the elevated rail structure. The maximum base heights along intersecting #streets# shall also apply to #street walls# facing the elevated rail structure on Jerome or River Avenues within 75 feet of the corner.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet 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.

**Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#**

District	Maximum Base Height along Elevated Rail Structure, beyond 75 feet of the corner (in feet)	Maximum Base Height on Intersecting Streets, and within 75 feet of the corner (in feet)	Maximum Height of #Buildings or Other Structures# (in feet)	Maximum Number of #Stories#
R7A	30	75	115	11
R7D	30	95	135	13
R8A	30	105	165	16
R9A	30	125	195	19

(d) Required and permitted articulation

For #street wall# fronting the elevated rail structure on Jerome or River Avenues with widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, and the depth of such projections along the elevated rail structure shall not exceed three feet.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing the elevated rail structure, so that above the maximum base height set forth in paragraph (b) of this Section, dormers shall be permitted only within 75 feet of a corner.

**141-23  
Special Height and Setback Regulations in Subdistrict A**

In Subdistrict A, as shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter, the underlying height and setback provisions are modified by the provisions of this Section.

(d) #Street wall# location

(4) Along the elevated rail structure

For #street walls#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, the provisions of paragraph (a) of Section 141-22 shall apply.

(5) Along designated #streets#

In Subareas A1 through A3, along the #streets# designated on Maps 2 through 4 in the Appendix to this Chapter, the following shall apply:

(i) In #Commercial Districts#

For #street walls#, or portions thereof, located in #Commercial 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 a height of 30 feet, or the height of the #building#, whichever is lower. In addition, above a height of 30 feet, at least 50 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

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

In the corner locations designated on Maps 2 and 3, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(ii) In #Residence Districts#

For #street walls#, or portions thereof, located in #Residence Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within 15 feet of the #street line# and shall extend to at least the minimum base height set forth in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

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

In the corner locations designated on Map 4, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(6) Along other #streets#

In Subareas A1 through A4, along #streets# that are not designated on Maps 2 through 5, no #street wall# location provisions shall apply, and no minimum base heights shall apply.

(e) Base heights, maximum #building# heights, and maximum number of #stories#

The table in this Section sets forth, by zoning district, the maximum base height, the maximum transition height, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings#.

However, for #street walls# facing the elevated rail structure along Jerome or River Avenues beyond 75 feet of the corner, the maximum base height shall be 30 feet.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height, where applicable, or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, for portions of #buildings or other structures# along Cromwell Avenue located beyond 200 feet from a corner, a minimum setback with a depth of at least 30 feet shall be provided. The underlying provisions of paragraphs (c) (2) through (c)(4) of Section 23-662 shall apply to all such setbacks.

In R9A Districts, or #Commercial Districts# mapped over an R9A District, above the required setback, the height of a #building# shall not exceed the maximum transition height set forth in the table in this Section, except that where the #lot coverage# of all #buildings# on the #zoning lot# above the maximum transition height has been reduced to 50 percent on #zoning lots# with a #lot area# less than or equal to 15,000 square feet, 40 percent on #zoning lots# with a #lot area# greater than 15,000 square feet but less than 30,000 square feet, and 30 percent for all other #zoning lots#, a #building# may rise up to the maximum #building or other structure# height set forth in the table in this Section. The maximum #street wall# width of any #story# above the maximum transition height shall not exceed 165 feet, and where two or more non-contiguous portions of a #building# exist at the same level above the maximum transition height, such portions shall provide a minimum distance of 60 feet between facing walls at any point.

Base Heights, Maximum #Building# Heights and Maximum Number of #Stories#

District	Maximum Base Height (in feet)	Maximum Transition Height (in feet)	Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)	Maximum Number of #Stories#
R8A	105	N/A	145	14
R9A	125	175	225	22

(f) Required and permitted articulation

In Subareas A1 through A3, along #streets# designated in Maps 2 through 4 in the Appendix to this Chapter, for #street wall# widths exceeding 100 feet, a minimum of 20 percent of the surface area of #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, provided that any projections with a depth greater than five feet shall be considered a dormer.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall apply, except that in Subareas A1 through A3, for #street walls# intersecting within 100 feet of the corners designated on Maps 2, 3 and 4 in the Appendix to this Chapter, and irrespective of the width of the #street wall# below the maximum base height, dormers shall be permitted within 100 feet of such intersecting #street walls#. Such dormers need not decrease in width as the height above the maximum base height increases.

Any dormers or projections provided in accordance with this paragraph need not be included in the maximum #lot coverage# permitted above the maximum transition height, nor be included in the maximum #street wall# width of a #story#.

141-30 SPECIAL STREETScape REGULATIONS

141-31 Applicability of underlying ground floor use regulations

In C2 Districts mapped within R7D Districts, the underlying supplemental #use# regulations of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of Section 141-32 (Ground Floor Use Regulations) shall apply.

141-32 Ground Floor Use Regulations

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage of a #zoning lot# in a #Commercial District# located within 50 feet of #street lines# along the elevated rail structure on Jerome or River Avenues and, in Subdistrict A, for Subareas A1 or A2, a #ground floor level street# frontage along #streets#, or portions thereof, designated on Maps 2 and 3 in the Appendix to this Chapter, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-31.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

(c) Along #primary street frontages#

For #buildings# with #primary street frontage#, or portions thereof, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). #Group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(d) Along #secondary street frontages#

For #buildings# with #secondary street frontage#, or portions thereof, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any accessory# off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

141-33 Special Open Space Provisions

Along the elevated rail structure on Jerome or River Avenues, where open space is provided between the #street line# of the #zoning lot# and the #street wall# of a #building# facing the elevated rail structure, or in Subdistrict A, for Subareas A1 through A3, where open space is provided between the #street wall# and the corner at a location designated on Maps 2, 3 or 4 in the Appendix to this Chapter, the provisions of Section 28-23 (Planting Areas) shall apply to all #buildings#, whether the ground floor is occupied by #residential uses# or non- #residential uses#, subject to the modifications of this Section.

(c) Along the elevated rail structure

Along the elevated rail structure on Jerome or River Avenues, a sidewalk widening, built to Department of Transportation standards, may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to streetscape amenities, including, but not limited to, trees, bicycle racks, benches or wall treatment, are provided along such sidewalk widening, as set forth below.

Where benches are provided as an alternative to such planting, the length of such benches shall not exceed, in the aggregate, 15 feet per every 50 feet of #street wall# frontage. Where bicycle racks are provided, such racks shall be oriented so that the bicycles are placed parallel to the #street wall#, and the width of such bicycle racks shall not exceed, in the aggregate, 10 feet per every 50 feet of #street wall# frontage. Such benches or bicycle racks shall be located entirely within the #zoning lot#, and each bench or bicycle rack so provided shall be equivalent to 15 square feet of planted area.

Where trees, and associated tree pits are provided as an alternative, the minimum depth of any open space between the #street wall# and #street line# shall be eight feet. Each tree provided shall be equivalent to 15 square feet of planted area.

Where a wall treatment is provided as an alternative, it shall be in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material along the #street wall#. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and shall have a minimum width of 10 feet, as measured parallel to the #street wall#. Portions of a #street wall# providing such wall treatment may be exempt from the ground floor glazing requirements of paragraph (a) of Section 141-32, provided that the exempted area not exceed 50 percent of the #street wall#, or a #street wall# width of 20 feet, whichever is less. The portion of the #street wall# allocated to a wall treatment shall satisfy the planting requirement directly in front of such #street wall#.

Where planting is provided, the minimum depth of open space between the #street line# and the #street wall# shall not be less than three feet.

(d) In Subdistrict A

in Subdistrict A, where open space is provided between the #street wall# and the intersection of two #streets#, pursuant to paragraph (a)(2) of Section 141-22, streetscape amenities may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to trees, benches, or tables and chairs, as set forth below. However, planting shall not be reduced to less than 20 percent of the area of the open space.

Each bench provided shall be equivalent to 10 square feet of planted area, and each set of tables and at least two chairs shall be equivalent to 15 square feet of planted area. Seating shall be publicly accessible, unless tables and chairs are associated with an open eating or drinking establishment on the #zoning lot#. The area under such seating shall be paved with permeable materials and shall either abut the adjoining sidewalk or be connected to such sidewalk by a circulation path at least five feet wide that is also paved with permeable materials.

Each tree and associated tree pits provided shall be equivalent to 15 square feet of planted area, and shall be located at least 10 feet from any #building wall# or the adjoining sidewalk.

Where planting is provided, the minimum depth of a planted bed shall not be less than three feet.

In no event shall chain link fencing or barbed or razor wire be permitted in any open space provided, pursuant to this Section.

141-40 SPECIAL PARKING AND LOADING REGULATIONS

The underlying parking provisions are modified by the provisions of this Section.

141-41 Location of Curb Cuts

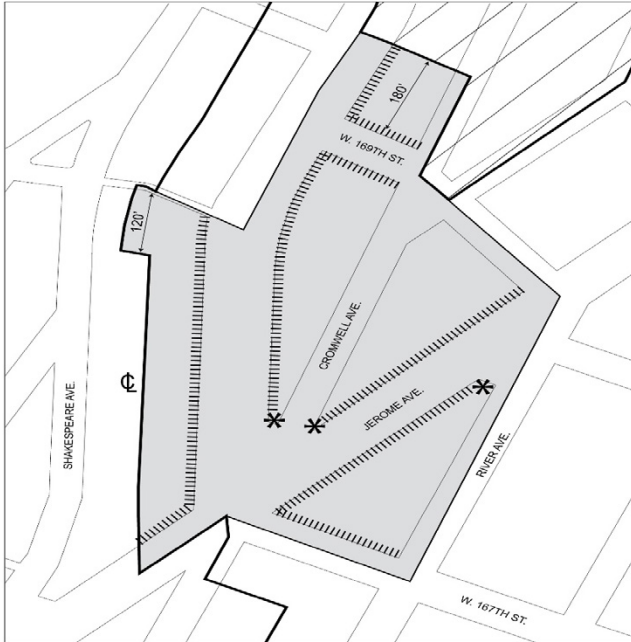
In all districts, for #zoning lots# existing on [date of adoption] with frontage along Edward L. Grant Highway, West 170th Street, or the portions of Jerome or River Avenues with an elevated rail structure, and fronting along other #streets#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #streets#, as applicable.

APPENDIX - SPECIAL JEROME CORRIDOR DISTRICT MAPS

Map 1 – Special Jerome Corridor District, Subdistrict and Subareas



**Map 2 – Designated locations for street wall continuity and ground floor requirements in Subarea A1**



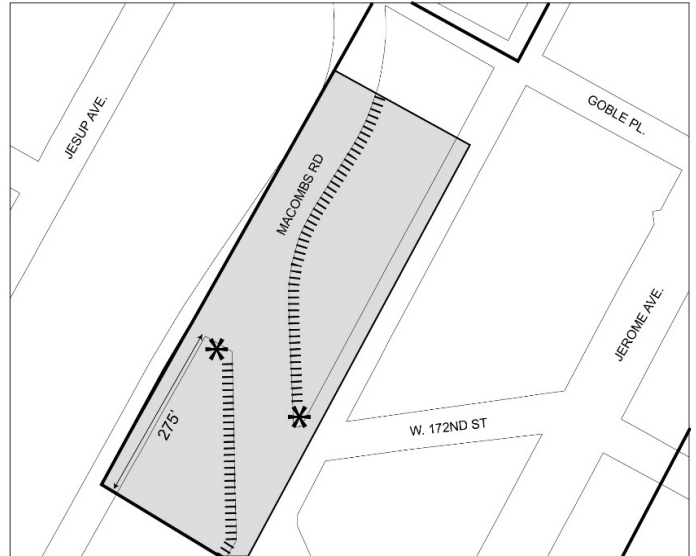
- #Special Jerome Corridor District#
- Subdistrict A
- Excluded Area
- Designated street frontages
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted

**Map 3 – Designated locations for street wall continuity and ground floor requirements in Subareas A2**



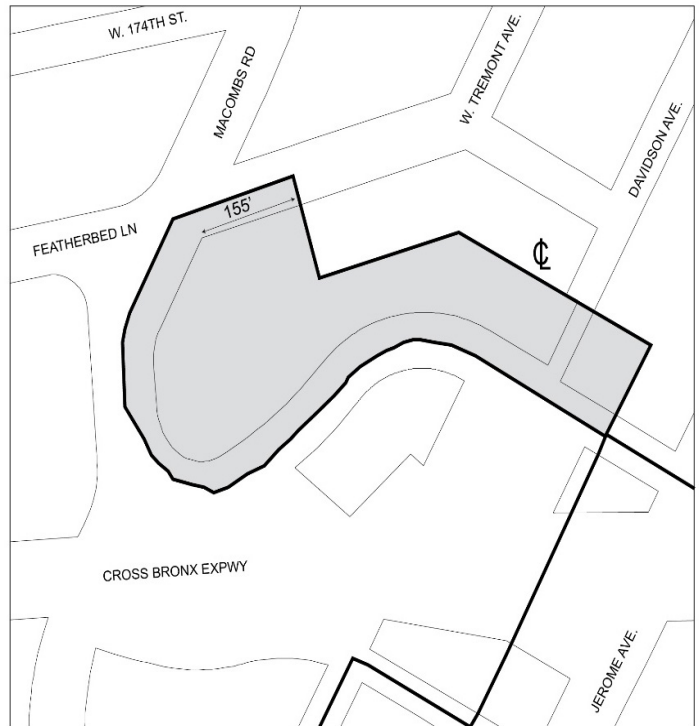
- #Special Jerome Corridor District#
- Subdistrict A
- Excluded Area
- Designated street frontages
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted

**Map 4 – Designated locations for street wall continuity requirements in Subarea A3**



- #Special Jerome Corridor District#
- Subdistrict A
- Excluded Area
- Designated street frontages
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted

**Map 5 – Boundary of Subarea A4**



- #Special Jerome Corridor District#
- Subdistrict A
- Excluded Area
- Designated street frontages

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	
3b	Bronx CD 4 and 5		Map 1, Map 2
3c	Bronx CD 5 and 7		Map 1
3d	Bronx CD 5		Map 1, Map 2

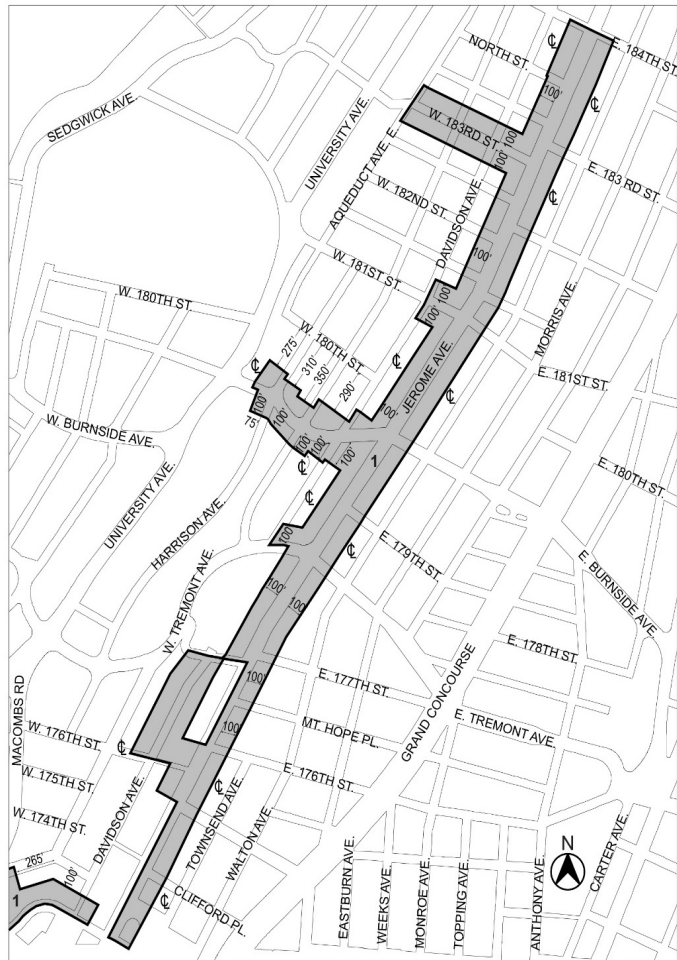
\* \* \*

The Bronx

\* \* \*

The Bronx Community Districts 4, 5 and 7

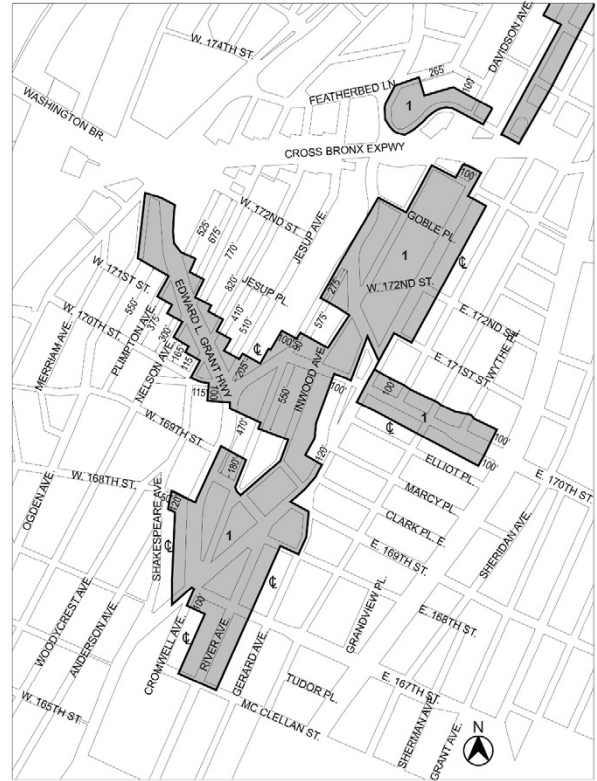
Map 1. [date of adoption]



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

Portions of Community Districts 4, 5 and 7, The Bronx

Map 2. [date of adoption]



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

Portions of Community Districts 4, 5 and 7, The Bronx

\* \* \*

No. 3

CD 4, 5, & 7

C 180051 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3b, 3c, and 3d:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by:
  - a. a line 100 feet northeasterly of West Burnside Avenue, Davidson Avenue, a line 100 feet northeasterly of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet southwesterly of East Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, and a line 100 feet northwesterly of Harrison Avenue;
  - b. a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, West Tremont Avenue, and Davidson Avenue;
  - c. Plimpton Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 525 feet southwesterly of West 172<sup>nd</sup> Street;
  - d. a line midway between Plimpton Avenue and Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 625 feet southwesterly of West 172<sup>nd</sup> Street;
  - e. Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 770 feet southwesterly of West 172<sup>nd</sup> Street;
  - f. a line midway between Nelson Avenue and Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 820 feet southwesterly of West 172<sup>nd</sup> Street;
  - g. Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 410 feet southwesterly of S. Byrd Place;

- h. A line midway between Shakespeare Avenue and Jesup Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 510 feet southwesterly of Sherif S. Byrd Place;
- i. a line 375 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
- j. a line 300 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
- k. a line 165 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway; and
- l. a line 115 feet northeasterly of West 170<sup>th</sup> Street, Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
2. eliminating from within an existing R8 District a C1-4 District bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
- b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 100 feet southwesterly of East Tremont Avenue, Walton Avenue, and a line 175 feet southwesterly of East Tremont Avenue;
3. eliminating from within an existing R7-1 District a C2-4 District bounded by a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, and West Tremont Avenue;
4. changing from an R7-1 District to an R7A District property bounded by:
- a. Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, and a line midway between West 183<sup>rd</sup> Street and Buchanan Place; and
- b. a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, a line midway between Jerome Avenue and Townsend Avenue, and a southwesterly boundary line of a park and its southeasterly prolongation;
5. changing from a C4-4 District to an R7A District property bounded by Jerome Avenue, East 171<sup>st</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet northeasterly of East 170<sup>th</sup> Street;
6. changing from a C8-3 District to an R7A District property bounded by:
- a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue;
- b. Jerome Avenue, East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and East 174<sup>th</sup> Street; and
- c. Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, East 171<sup>st</sup> Street, Jerome Avenue, and West 172<sup>nd</sup> Street;
7. changing from an R7-1 District to an R7D District property bounded by Jerome Avenue, East 177<sup>th</sup> Street, a line 100 feet southeasterly of Jerome Avenue, and East 176<sup>th</sup> Street;
8. changing from an R7-1 District to an R8A District property bounded by:
- a. a line midway between Davidson Avenue and Jerome Avenue, East 176<sup>th</sup> Street and its westerly centerline prolongation, a line midway between Jerome Avenue and Townsend Avenue, and East 175<sup>th</sup> Street and its northwesterly centerline prolongation;
- b. Jerome Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 50 feet southwesterly of East Mount Eden Avenue;
- c. the southwesterly prolongation of a line midway between Jesup Avenue and Cromwell Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, West 170<sup>th</sup> Street, and a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway; and
- d. Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, a line 115 feet easterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street;
9. changing from an R8 District to a R8A District property bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, and a line 100 feet southwesterly of East 183<sup>rd</sup> Street;
- b. a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
- c. Macombs Road, Jerome Avenue, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet southeasterly of Gerard Avenue, East 169<sup>th</sup> Street, Jerome Avenue, the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, a line 100 feet northwesterly of Jerome Avenue, West 170<sup>th</sup> Street, and Jerome Avenue (Plaza Drive); and
- d. East 168<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and a line midway between River Avenue and Gerard Avenue;
10. changing from a C4-4 District to an R8A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliott Place;
11. changing from a C8-3 District to an R8A District property bounded by:
- a. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
- b. Macombs Road, Goble Place, Inwood Avenue, West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet northwesterly of Cromwell Avenue and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275



- feet southwesterly of Macombs Road, and Cromwell Avenue and its northeasterly centerline prolongation; and
- c. Jerome Avenue, East 169<sup>th</sup> Street, Gerard Avenue, East 168<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, and River Avenue;
12. changing from an M1-2 District to an R8A District property bounded by West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West Clarke Place, Inwood Avenue, a line 345 feet southwesterly of West 170<sup>th</sup> Street, and Cromwell Avenue;
  13. changing from an R7-1 District to an R9A District property bounded by:
    - a. Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, West 170<sup>th</sup> Street, and Edward L. Grant Highway;
    - b. West 168<sup>th</sup> Street, Edward L. Grant Highway, a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation, and a line 50 feet easterly of Shakespeare Avenue; and
    - c. a line midway between Shakespeare Avenue and Edward L. Grant Highway and its southerly prolongation, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, and Jerome Avenue;
  14. changing from an R8 District to an R9A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and Cromwell Avenue;
  15. changing from a C8-3 District to an R9A District property bounded by Edward L. Grant Highway, West 169<sup>th</sup> Street, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation;
  16. changing from an M1-2 District to an R9A District property bounded by:
    - a. West 170<sup>th</sup> Street, Cromwell Avenue, a line 470 feet northeasterly of West 169<sup>th</sup> Street, and Edward L. Grant Highway; and
    - b. Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, and West 169<sup>th</sup> Street;
  17. changing from an R7-1 District to a C4-4D District property bounded by a line midway between Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly streetline of Davidson Avenue and the southerly streetline of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, and West Burnside Avenue;
  18. changing from an R8 District to a C4-4D District property bounded by:
    - a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
    - b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, and a line 100 feet southwesterly of East Tremont Avenue;
  19. changing from a C8-3 District to a C4-4D District property bounded by a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 177<sup>th</sup> Street, Jerome Avenue, and West 177<sup>th</sup> Street;
  20. establish within an existing R7-1 District a C2-4 District bounded by:
    - a. a line 100 feet northwesterly of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
    - b. a line 100 feet southerly of West 170<sup>th</sup> Street, Edward L. Grant Highway, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, and a line 115 feet southwesterly of Shakespeare Avenue;
  21. establish within an existing R8 District a C2-4 District bounded by McClellan Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, and River Avenue;
  22. establish within a proposed R7A District a C2-4 District bounded by:
    - a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidsons Avenue and Jerome Avenue;
    - b. East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a northeasterly boundary line of a park and its northwesterly prolongation, and Jerome Avenue;
    - c. a line 175 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, and Jerome Avenue; and
    - d. a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, Jerome Avenue, West 172<sup>nd</sup> Street, and a line 100 feet northwesterly of Jerome Avenue;
  23. establish within a proposed R8A District a C2-4 District bounded by:
    - a. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
    - b. West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, and a line 100 feet northwesterly of Jerome Avenue;
    - c. a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 100 feet northeasterly of West 170<sup>th</sup> Street, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), a line 100 feet southwesterly of West 170<sup>th</sup> Street, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
    - d. Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliot Place;
    - e. the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West Clarke Place, and a line 100 feet northwesterly of Jerome Avenue; and
    - f. West 170<sup>th</sup> Street, Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, and a line 115 feet easterly of Shakespeare Avenue;
  24. establish within a proposed R9A District a C2-4 District bounded by Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, West 169<sup>th</sup> Street, Jerome Avenue,

River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and West 168<sup>th</sup> Street; and

- 25. establishing a Special Jerome Avenue District bounded by West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, a line 100 feet southwesterly of East 183<sup>rd</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, a line 100 feet southwesterly of East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 176<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet southwesterly of East Mount Eden, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet easterly of Gerard Avenue, East 169<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, River Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, Jerome Avenue, a line midway between Shakespeare Avenue and Edward L. Grant Highway, a line 120 southerly of West 168<sup>th</sup> Street, a line 50 feet easterly of Shakespeare Avenue, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, a line 115 feet northeasterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street, Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, a line 115 feet southeasterly of Jesup Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, Cromwell Avenue and its northeasterly centerline prolongation, Goble Place, Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, Jerome Avenue, the northwesterly centerline prolongation of East 175<sup>th</sup> Street, a line midway between Davison Avenue and Jerome Avenue, the northwesterly centerline prolongation of East 176<sup>th</sup> Street, Jerome Avenue, West 177<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point

of intersection of the northwesterly street line of Davidson Avenue and the southerly street line of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southerly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, a line midway between West 183<sup>rd</sup> Street and Buchanan Place, Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue, and **excluding** the area bounded by Edward L. Grant Highway, a line 470 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, a line 345 feet southwesterly of West 170<sup>th</sup> Street, Inwood Avenue, West Clarke Place, Jerome Avenue, West 169<sup>th</sup> Street, Cromwell Avenue, and a line 180 feet northeasterly of West 169<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated August 21, 2017, and subject to the conditions of CEQR Declaration E-442.

**No. 4**

**CDs 4, 5, & 7 C 180051(A) ZMX**

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification, pursuant to Section 2-06(c) (1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 3b, 3c, and 3d:

- 26. eliminating from within an existing R7-1 District a C1-4 District bounded by:
  - a. a line 100 feet northeasterly of West Burnside Avenue, Davidson Avenue, a line 100 feet northeasterly of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet southwesterly of East Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, and a line 100 feet northwesterly of Harrison Avenue;
  - b. a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, West Tremont Avenue, and Davidson Avenue;
  - c. Plimpton Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 525 feet southwesterly of West 172<sup>nd</sup> Street;
  - d. a line midway between Plimpton Avenue and Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 625 feet southwesterly of West 172<sup>nd</sup> Street;
  - e. Nelson Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 770 feet southwesterly of West 172<sup>nd</sup> Street;
  - f. a line midway between Nelson Avenue and Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 820 feet southwesterly of West 172<sup>nd</sup> Street;
  - g. Shakespeare Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 410 feet southwesterly of Sherif S. Byrd Place;
  - h. A line midway between Shakespeare Avenue and Jesup Avenue, a line 100 feet northeasterly of Edward L. Grant Highway, and a line 510 feet southwesterly of Sherif S. Byrd Place;
  - i. a line 375 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;

- j. a line 300 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
- k. a line 165 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway; and
- l. a line 115 feet northeasterly of West 170<sup>th</sup> Street, Shakespeare Avenue, and a line 100 feet southwesterly of Edward L. Grant Highway;
27. eliminating from within an existing R8 District a C1-4 District bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
- b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 100 feet southwesterly of East Tremont Avenue, Walton Avenue, and a line 175 feet southwesterly of East Tremont Avenue;
28. eliminating from within an existing R7-1 District a C2-4 District bounded by a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West Burnside Avenue, Jerome Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, and West Tremont Avenue;
29. changing from an R7-1 District to an R7A District property bounded by:
- a. Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, and a line midway between West 183<sup>rd</sup> Street and Buchanan Place; and
- b. a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, a line midway between Jerome Avenue and Townsend Avenue, and a southwesterly boundary line of a park and its southeasterly prolongation;
30. changing from a C4-4 District to an R7A District property bounded by Jerome Avenue, East 171<sup>st</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet northeasterly of East 170<sup>th</sup> Street;
31. changing from a C8-3 District to an R7A District property bounded by:
- a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue;
- b. Jerome Avenue, East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, and East 174<sup>th</sup> Street; and
- c. Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, East 171<sup>st</sup> Street, Jerome Avenue, and West 172<sup>nd</sup> Street;
32. changing from an R7-1 District to an R7D District property bounded by:
- a. Jerome Avenue, East 177<sup>th</sup> Street, a line 100 feet southeasterly of Jerome Avenue, and East 176<sup>th</sup> Street; and
- b. a line 100 feet northwesterly of Davidson Avenue, West 177<sup>th</sup> Street, a line midway between Davidson Avenue and Jerome Avenue, and West 176<sup>th</sup> Street;
33. changing from an R7-1 District to an R8A District property bounded by:
- a. a line midway between Davidson Avenue and Jerome Avenue, East 176<sup>th</sup> Street and its westerly centerline prolongation, a line midway between Jerome Avenue and Townsend Avenue, and East 175<sup>th</sup> Street and its northwesterly centerline prolongation;
- b. Macombs Road, Featherbed Lane, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 174<sup>th</sup> Street and its southeasterly prolongation, a line 100 feet southeasterly of Grand Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 265 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West 174<sup>th</sup> Street, and Grand Avenue;
- c. Jerome Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 50 feet southwesterly of East Mount Eden Avenue;
- d. the southwesterly prolongation of a line midway between Jesup Avenue and Cromwell Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, West 170<sup>th</sup> Street, and a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway; and
- e. Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, a line 115 feet easterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street;
34. changing from an R8 District to a R8A District property bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, and a line 100 feet southwesterly of East 183<sup>rd</sup> Street;
- b. a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
- c. Macombs Road, Jerome Avenue, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet southeasterly of Gerard Avenue, East 169<sup>th</sup> Street, Jerome Avenue, the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, a line 100 feet northwesterly of Jerome Avenue, West 170<sup>th</sup> Street, and Jerome Avenue (Plaza Drive); and
- d. East 168<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and a line midway between River Avenue and Gerard Avenue;
35. changing from a C4-4 District to an R8A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliott Place;
36. changing from a C8-3 District to an R8A District property bounded by:
- a. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
- b. Macombs Road, Goble Place, Inwood Avenue, West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street and its northwesterly centerline prolongation, a line 100 feet northwesterly of Cromwell Avenue and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Cromwell

- Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, and Cromwell Avenue and its northeasterly centerline prolongation; and
- c. Jerome Avenue, East 169<sup>th</sup> Street, Gerard Avenue, East 168<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, and River Avenue;
37. changing from an M1-2 District to an R8A District property bounded by West 170<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue (Plaza Drive), the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West 169<sup>th</sup> Street, Inwood Avenue, a line 550 feet southwesterly of West 170<sup>th</sup> Street, and Cromwell Avenue;
38. changing from an R7-1 District to an R9A District property bounded by:
- a. Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, West 170<sup>th</sup> Street, and Edward L. Grant Highway;
- b. West 168<sup>th</sup> Street, Edward L. Grant Highway, a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation, and a line 50 feet easterly of Shakespeare Avenue; and
- c. a line midway between Shakespeare Avenue and Edward L. Grant Highway and its southerly prolongation, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, and Jerome Avenue;
39. changing from an R8 District to an R9A District property bounded by Jerome Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, and Cromwell Avenue;
40. changing from a C8-3 District to an R9A District property bounded by Edward L. Grant Highway, West 169<sup>th</sup> Street, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and a line 120 feet southerly of West 168<sup>th</sup> Street and its easterly prolongation;
41. changing from an M1-2 District to an R9A District property bounded by:
- a. West 170<sup>th</sup> Street, Cromwell Avenue, a line 470 feet northeasterly of West 169<sup>th</sup> Street, and Edward L. Grant Highway; and
- b. Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, and West 169<sup>th</sup> Street;
42. changing from an R7-1 District to a C4-4D District property bounded by a line midway between Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, Jerome Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, East Tremont Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly streetline of Davidson Avenue and the southerly streetline of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, and West Burnside Avenue;
43. changing from an R8 District to a C4-4D District property bounded by:
- a. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, and a line 100 feet southwesterly of East Burnside Avenue; and
- b. a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, and a line 100 feet southwesterly of East Tremont Avenue;
44. changing from a C8-3 District to a C4-4D District property bounded by a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 177<sup>th</sup> Street, Jerome Avenue, and West 177<sup>th</sup> Street;
45. establishing within an existing R7-1 District a C2-4 District bounded by:
- a. a line 100 feet northwesterly of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
- b. a line 100 feet southerly of West 170<sup>th</sup> Street, Edward L. Grant Highway, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, and a line 115 feet southwesterly of Shakespeare Avenue;
46. establishing within an existing R8 District a C2-4 District bounded by McClellan Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, and River Avenue;
47. establishing within a proposed R7A District a C2-4 District bounded by:
- a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, Jerome Avenue, a line 320 feet southwesterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidsons Avenue and Jerome Avenue;
- b. East 175<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a northeasterly boundary line of a park and its northwesterly prolongation, and Jerome Avenue;
- c. a line 175 feet northeasterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, and Jerome Avenue; and
- d. a southwesterly boundary line of a park and its southeasterly prolongation, Jerome Avenue, a line 100 feet southwesterly of East Mount Eden Avenue, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, Jerome Avenue, West 172<sup>nd</sup> Street, and a line 100 feet northwesterly of Jerome Avenue;
48. establishing within a proposed R8A District a C2-4 District bounded by:
- a. a line perpendicular to the southeasterly street line of Grand Avenue distant 265 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West 174<sup>th</sup> Street, a line 100 feet southeasterly of Grand Avenue, a line 100 feet southwesterly of West 174<sup>th</sup> Street and its southeasterly prolongation, a line midway between Davidson Avenue and Jerome Avenue, and Featherbed Lane;
- b. Jerome Avenue, a line 50 feet southwesterly of East Mount Eden Avenue, a line midway between of Jerome Avenue and Townsend Avenue, and a line 100 feet southwesterly of East Mount Eden Avenue;
- c. West 172<sup>nd</sup> Street, Jerome Avenue, Macombs Road, and a line 100 feet northwesterly of Jerome Avenue;
- d. a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 100 feet northeasterly of West 170<sup>th</sup> Street, Jerome Avenue (Plaza Drive), West 170<sup>th</sup> Street, a line 100 feet northwesterly of

- Jerome Avenue (Plaza Drive), a line 100 feet southwesterly of West 170<sup>th</sup> Street, and the northwesterly centerline prolongation of West 170<sup>th</sup> Street;
- e. Jerome Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, and a line midway between East 170<sup>th</sup> Street and Elliot Place;
  - f. the northwesterly prolongation of a line 120 feet southwesterly of Marcy Place, Jerome Avenue, West 169<sup>th</sup> Street, and a line 100 feet northwesterly of Jerome Avenue; and
  - g. West 170<sup>th</sup> Street, Edward L. Grant Highway, a line 100 feet southerly of West 170<sup>th</sup> Street, and a line 115 feet easterly of Shakespeare Avenue;
49. establishing within a proposed R9A District a C2-4 District bounded by Edward L. Grant Highway, a line 180 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, West 169<sup>th</sup> Street, Jerome Avenue, River Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, Jerome Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, and West 168<sup>th</sup> Street; and
50. establishing a Special Jerome Avenue District bounded by:
- a. West 184<sup>th</sup> Street, East 184<sup>th</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East 183<sup>rd</sup> Street, Creston Avenue, a line 100 feet southwesterly of East 183<sup>rd</sup> Street, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Burnside Avenue, a line 100 feet northwesterly of Grand Boulevard and Concourse, East Burnside Avenue (southerly portion), Creston Avenue, a line 100 feet southwesterly of East Burnside Avenue, a line midway between Jerome Avenue and Walton Avenue, a line 100 feet northeasterly of East Tremont Avenue, Walton Avenue, a line 55 feet northeasterly of East Tremont Avenue, Morris Avenue, a line 295 feet northerly of East 177<sup>th</sup> Street, a line 100 feet southeasterly of Walton Avenue, a line 100 feet southwesterly of East Tremont Avenue, a line 100 feet southeasterly of Jerome Avenue, East 176<sup>th</sup> Street, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet northeasterly of East Mount Eden Avenue, a line 100 feet southwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East Mount Eden Avenue, Walton Avenue, a line 100 feet southwesterly of East Mount Eden, a line midway between Jerome Avenue and Townsend Avenue, a line 100 feet northeasterly of East 170<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line midway between East 170<sup>th</sup> Street and Elliot Place, a line 100 feet southeasterly of Jerome Avenue, a line 100 feet easterly of Gerard Avenue, East 169<sup>th</sup> Street, Gerard Avenue, a line 100 feet northeasterly of East 167<sup>th</sup> Street, a line 100 feet northwesterly of Grand Boulevard and Concourse, a line 100 feet southwesterly of East 167<sup>th</sup> Street, a line midway between River Avenue and Gerard Avenue, East 165<sup>th</sup> Street, River Avenue, McClellan Street, a line midway between Cromwell Avenue and River Avenue, a line 100 feet southwesterly of East 167<sup>th</sup> Street, Cromwell Avenue, the northwesterly centerline prolongation of East 167<sup>th</sup> Street, Jerome Avenue, a line midway between Shakespeare Avenue and Edward L. Grant Highway, a line 120 feet southerly of West 168<sup>th</sup> Street, a line 50 feet easterly of Shakespeare Avenue, West 168<sup>th</sup> Street, a line midway between Shakespeare Avenue and Edward L. Grant Highway, West 169<sup>th</sup> Street, a line 115 feet northeasterly of Shakespeare Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue, a line 115 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 165 feet northeasterly of West 170<sup>th</sup> Street, Nelson Avenue, a line 300 feet northeasterly of West 170<sup>th</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 375 feet northeasterly of West 170<sup>th</sup> Street, Plimpton Avenue, and a line 550 feet northeasterly of West 170<sup>th</sup> Street, Ogden Avenue, Dr. Martin Luther King Jr. Boulevard, Edward L. Grant Highway, Plimpton Avenue, a line 525 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Plimpton Avenue and Nelson Avenue, a line 625 feet southwesterly of West 172<sup>nd</sup> Street, Nelson Avenue, a line 770 feet southwesterly of West 172<sup>nd</sup> Street, a line midway between Nelson Avenue and Shakespeare Avenue, a line 820 feet southwesterly of West 172<sup>nd</sup> Street, Shakespeare Avenue, a line 410 feet southwesterly of Sherif S. Byrd Place, a line midway between Shakespeare Avenue and Jesup Avenue, a line 510 feet southwesterly of Sherif S. Byrd Place, Jesup Avenue, a line perpendicular to the southeasterly street line of Jesup

Avenue distant 205 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jesup Avenue and the northeasterly street line of Edward L. Grant Highway, a line 115 feet southeasterly of Jesup Avenue, the northwesterly centerline prolongation of West 170<sup>th</sup> Street, a line 100 feet northwesterly of Cromwell Avenue, a line perpendicular to the northwesterly street line of Cromwell Avenue distant 90 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cromwell Avenue and the northwesterly street line of West 170<sup>th</sup> Street, Cromwell Avenue, a line 575 feet southwesterly of Macombs Road, Inwood Avenue, a line 275 feet southwesterly of Macombs Road, Cromwell Avenue and its northeasterly centerline prolongation, Goble Place, Inwood Avenue, West Mount Eden Avenue, a line 100 feet northwesterly of Jerome Avenue, Featherbed Lane, Jerome Avenue, the northwesterly centerline prolongation of East 175<sup>th</sup> Street, a line midway between Davison Avenue and Jerome Avenue, West 176<sup>th</sup> Street, a line 100 feet northwesterly of Davidson Avenue, West 177<sup>th</sup> Street, a line 100 feet northwesterly of Jerome Avenue, West Tremont Avenue, Davidson Avenue, a line 100 feet northeasterly of West Tremont Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southerly of West Burnside Avenue, Davidson Avenue, a line perpendicular to the northwesterly street line of Davidson Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Davidson Avenue and the southerly street line of West Burnside Avenue, a line midway between Grand Avenue and Davidson Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southerly street line of West Burnside Avenue, Grand Avenue, a line 100 feet southwesterly of West Burnside Avenue, Harrison Avenue, a line 75 feet northwesterly of Harrison Avenue, West Burnside Avenue, Dr. Martin Luther King Jr. Boulevard and Harrison Avenue, a line 275 feet southwesterly of West 180<sup>th</sup> Street, Harrison Avenue, a line 310 feet southwesterly of West 180<sup>th</sup> Street, a line midway between Harrison Avenue and Grand Avenue, a line 350 feet southwesterly of West 180<sup>th</sup> Street, Grand Avenue, a line 290 feet southwesterly of West 180<sup>th</sup> Street, Davidson Avenue, a line perpendicular to the southeasterly streetline of Davidson Avenue distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly streetline of Davidson Avenue and the northerly streetline of West Burnside Avenue, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 181<sup>st</sup> Street, Davidson Avenue, a line 100 feet northeasterly of West 181<sup>st</sup> Street, a line 100 feet northwesterly of Jerome Avenue, a line midway between West 183<sup>rd</sup> Street and Buchanan Place, Aqueduct Avenue East, a line midway between Evelyn Place and West 183<sup>rd</sup> Street, a line 100 feet northwesterly of Jerome Avenue, North Street, and a line midway between Davidson Avenue and Jerome Avenue, and

**excluding** the area bounded by:

- i. Edward L. Grant Highway, a line 470 feet northeasterly of West 169<sup>th</sup> Street, Cromwell Avenue, a line 550 feet southwesterly of West 170<sup>th</sup> Street, Inwood Avenue, West 169<sup>th</sup> Street, Cromwell Avenue, and a line 180 feet northeasterly of West 169<sup>th</sup> Street; and
  - ii. a line midway between Davidson Avenue and Jerome Avenue, West 177<sup>th</sup> Street Jerome Avenue, and the northwesterly centerline prolongation of East 176<sup>th</sup> Street;
- b. Macombs Road, Featherbed Lane, a line midway between Davidson Avenue and Jerome Avenue, a line 100 feet southwesterly of West 174<sup>th</sup> Street and its southeasterly prolongation, a line 100 feet southeasterly of Grand Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 265 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the southwesterly street line of West 174<sup>th</sup> Street, and Grand Avenue;

as shown on a diagram (for illustrative purposes only) dated November xx, 2017, and subject to the conditions of CEQR Declaration E-442.

#### No. 5

**CD 4 C 170305 MMX**  
**IN THE MATTER OF** an application, submitted by The New York City Department of City Planning and The New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Corporal Irwin Fischer Place between Nelson Avenue and Shakespeare Avenue;
- the establishment of parkland in the area bounded by Nelson Avenue, West 170<sup>th</sup> Street, Shakespeare Avenue and West 169<sup>th</sup> Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 13140 dated August 8, 2017 and signed by the Borough President.

**NOTICE**

On Wednesday, November 29, 2017, at 10:00 A.M., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP) for approval of several discretionary actions including zoning map amendments, zoning text amendments, and City map changes (collectively, the "Proposed Actions") to rezone an approximately 92-block area primarily along Jerome Avenue and its east west commercial corridors in Bronx Community Districts 4 and 5 and 7 (the "Rezoning Area"). The Proposed Actions would also establish the Special Jerome Avenue District coterminous with the Rezoning Area. The Rezoning Area is generally bounded by East 165th Street to the south and 184th Street to the north; and also includes portions of Edward L. Grant Highway, East 170th Street, Mount Eden Avenue, Tremont Avenue, Burnside Avenue and East 183rd Street. The proposed City map changes are located a block outside of the Rezoning Area in the Highbridge neighborhood of the Bronx, Community District 4.

The Proposed Actions include: rezoning portions of existing C4-4, M1-2, R8, C8-3, and R7-1 with R7A, R8A, R9A, R7D, and C4-4D districts and C2-4 commercial overlays; amendments to the text of the City's Zoning Resolution (ZR) to establish the Special Jerome Avenue District, coterminous with the Rezoning Area, which would include regulations that would add controls to the ground floors of buildings within mapped commercial overlays and districts, modify height and bulk regulations on lots fronting the elevated rail line, modify bulk regulations on irregular lots, and establish controls, such as discretionary review provisions, for transient hotels; establish the proposed R7A, R7D, R8A, R9A, and C4-4D districts as Mandatory Inclusionary Housing areas, applying the Mandatory Inclusionary Housing program to require a share of new housing to be permanently affordable where significant new housing capacity would be created; amendments to the City map to: map Block 2520, Lot 19, a City-Owned parcel, as parkland, and de-map Corporal Fischer Place (street) between Nelson Avenue and Shakespeare Avenue, which is adjacent to the parcel to be mapped as park land as described above (Block 2520, Lot 19), and map it as parkland.

Since the issuance of the Notice of Completion for the DEIS, the Department of City Planning (DCP) has proposed to modify the application (ULURP Nos. C 180051 (A) ZMX and N 180050 (A) ZRX), to extend the boundaries of the proposed rezoning area and proposed Special Jerome Avenue District to include additional blocks and lots, located west and south of Jerome Avenue, from R7-1 and M1-2 to R8A with a C2-4 commercial overlay and R7D with a C2-4 commercial overlay. The modified application would also include zoning text amendment provisions to: allow second story retail along Jerome Avenue as-of-right; allow the second story as an obstruction in a rear yard within 100' of Jerome Avenue; allow Physical Culture Establishments as of right within the Special Jerome Avenue District; and clarify street wall and ground floor regulations.

In order to assess the possible impacts of the proposed action, a reasonable worst-case development scenario (RWCDs) was established for both the current (Future No-Action) and proposed zoning (Future With-Action) conditions by the build year of 2026. The incremental difference between the Future No-Action and Future With-Action conditions serves as the basis for the impact analyses in the DEIS. In total, the Proposed Actions are expected to result in a net increase of approximately 3,250 dwelling units, 72,273 square feet of community facility space, 35,575 square feet of commercial/retail space; and a net decrease of 47,795 square feet of industrial space and 98,002 square feet of auto-related uses.

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development, the Lead Agency, until Monday, December 10, 2017, at 5:00 P.M.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP019X.

**BOROUGH OF BROOKLYN**  
**Nos. 6 & 7**  
**1220 AVENUE P REZONING**  
**No. 6**

**CD 15** **C 170390 ZMK**  
**IN THE MATTER OF** an application submitted by Omni Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 22d, by changing from an R5B District to an R7A District property, bounded by Avenue P, East 13th Street, a line 140 feet southerly of Avenue P, East 12th Street, a line 100 feet southerly of Avenue P, and a line midway between Coney Island Avenue and East 12th Street, as shown on a diagram (for illustrative purposes only), dated September 5, 2017, and subject to the conditions of CEQR Declaration E-444.

**No. 7**

**CD 15** **N 170391 ZRK**  
**IN THE MATTER OF** an application submitted by Omni Enterprises, 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 15**

Map 1 – [date of adoption]

**[PROPOSED MAP]**



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

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

Portion of Community District 15, Brooklyn

\* \* \*

**BOROUGH OF MANHATTAN**  
**No. 8**

**LSSNY CENTER 14/NASRY MICHELE CHILD CARE CENTER**  
**CD 9** **C 150349 PQM**  
**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 510 West 145<sup>th</sup> Street (Block 2076, Lot 41), for continued use as a child care center.

No. 9  
350 EAST 88<sup>TH</sup> STREET

CD 8 C 180023 ZSM  
IN THE MATTER OF an application submitted by Advantage Testing Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-711 of the Zoning Resolution:

- 1. to modify the use regulations of Section 22-10 (Uses Permitted As-of-Right) to allow Use Group 6B uses (commercial educational uses); and
2. to modify the rear yard regulations of Section 24-36 (Minimum Required Rear Yards) to allow a 2<sup>nd</sup> story enclosure and HVAC units within the required rear yard;

of an existing 4-story building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission, located at 350 East 88<sup>th</sup> Street (Block 1550, Lots 31 and 34), in an R8B District.

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

No. 10  
172-174 EAST 73<sup>RD</sup> STREET

CD 8 C 180066 ZSM  
IN THE MATTER OF an application submitted by 172-174 East LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-711 of the Zoning Resolution, to modify rear yard requirements of Section 23-47 (Minimum Required Rear Yards) and the minimum distance between legally required windows and lot lines of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) to facilitate a 2-story penthouse enlargement of an existing three-story mixed use building, on property, located at 172-174 East 73rd Street (Block 1407, Lot 44), in an R8B 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 10271-0001.

BOROUGH OF MANHATTAN  
No. 11  
CAPA RULE CHANGE

CD 4  
(Proposed promulgation of rule setting the contribution amount for the West Chelsea Affordable Housing Fund, pursuant to Sections 1043 and 191(b)(2) of the City Charter and Section 98-262(c) of the New York City Zoning Resolution.)

PLEASE TAKE NOTICE that in accordance with Sections 1043 and 191(b)(2) of the New York City Charter and Section 98-262(c) of the New York City Zoning Resolution, the New York City Department of City Planning ("City Planning"), on behalf of the City Planning Commission (the "Commission"), proposes to amend rules within Chapter 3 of Title 62 of the Rules of the City of New York.

This rule was not included in the regulatory agenda, as City Planning did not publish a regulatory agenda for fiscal year 2018.

The time and place of the hearing have been scheduled as follows:

DATE: November 29, 2017  
TIME: 10:00 A.M.  
LOCATION: Spector Hall  
22 Reade Street  
New York, NY 10007

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes.

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify John Mangin, at the address set forth below, or by telephone at (212) 720-3454, by November 22, 2017. In addition, written statements may be submitted to the Department of City Planning at the address stated below, provided the comments are received by 5:00 P.M., on November 29, 2017:

New York City Department of City Planning  
Office of the Counsel  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Attention: John Mangin

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 A.M. and 5:00 P.M., at the Freedom of Information Law Desk, 120 Broadway, 31<sup>st</sup> Floor, telephone number (212) 720-3454.

The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein.

Section 11. Chapter 3 of Title 62 of the Rules of the City of New York is proposed to be ADDED, to read as follows:

§3-11. Contributions to the West Chelsea Affordable Housing Fund, pursuant to Section 98-262(c) of the New York City Zoning Resolution.

Contributions to the West Chelsea Affordable Housing Fund, pursuant to Section 98-262(c) of the New York City Zoning Resolution shall be made in an amount equal to \$500 per square foot of floor area increase.

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



n14-29

CITYWIDE ADMINISTRATIVE SERVICES

PUBLIC HEARINGS

DIVISION OF CITYWIDE PERSONNEL SERVICES  
PROPOSED AMENDMENT TO CLASSIFICATION

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing to amend the Classification of the Classified Service of the City of New York.

A public hearing will be held by the Commissioner of Citywide Administrative Services, in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York, at 125 Worth Street, 2<sup>nd</sup> Floor Auditorium, New York, NY 10013 on, December 11, 2017, at 10:00 A.M.

For more information, go to the DCAS website at: [http://www.nyc.gov/html/dcas/html/work/Public\\_Hearing.shtml](http://www.nyc.gov/html/dcas/html/work/Public_Hearing.shtml)

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading POLICE DEPARTMENT (056) as follows:

I. By including in the Non-Competitive Class, subject to Rule XI, Part II, the following title and positions:

Table with 6 columns: Title Code Number, Number of Positions Authorized, Class of Positions, Annual Salary Range - Effective 9/1/2016 (New Hire Minimum\*, Incumbent Minimum, Maximum). Row 1: 53059, 4#, Employee Assistance Program Specialist, \$51,085, \$55,090, \$91,727.

# increase from 1 to 4

Part II positions are covered by Section 75 of the Civil Service Law Disciplinary procedures after 5 years of service.

\* Employees hired into City Service on or after 9/1/2016 shall be paid the hiring rate effective 9/1/2016. Upon completion of one (1) year of active or qualified inactive service, such employees shall be paid the indicated "minimum" for the applicable title that is in effect on the two year anniversary of their original appointment as set forth in the applicable Successor Separate Unit Agreement. In no case shall an employee receive less than the stated hiring minimum.

Accessibility questions: DCAS Accessibility (212) 386-0256, accessibility@dcas.nyc.gov, by: Monday, December 4, 2017, 5:00 P.M.



n27-29

BOARD OF EDUCATION RETIREMENT SYSTEM

MEETING

The Board of Trustees of the Board of Education Retirement System, will be meeting at 5:00 P.M., on Tuesday, November 28, 2017, at Long Island City High School, on 14-30 Broadway, Queens, NY 11106.

Accessibility questions: Leslie Kearns (929) 305-3742, lkearns2@bers.nyc.gov, by: Tuesday, November 28, 2017, 3:00 P.M.



n24-28

## EQUAL EMPLOYMENT PRACTICES COMMISSION

### MEETING

The next meeting of the Equal Employment Practices Commission will be held in the Commission's Conference Room/Library, at 253 Broadway (Suite 602), on Thursday, November 30, 2017, at 9:00 A.M.

Accessibility questions: Mohini Ramsukh, (212) 615-8938, Mramsukh@eepc.nyc.gov, by: Thursday, November 30, 2017, 1:00 A.M.



n22-30

## HOUSING AUTHORITY

### MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, November 29, 2017, at 10:00 A.M., in the Board Room, on the 12th Floor of 250 Broadway, New York, NY (unless otherwise noted). Copies of the Calendar are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary, at 250 Broadway, 12th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are also available on NYCHA's website or can be picked up at the Office of the Corporate Secretary, no earlier than 3:00 P.M., on the Thursday after the Board Meeting.

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

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

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

Accessibility questions: Office of the Corporate Secretary, (212) 306-6088, corporate.secretary@nychanyc.gov, by: Wednesday, November 15, 2017, 1:00 P.M.



n8-29

## HOUSING AND COMMUNITY RENEWAL

### PUBLIC HEARINGS

New York State Division of Housing and Community Renewal  
Office of Rent Administration

### NOTICE OF MAXIMUM BASE RENT PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN**, pursuant to §26-405a(9) of the New York City Rent and Rehabilitation Law that the New York State Division of Housing and Community Renewal (DHCR) will conduct a public hearing, to be held, at 250 Broadway, 19th Floor, New York State Assembly Hearing Room, New York, NY 10007, on Wednesday, November 29, 2017, for the purpose of collecting information relating to all factors which the DHCR may consider in establishing a Maximum Base Rent (MBR) for rent controlled housing accommodations, located in the City of New York, for the 2018-2019 biennial MBR cycle. The morning session of the hearing will be held from 10:00 A.M. to 12:30 P.M.; the afternoon session will run from 2:00 P.M. to 4:30 P.M.

Pre-Registration of speakers is advised. Those who wish to pre-register may contact the office of Michael Berrios, Executive Assistant, at (718) 262-4816, or email michael.berrios@nyshcr.org and state the time they wish to speak at the hearing and whom they represent. Pre-Registered speakers who have reserved a time to speak will be heard at approximately that time. Speakers who register the day of the hearing will be heard in the order of registration at those times not already reserved by pre-registered speakers. Speaking time will be limited to five minutes in order to give as many people as possible the opportunity to be heard. Speakers should be prepared to submit copies of their remarks to the DHCR official presiding over the hearing. The hearing will conclude when all registered speakers in attendance at the hearing have been heard. DHCR will also accept written testimony

submitted prior to the end of the hearing. Submissions may also be sent in advance to Michael Berrios, Executive Assistant, 6th Floor, Division of Housing and Community Renewal, Gertz Plaza, 92-31 Union Hall Street, Jamaica, NY 11433. To obtain a report on the DHCR recommendation for the 2018-2019 MBR cycle, interested parties should call (718) 262-4816 or email michael.berrios@nyshcr.org.

n6-28

## 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, November 28, 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.

**300 Kenmore Road - Douglaston Historic District**  
LPC-19-12318 - Block 8017 - Lot 19 - Zoning: R1-2

#### CERTIFICATE OF APPROPRIATENESS

An empty lot formerly occupied by a Ranch house built in 1955, with a relocated outbuilding. Application is to demolish the outbuilding and construct a new building.

**122 Grosvenor Street - Douglaston Historic District**  
LPC-19-18609 - Block 8028 - Lot 29 - Zoning: R1-2

#### CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts style house designed by Edward S. Child and built in 1908. Application is to construct an addition, create and modify masonry openings, and excavation at the front yard.

**4637 Grosvenor Avenue - Fieldston Historic District**  
LPC-19-4624 - Block 5822 - Lot 2750 - Zoning: R1-2

#### CERTIFICATE OF APPROPRIATENESS

A Dutch Colonial Revival style house designed by Edgar and Verna Cook Salomonsky and built in 1920. Application is to enlarge an extension and modify window openings.

**67 Remsen Street - Brooklyn Heights Historic District**  
LPC-19-17516 - Block 248 - Lot 14 - Zoning: R6

#### CERTIFICATE OF APPROPRIATENESS

An eclectic rowhouse built c. 1861-1879. Application is to construct a rooftop addition.

**514 Halsey Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District**  
LPC-19-17542 - Block 1665 - Lot 27 - Zoning: R6B

#### CERTIFICATE OF APPROPRIATENESS

A vacant lot. Application is to construct a new building.

**156 Gates Avenue - Clinton Hill Historic District**  
LPC-19-11604 - Block 1982 - Lot 42 - Zoning:

#### CERTIFICATE OF APPROPRIATENESS

A Transitional Italianate/Neo-Grec style rowhouse designed by Lambert and Mason and built in 1877. Application is to legalize alterations to the front façade and installation of fences at the areaway and rear yard without Landmarks Preservation Commission permit(s).

**207 Berkeley Place - Park Place Historic District**  
LPC-19-16031 - Block 1061 - Lot 60 - Zoning: R7B

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse designed by J. Dougherty and Son, and built c. 1883. Application is to legalize the installation of a barrier-free access ramp, lamppost, signage, and fence without Landmarks Preservation Commission permit(s).

**431 East 19th Street, - Ditmas Park Historic District**  
LPC-19-17164 - Block 5183 - Lot 79 - Zoning:

#### CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style residence designed by R. Schaefer and built in 1909-1910. Application is to modify the rear and a side façade.

**116 Prince Street - SoHo-Cast Iron Historic District**  
LPC-19-11726 - Block 500 - Lot 18 - Zoning: M1-5A

#### CERTIFICATE OF APPROPRIATENESS

A tenement building designed by John Prague and built in 1877. Application is to install a painted wall sign.

**561-563 Broadway - SoHo-Cast Iron Historic District**  
LPC-19-17735 - Block 498 - Lot 7 - Zoning: M1-5B

#### CERTIFICATE OF APPROPRIATENESS

An office and loft building designed by Ernest Flagg and built in



1903-1904. Application is to construct a bulkhead and install HVAC units, railings, screens, and decking at the roof.

**827-831 Broadway - Individual Landmark  
LPC-19-18646 - Block 564 - Lot 17 & 19 - Zoning: C6-1  
CERTIFICATE OF APPROPRIATENESS**

A pair of Italianate style commercial palaces with Neo-Grec style elements, designed by Griffith Thomas, and built in 1866-67. Application is to construct rooftop additions, and install storefronts and signage.

**138-146 West 48th Street - Individual and Interior Landmark  
LPC-19-18335 - Block 1000 - Lot 49 - Zoning: C6-5.5  
CERTIFICATE OF APPROPRIATENESS**

A French Neo-Classical style theater exterior and interior designed by Thomas Lamb and built in 1912-13. Application is to construct a new building on a portion of the landmark site, remove a bracket sign, install a new marquee, doors, signs, alley gate, and windows, and to alter the designated interior, including changes to the wall and stairs adjacent to the new building, and to the rear wall of the theater.

**1501 Broadway - Individual Landmark  
LPC-19-17729 - Block 1015 - Lot 29 - Zoning:  
CERTIFICATE OF APPROPRIATENESS**

A French Beaux-Arts style inspired skyscraper designed by Rapp and Rapp and built in 1926-27. Application is to establish a master plan governing the future installation of storefronts and signage.

**7 West 83rd Street - Upper West Side/Central Park West Historic District**

**LPC-19-16384 - Block 1197 - Lot 20 - Zoning: R8B  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Romanesque style synagogue designed by Charles Bradford Meyers and built in 1928-30. Application is to replace windows.

**354-356 Convent Avenue - Hamilton Heights Historic District  
LPC-19-7916 - Block 2059 - Lot 150 - Zoning: R6A  
CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1889. Application is to construct an elevator bulkhead and modify window openings.

**273 West 138th Street - St. Nicholas Historic District  
LPC-19-16747 - Block 2024 - Lot 1 - Zoning: R72  
CERTIFICATE OF APPROPRIATENESS**

An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install a barrier-free access chair lift and modify an areaway.

n14-28

**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, December 5, 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.

**107 Columbia Heights - Brooklyn Heights Historic District  
LPC-19-13474 - Block 224 - Lot 5 - Zoning: R6  
CERTIFICATE OF APPROPRIATENESS**

An apartment house built in 1959. Application is to install rooftop bulkheads, mechanical equipment, screens, railings and trellises; modify and create masonry openings; replace windows, entrance infill, and a canopy; alter the courtyard, and relocate a curb cut.

**205 DeKalb Avenue - Fort Greene Historic District  
LPC-19-12971 - Block 2090 - Lot 66 - Zoning: R6B  
CERTIFICATE OF APPROPRIATENESS**

An Italianate style house built in the 1860s. Application is to construct a rear yard addition and modify masonry openings.

**470 Nostrand Avenue - Bedford Historic District  
LPC-19-16338 - Block 1832 - Lot 51 - Zoning: R6A  
CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style tenement building with a commercial ground floor designed by Magnus Dahlander and built c. 1893. Application is to alter storefront infill.

**115 Broadway - Individual Landmark  
LPC-19-10480 - Block 50 - Lot 1 - Zoning: C5-5  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style commercial skyscraper designed by Francis H. Kimball and built in 1904-07. Application is to install storefront infill, lighting, and signage.

**111 Broadway - Individual Landmark  
LPC-19-10523 - Block 49 - Lot 2 - Zoning: C5-5  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style commercial skyscraper designed by Francis H. Kimball and built in 1904-07. Application is to install storefront infill, lighting, and signage.

**70 Franklin Street - Tribeca East Historic District  
LPC-19-12141 - Block 175 - Lot 1 - Zoning: C6-2A  
CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building built in 1860-61. Application is to install storefront infill, modify sidewalk and install bollards.

**109 West Broadway - Tribeca South Historic District  
LPC-19-16801 - Block 146 - Lot 11 - Zoning: C6-2A  
CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building built in 1860 and with the lower two floors altered prior to 1914. Application is to alter an enclosed sidewalk café and storefront, and to install signage.

**222 West Broadway - Tribeca West Historic District  
LPC-18-5033 - Block 189 - Lot 7501 - Zoning: C6-2A  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec/Queen Anne style warehouse designed by George DaCunha and built in 1881-1882. Application is to legalize the installation of awnings without Landmarks Preservation Commission permit(s).

**62 Thomas Street, aka 137 Duane Street - Tribeca West Historic District  
LPC-19-14629 - Block 147 - Lot 7509 - Zoning: C6-2A  
CERTIFICATE OF APPROPRIATENESS**

A Gothic Revival style store and loft building built in 1863-64. Application is to install louvers, doors and a canopy.

**53-55 Beach Street - Tribeca West Historic District  
LPC-19-15799 - Block 214 - Lot 1 - Zoning: C6-2A  
CERTIFICATE OF APPROPRIATENESS**

A Utilitarian style warehouse building designed by Oscar Teale and built in 1885. Application is to legalize the installation of a barrier-free access lift and alterations to the loading dock without Landmark Preservation Commission permit(s).

**22 East 80th Street - Metropolitan Museum Historic District  
LPC-19-18023 - Block 1491 - Lot 59 - Zoning: C5-1  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style rowhouse designed by Charles Graham & Sons and built in 1889, altered by Isaac Newton Phelps-Stokes in 1922. Application is to replace windows.

n21-d5

## BOARD OF STANDARDS AND APPEALS

### ■ PUBLIC HEARINGS

**December 12, 2017, 10:00 A.M.**

**NOTICE IS HEREBY GIVEN** of a public hearing, Tuesday morning, December 12, 2017, 10:00 A.M., in Spector Hall, 22 Reade Street, New York, NY 10007, on the following matters:

### SPECIAL ORDER CALENDAR

#### 737-86-BZ

APPLICANT – Rampulla Associates Architects, LLP, for AGA, LLC., owner.

SUBJECT – Application June 30, 2017 – Extension of Term of a previously approved Variance (§72-21) which permitted the enlargement of an existing retail store (UG 6) which expired on June 2, 2017; R3-1 (Special Richmond District).

PREMISES AFFECTED – 3304 Amboy Road, Block 4964, Lot 1, Borough of Staten Island.

#### COMMUNITY BOARD # 3SI

#### 62-96-BZ

APPLICANT – Law Office of Fredrick A. Becker, for 200 Madison Owner LLC, owner; TSI East 36 LLC, dba New York Sports Club, lessee.

SUBJECT – Application April 12, 2017 – Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment (New York Sports Club) which expired on February 4, 2017; Waiver of the Rules. C5-2 zoning district.

PREMISES AFFECTED – 200 Madison Avenue, Block 865, Lot 14, Borough of Manhattan.

#### COMMUNITY BOARD #5M

#### 169-09-BZ

APPLICANT – Akerman, LLP, for St. George Gardens LLC, owner.

SUBJECT – Application August 9, 2017 – Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations which expired on August 23, 2015; Waiver of the

Rules. R8 zoning district. PREMISES AFFECTED – 186 Saint George’s Crescent, Block 3313, Lot 12, Borough of Bronx. COMMUNITY BOARD #1BX

December 12, 2017, 1:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, December 12, 2017, 1:00 P.M., in Spector Hall, 22 Reade Street, New York, NY 10007, on the following matters:

ZONING CALENDAR

2017-208-BZ

APPLICANT – Law Office of Jay Goldstein, for Perry Weitz, owner. SUBJECT – Application June 9, 2017 – Special Permit (§73-36) to permit the operation of physical culture establishment (Rumble Fitness) on a portion of the cellar and first floor an existing building contrary to ZR §32-10. M1-5B NoHo Historic District. PREMISES AFFECTED – 700 Broadway, Block 545, Lot 7501, Borough of Manhattan. COMMUNITY BOARD #2M

2017-215-BZ

APPLICANT – Eric Palatnik, P.C., for 900 Third Avenue L.P., owner; MJM Boxing 3 LLC, lessee. SUBJECT – Application December 12, 2017 – Special Permit (§73-36) to permit the legalization of a physical culture establishment (Title Boxing Club) located on a portion of the first and cellar floors of an existing thirty-six (36) story commercial use building, contrary to ZR §32-10. C6-6 Special Midtown District. PREMISES AFFECTED – 900 3rd Avenue, Block 1309, Lot 32, Borough of Manhattan. COMMUNITY BOARD #4M

Margery Perlmutter, Chair/Commissioner

Accessibility questions: Mireille Milfort, (212) 386-0078, mmilfort@bsa.nyc.gov, by: Friday, December 8, 2017, 4:00 P.M.



n27-28

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, November 29, 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 East 67th LLC to construct, maintain and use a fenced-in area, planters, and snow melt system, at 11 East 67th Street, between 5th Avenue and Madison Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from 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. #2408

From the date of the final approval by the Mayor to June 30, 2028 - \$25/per annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#2 IN THE MATTER OF a proposed revocable consent authorizing 57 Horatio Street Condominium to construct, maintain and use a stoop, steps and fenced-in area, at 57 Horatio Street, between Greenwich Street and Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from 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. #2407

From the date of the final approval by the Mayor to June 30, 2028 - \$25/per annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent authorizing Bridge Harbor Heights Home Owners Association, Inc. to continue to maintain and use twenty (20) light poles, together with gas supply piping on and under the north sidewalk of Poplar Street, between Henry and Hicks Streets, the east and south sidewalks of Hicks Street, between Poplar Street and Cadman Plaza West, and the west sidewalk of Cadman Plaza West, between Hicks Street and Henry Street, in the Borough of Brooklyn. 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. # 1451

From July 1, 2017 to June 30, 2027 - \$3,000/per annum

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed modification of a revocable consent authorizing HMC Times Square Hotel LP to maintain and use the modified building projections over the property line on Broadway, between West 45th and West 46th Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from 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. #1178.

For the period July 1, 2017 to June 30, 2018 – \$90,389/per annum (prorated from the date of Approval by the Mayor)

- For the period July 1, 2018 to June 30, 2019 - \$91,892
For the period July 1, 2019 to June 30, 2020 - \$93,395
For the period July 1, 2020 to June 30, 2021 - \$94,898
For the period July 1, 2021 to June 30, 2022 - \$96,401
For the period July 1, 2022 to June 30, 2023 - \$97,904
For the period July 1, 2023 to June 30, 2024 - \$99,407
For the period July 1, 2024 to June 30, 2025 - \$100,910

the maintenance of a security deposit in the sum of \$100,000,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#5 IN THE MATTER OF a proposed revocable consent authorizing Hudson Ridge Homeowners Association, Inc. to continue to maintain and use a force main, together with a manhole under and along West 256th Street, west of Arlington Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. #1983

- For the period July 1, 2016 to June 30, 2017 - \$2,928
For the period July 1, 2017 to June 30, 2018 - \$2,994
For the period July 1, 2018 to June 30, 2019 - \$3,060
For the period July 1, 2019 to June 30, 2020 - \$3,126
For the period July 1, 2020 to June 30, 2021 - \$3,192
For the period July 1, 2021 to June 30, 2022 - \$3,258
For the period July 1, 2022 to June 30, 2023 - \$3,324
For the period July 1, 2023 to June 30, 2024 - \$3,390
For the period July 1, 2024 to June 30, 2025 - \$3,456
For the period July 1, 2025 to June 30, 2026 - \$3,522

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#6 IN THE MATTER OF a proposed revocable consent authorizing Joyva Corp., to continue to maintain and use a pipe under and across Ingraham Street, west of Varick Avenue, in the Borough of Brooklyn. 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. #840

- For the period July 1, 2017 to June 30, 2018 - \$2,664
For the period July 1, 2018 to June 30, 2019 - \$2,711
For the period July 1, 2019 to June 30, 2020 - \$2,758
For the period July 1, 2020 to June 30, 2021 - \$2,805
For the period July 1, 2021 to June 30, 2022 - \$2,852
For the period July 1, 2022 to June 30, 2023 - \$2,899
For the period July 1, 2023 to June 30, 2024 - \$2,946
For the period July 1, 2024 to June 30, 2025 - \$2,993
For the period July 1, 2025 to June 30, 2026 - \$3,040
For the period July 1, 2026 to June 30, 2027 - \$3,087

the maintenance of a security deposit in the sum of \$3,100 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#7 IN THE MATTER OF** a proposed revocable consent authorizing Porter Avenue Housing Development Fund Corporation to continue to maintain and use an accessibility ramp and stairs on the north sidewalk of Porter Avenue, between Johnson Avenue and Ingraham Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1970**

For the period July 1, 2016 to June 30, 2026 - \$25/per annum

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing Scott Newman to continue to maintain and use a stoop and a fenced-in area on the south sidewalk of Commerce Street, west of Bedford Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1592**

From July 1, 2017 to June 30, 2027 - \$25/per annum

the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing Trinity Centre LLC to continue to maintain and use a bridge over and across Thames Street, west of Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #261**

- For the period July 1, 2016 to June 30, 2017 - \$13,099
- For the period July 1, 2017 to June 30, 2018 - \$13,392
- For the period July 1, 2018 to June 30, 2019 - \$13,685
- For the period July 1, 2019 to June 30, 2020 - \$13,978
- For the period July 1, 2020 to June 30, 2021 - \$14,271
- For the period July 1, 2021 to June 30, 2022 - \$14,564
- For the period July 1, 2022 to June 30, 2023 - \$14,857
- For the period July 1, 2023 to June 30, 2024 - \$15,150
- For the period July 1, 2024 to June 30, 2025 - \$15,443
- For the period July 1, 2025 to June 30, 2026 - \$15,736

the maintenance of a security deposit in the sum of \$20,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#10 IN THE MATTER OF** a proposed revocable consent authorizing Trinity Centre LLC to continue to maintain and use a conduit, enclosed in a filled-in tunnel under and across Thames Street, west of Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #265.**

- For the period July 1, 2016 to June 30, 2017 - \$4,890
- For the period July 1, 2017 to June 30, 2018 - \$5,000
- For the period July 1, 2018 to June 30, 2019 - \$5,110
- For the period July 1, 2019 to June 30, 2020 - \$5,220
- For the period July 1, 2020 to June 30, 2021 - \$5,330
- For the period July 1, 2021 to June 30, 2022 - \$5,440
- For the period July 1, 2022 to June 30, 2023 - \$5,550
- For the period July 1, 2023 to June 30, 2024 - \$5,660
- For the period July 1, 2024 to June 30, 2025 - \$5,770
- For the period July 1, 2025 to June 30, 2026 - \$5,880

the maintenance of a security deposit in the sum of \$7,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing WMAP LLC to continue to maintain and use electrical conduits, together with electrical sockets under, across and along the south sidewalk of Cooper Avenue, between Atlas Drive West and Atlas Drive East, in the Borough of Queens. 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. #2020**

- For the period July 1, 2017 to June 30, 2018 - \$2,283
- For the period July 1, 2018 to June 30, 2019 - \$2,323
- For the period July 1, 2019 to June 30, 2020 - \$2,363
- For the period July 1, 2020 to June 30, 2021 - \$2,403
- For the period July 1, 2021 to June 30, 2022 - \$2,443
- For the period July 1, 2022 to June 30, 2023 - \$2,483
- For the period July 1, 2023 to June 30, 2024 - \$2,523
- For the period July 1, 2024 to June 30, 2025 - \$2,563
- For the period July 1, 2025 to June 30, 2026 - \$2,603
- For the period July 1, 2026 to June 30, 2027 - \$2,643

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing IP Mortgage Borrower LLC to continue to maintain and use a water pipe and three (3) electric conduits under and across Harrison Street, between Greenwich and Washington Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1094**

- For the period July 1, 2016 to June 30, 2017 - \$5,723
- For the period July 1, 2017 to June 30, 2018 - \$5,851
- For the period July 1, 2018 to June 30, 2019 - \$5,979
- For the period July 1, 2019 to June 30, 2020 - \$6,107
- For the period July 1, 2020 to June 30, 2021 - \$6,235
- For the period July 1, 2021 to June 30, 2022 - \$6,363
- For the period July 1, 2022 to June 30, 2023 - \$6,491
- For the period July 1, 2023 to June 30, 2024 - \$6,619
- For the period July 1, 2024 to June 30, 2025 - \$6,747
- For the period July 1, 2025 to June 30, 2026 - \$6,875

the maintenance of a security deposit in the sum of \$6,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

n6-29

## PROPERTY DISPOSITION

### CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

o11-m29

### OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

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

To begin bidding, simply click on 'Register' on the home page. There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

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

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

j3-d29

**POLICE**

■ NOTICE

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

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

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

**INQUIRIES**

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

**FOR MOTOR VEHICLES (All Boroughs):**

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

**FOR ALL OTHER PROPERTY**

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

j3-d29

**PROCUREMENT**

**"Compete To Win" More Contracts!**

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

- Win More Contracts at [nyc.gov/competetowin](http://nyc.gov/competetowin)

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

**construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence."**

**HHS ACCELERATOR**

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

Important information about the new method

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

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

**Participating NYC Agencies**

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

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

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

**CITYWIDE ADMINISTRATIVE SERVICES**

■ INTENT TO AWARD

*Services (other than human services)*

**PROFESSIONAL DEVELOPMENT SERVICES** - Negotiated Acquisition - Other - PIN# 85610P0005003N001 - Due 12-4-17 at 5:00 P.M.

Pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the NYC Department of Citywide Administrative Services intends to extend the following contract for the provision of Professional Development Training Services. The vendor listed below will provide this service during the one year extension term by means of Negotiation Acquisition Extension.

Vendor Name: Executive Essentials, LLC  
EPIN: 85610P0005003N001  
Amount: \$200,000  
Term: 9/1/2017- 6/30/2018

This ad is for information purposes only. Anyone who would like additional information regarding this procurement or such procurement in the future, may send an email to [sstamo@dcas.nyc.gov](mailto:ssstamo@dcas.nyc.gov), no later than 5:00 P.M. on December 4, 2017.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10008. Stephen Stamo (212) 386-0445; Fax: (646) 500-6749; sstamo@dca.nyc.gov

n27-d1

## CORRECTION

### BUDGET

#### ■ SOLICITATION

*Construction/Construction Services*

**GENERATOR POWER UPGRADE AT THE GEORGE MOTCHAN DETENTION CENTER (GMDC).** - Competitive Sealed Bids - PIN# 072201812CPD - Due 12-21-17 at 3:00 P.M.

A Pre-Bid Conference is scheduled for Tuesday, December 5, 2017, at 10:00 A.M., at the Department of Correction Headquarters, "Bolova Corporate Center", 75-20 Astoria Boulevard, Suite 160. The site visit will take place immediately following the Pre-Bid Conference. A Security Clearance Form is required for site visit attendance. This form can be downloaded from the NYC DOC website at: <http://www1.nyc.gov/site/doc/contracts/contracts.page>

The Due Date for the Security Clearance authorization form is Monday, December 4, 2017, at 12:00 P.M. via email.

Contractors may download the Invitation For Bid (IFB) at no cost via the aforementioned link. Please note that drawings are not available for download and will have to be obtained from the Department of Correction Headquarters. The cost of the hard copy of the IFB and/or a set of drawings is \$25.00 payable by check or money order to the Commissioner of Finance. Cash will not be accepted.

Bidders are hereby advised that this contract is subject to the Project Labor Agreement (PLA); Please refer to the IFB for further information.

There is a 25 percent M/WBE Goal for this solicitation; Please refer to the IFB for further information.

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

*Correction, 75-20 Astoria Boulevard, East Elmhurst, NY 11370. LacyAnn Dunkley (718) 546-0766; Fax: (718) 278-6205; lacyann.dunkley@doc.nyc.gov*

← n28

## DESIGN & CONSTRUCTION

### AGENCY CHIEF CONTRACTING OFFICER

#### ■ SOLICITATION

*Construction/Construction Services*

**WALT WHITMAN LIBRARY ROOF REPLACEMENT-BOROUGH OF BROOKLYN** - Competitive Sealed Bids - PIN# 85017B0119 - Due 12-27-17 at 2:00 P.M.

PROJECT NO. LBM14WWRP/DDC PIN: 8502017LB0002C

Bid document deposit-\$35.00 per set-company check or money order only-no cash accepted-late bids will not be accepted.

There will be an Optional Pre-Bid Walk-Thru on Tuesday, December 12, 2017, at 10:00 A.M., at the Walt Whitman Library, 93 Saint Edwards Street, Brooklyn, NY 11205.

Special Experience Requirements

Bid documents are available at: <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp>.

\*THIS PROJECT IS SUBJECT TO HireNYC\*

As of August 1, 2017, the New York City Mayor's Office of Contract Services (MOCS) has launched the Procurement and Sourcing Solutions Portal (PASSPort), a new procurement system that will replace the paper - VENDEX process.

All organizations intending to do business with the City of New York should complete an online disclosure process to be considered for a contract. This disclosure process was formerly completed using Vendor Information Exchange System (VENDEX) paper-based forms. In anticipation of awards, bidders/proposers must create an account and enroll in PASSPort, and file all disclosure information. Paper submissions, including Certifications of No Changes to existing VENDEX packages will not be accepted in lieu of complete online

filings. You can access PASSPort from the following link: <http://www.nyc.gov/passport>

Companies certified by the New York City Department of Small Business Services as Minority - or Women - Owned Business Enterprises ("M/WBE") are strongly encouraged to submit a bid. This procurement is subject to Minority-Owned and Women-Owned Business Enterprises (MWBE) participation goals as required by Local Law 1 of 2013. All respondents will be required to submit an M/WBE Participation Plan with their response. For the MWBE goals, please visit our website at <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp> see "Bid Opportunities". For a list of companies certified by the NYC Department of Small Business Services, please visit [www.nyc.gov/buycertified](http://www.nyc.gov/buycertified). To find out how to become certified, visit [www.nyc.gov/getcertified](http://www.nyc.gov/getcertified) or call the DSBS certification helpline at (212) 513-6311.

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

*Design and Construction, 30-30 Thomson Avenue, Long Island City, NY 11101. Brenda Barreiro (718) 391-1041; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

Accessibility questions: please contact our Disability Services Facilitator at (718) 391-2815 or via email at [DDCEE@ddc.nyc.gov](mailto:DDCEE@ddc.nyc.gov), by: Monday, December 18, 2017, 5:00 P.M.



← n28

## EMPLOYEES' RETIREMENT SYSTEM

### ■ SOLICITATION

*Goods and Services*

**IT CONSULTING SERVICES: COMPUTER OPERATOR** - Request for Proposals - PIN# 009112020171 - Due 12-20-17 at 5:00 P.M.

The determination for award shall be made to the responsible proposer(s) whose proposal represents the best value to the City by optimizing quality, cost, and efficiency, and is therefore determined to be the most advantageous to the New York City Employees' Retirement System and the City, taking into consideration the price and such other factors or criteria that are set forth in the RFP.

*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.*

*Employees' Retirement System, [rfp@nycers.org](http://rfp@nycers.org). Cheryl Greenidge (347) 643-6169; [rfp@nycers.org](http://rfp@nycers.org)*

← n28

## ENVIRONMENTAL PROTECTION

### WASTEWATER TREATMENT

#### ■ SOLICITATION

*Services (other than human services)*

**MAINTENANCE OF CHEMICAL BULK STORAGE (CBS) TANKS AT VARIOUS WASTEWATER TREATMENT PLANTS.** - Competitive Sealed Bids - PIN# 82618B0024 - Due 12-19-17 at 11:30 A.M.

Project Number: 1470-CBS, Document Fee: \$80, Project Manager: Biju Matthew, [BMatthew@dep.nyc.gov](mailto:BMatthew@dep.nyc.gov), Engineer's Estimate: \$3,199,905 - \$4,329,284. There will be Pre-Bid Meeting on 12/7/17, located at 96-05 Horace Harding Expressway, 2nd Floor, Conference Room #4, Flushing, NY 11373, at 11:00 A.M. 13 percent M/WBE Subcontracting goals.

**● REPAIR AND MAINTENANCE OF AIR CONDITIONING SYSTEMS AT VARIOUS WASTEWATER TREATMENT PLANTS AND ASSOCIATED DEP FACILITIES NORTH REGION** -

Competitive Sealed Bids - PIN# 82617B0082 - Due 12-21-17 at 11:30 A.M. Project Number: 1451-ACS, Document Fee: \$80.00, Project Manager: Sameh Khuzam, Email: [skhuzam@dep.nyc.gov](mailto:skhuzam@dep.nyc.gov), Engineers Estimate: \$1,000,000.00 - \$1,800,000.00. There will be a Pre-Bid on 12/6/17, located at 96-05 Horace Harding Expressway, 2nd Floor, Conference Room# 1, Flushing, NY 11373, at 2:30 P.M. 1 percent M/WBE Subcontracting goals.

Bidders are hereby advised that these contracts are subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTG") affiliated local unions. Please refer to the bid documents for further information.

The procurements are subject to participation goals for MBEs and/or WBEs as required by Local Law 1.

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

Environmental Protection, 59-17 Junction Boulevard, 17th Floor Bid Room, Flushing, NY 11373. Fabian Heras (718) 595-3265; fheras@dep.nyc.gov



n28

**REPAIR AND MAINTENANCE OF AIR CONDITIONING SYSTEMS AT VARIOUS WASTEWATER TREATMENT PLANTS AND ASSOCIATED DEP FACILITIES SOUTH REGION - Competitive Sealed Bids - PIN# 82617B0080 - Due 12-21-17 at 11:30 A.M.**

Project Number: 1452-ACS, Document Fee: \$40.00, Project Manager: Sameh Khuzam, Email: SKhuzam@dep.nyc.gov, Engineers Estimate: \$900,000.00 - \$1,800,000.00

There will be a Pre-Bid on 12/6/17, located at 96-05 Horace Harding Expressway, 2nd Floor, Conference Room# 1, Flushing, NY 11373, at 2:30 P.M.

Bidders are hereby advised that this contract is subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTG") affiliated local unions. Please refer to the bid documents for further information.

The procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1. 1 percent M/WBE Subcontracting goals.

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

Environmental Protection, 59-17 Junction Boulevard, 17th Floor Bid Room, Flushing, NY 11373. Fabian Heras (718) 595-3265; fheras@dep.nyc.gov



n28

**FINANCE**

**INTENT TO AWARD**

Services (other than human services)

**MAINTENANCE AND OPERATIONS OF STARS - Negotiated Acquisition - Available only from a single source - PIN# 83602P0001CNVN003 - Due 12-8-17 at 10:00 A.M.**

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

Finance, 1 Centre Street, 10th Floor, New York, NY 10007. Celloy Williams (212) 602-7006; Fax: (212) 602-7206; williamscelloy@finance.nyc.gov

n21-28

**FIRE DEPARTMENT**

**FISCAL-CONTRACT DEVELOPMENT**

**SOLICITATION**

Services (other than human services)

**TECH SYSTEMS MAINT, SUPPORT AND ENHANCEMENTS - Sole Source - Available only from a single source - PIN# 057180000792 - Due 12-5-17 at 4:00 P.M.**

The Fire Department intends to enter into a sole source negotiations with Imageworks to provide services for Electronic Contract Management System, Vendor Connect, Claim Connect and Workers Compensation Claim System to include application and system support; cloud/hosting facilities; on-going system maintenance services, patches, reconfigurations, and upgrades; system enhancement services; systems integration and software enhancement services; periodic assessment of system computer hardware, components and peripherals, COTS software, and hosting alternative solutions.

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.

Fire Department, 9 MetroTech Center, Brooklyn, NY 11201. Cecily Halliburton (718) 999-2845; hallibc@fdny.nyc.gov

n28-d4

**HOUSING AUTHORITY**

**PROCUREMENT**

**SOLICITATION**

Goods and Services

**CONSTRUCTION MANAGEMENT AS AGENT SERVICES FOR INDEFINITE DELIVERY/INDEFINITE QUANTITY PROJECTS - Request for Proposals - PIN# 66352 - Due 1-10-18 at 2:00 P.M.**

NYCHA seeks proposals from prospective Proposers in furtherance of selecting approximately ten (10) qualified construction management firms as agent under separate contracts to provide NYCHA with the following major categories of services in connection with NYCHA undertaken Projects. Full Project Management Services for Large/Complex Projects, Full Project Management Services for Small Projects, Partial Project Management Services for Various Projects, Staff Augmentation Services and Technical Assistance to NYCHA.

A non-mandatory Proposers' Conference will be held on December 12, 2017, at 2:00 P.M., in Ceremonial Room, located on the 5th Floor, at 90 Church Street, New York, NY 10007. It is recommended that all interested prospective Proposers attend. Proposers who plan to attend the Proposer's Conference should notify Theresa Hunter, at Theresa.hunter@nycha.nyc.gov and copy NYCHA's RFP Coordinator Meddy Ghabaee, at meddy.ghabaee@nycha.nyc.gov by no later than 12:00 P.M., on December 8, 2017. NYCHA additionally recommends that prospective Proposers submit, via email, written questions in advance of the Proposers' Conference to NYCHA's RFP Coordinator Meddy Ghabaee, at meddy.ghabaee@nycha.nyc.gov and copy Jacques Barbot, at jacques.barbot@nycha.nyc.gov by no later than on December 11, 2017, 2:00 P.M. Questions submitted in writing must include the firm name and the name, title, address, telephone and email address of the individual to whom responses should be addressed. Additional questions may be asked at the Proposers' Conference. All responses to questions will be posted on the NYCHA's online system iSupplier.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFP number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, please view the "iSupplier Registration and Procurement Process" Video Tutorial to quickly assist you in understanding the bid process with NYCHA and/or make a selection from the first three links highlighted in red: (1) "New suppliers", for those who have never registered with iSupplier, or (2) "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, or (3) "Login for registered vendors", if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFP PIN/negotiation number in the "search open negotiation box".

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 RFP 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; RFP package will be generated at the time of request.

Each Proposer is required to submit one (1) signed original and six (6) copies of its Proposal (Technical Proposal). In addition to the paper copies of the Proposal, Proposers shall submit three (3) complete and exact copies of the Proposal on CD-ROM or Flash drive in Adobe PDF format. If there are any differences between the original, the electronic version, or any of the copies, the material in the original will prevail.

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

Housing Authority, 90 Church Street, New York, NY 10007. Meddy Ghabaee (212) 306-4539; meddy.ghabaee@nycha.nyc.gov

Accessibility questions: Theresa Hunter (212) 306-4531 Theresa.Hunter@nycha.nyc.gov, by: Friday, December 8, 2017, 12:00 P.M.



← n28

## SUPPLY MANAGEMENT

### ■ SOLICITATION

#### *Goods and Services*

### SMD MAINTENANCE AND ANNUAL INSPECTION OF PORTABLE FIRE EXTINGUISHERS - VARIOUS DEVELOPMENTS LOCATED IN THE FIVE (5) BOROUGHES OF NYC - Competitive Sealed Bids - Due 12-14-17

PIN# 66276 - Manhattan Borough - Due at 10:00 A.M.  
PIN# 66277 - Brooklyn Borough - Due at 10:05 A.M.  
PIN# 66278 - Queens and Staten Island Boroughs - Due at 10:10 A.M.

Maintenance is a thorough examination of the entire fire extinguisher. It is intended to give maximum assurance that a portable fire extinguisher will operate effectively and safely. Contractor shall visually inspect cylinder, cylinder expiration date, gauge, hose, handle and hanger/support and note lack thereof. The Contractor shall perform maintenance on all portable fire extinguishers (installed and in storage) at intervals of no more than one year (annual maintenance) or more often and as directed by NYCHA.

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/nychabusiness/isupplier-vendor-registration.page>. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

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

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

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

← n28

## HUMAN RESOURCES ADMINISTRATION

### DEPARTMENT OF HOMELESS SERVICES

#### ■ INTENT TO AWARD

#### *Human Services/Client Services*

### NEIGHBORHOOD CLUSTER TRANSITIONAL RESIDENCES FOR HOMELESS FAMILIES - Renewal - PIN# 07110P0002086R001 - Due 11-30-17 at 5:00 P.M.

The Human Resources Administration on behalf of the Department of Homeless Services plan to renew the contract with Childrens Community Services Inc., 91-12 175th Street, Unit 2B, Jamaica, NY 11432, for the provision of Neighborhood Cluster Transitional Residences for Homeless Families. The proposed renewal term is 7/1/2016 to 6/30/2017. The EPIN is 07110P0002086R001.

Anyone having comments on the contractor's performance on the proposed renewal may contact James Hernandez at (212) 361-8636 or email at [jhernandez@dhs.nyc.gov](mailto:jhernandez@dhs.nyc.gov).

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

Human Resources Administration, 33 Beaver Street, New York, NY 10007. James Hernandez (212) 361-8636; [jhernandez@dhs.nyc.gov](mailto:jhernandez@dhs.nyc.gov)

← n28

## OFFICE OF CONTRACTS

### ■ AWARD

#### *Construction / Construction Services*

**ON CALL GENERAL CONSTRUCTION FOR MANHATTAN AND BRONX** - Competitive Sealed Bids - PIN# 07116S021519 - AMT: \$4,130,000.00 - TO: Great Construction and Renovation Inc., 18-44 123rd Street, College Point, NY 11356. EPIN: 07116B0014001

← n28

## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### CONTRACTS AND PROCUREMENT

#### ■ AWARD

#### *Goods*

**EMC SOFTWARE AND SUPPORT PURCHASE FOR SITE RESILIENCY** - Intergovernmental Purchase - Other - PIN# 85818O0008001 - AMT: \$114,900.00 - TO: Presidio Networked Solutions Group, LLC, 110 Parkway Drive South, Hauppauge, NY 11788.

The term of the Agreement is 12/1/17 - 11/30/18.

This procurement was competitively awarded to the reseller Presidio Networked Solutions Group, LLC under EMC's OGS Manufacturer Based Umbrella Contract.

← n28

## PARKS AND RECREATION

### ■ VENDOR LIST

#### *Construction / Construction Services*

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

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

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

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

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

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

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

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendonline/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

■ SOLICITATION

Goods and Services

**NYC PARKS: REQUEST FOR BIDS FOR THE SALE OF FOOD FROM MOBILE FOOD UNITS AT VARIOUS PARKS CITYWIDE**

- Public Bid - PIN# CWB-2018-A - Due 12-12-17 at 11:00 A.M.

In accordance with Section 1-12 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of November 16, 2017, a Request for Bids ("RFB") for the sale of food from mobile food units at various parks Citywide.

Hard copies of the RFB can be obtained, at no cost, commencing November 16, 2017 through December 12, 2017, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at, 830 Fifth Avenue, Room 407, New York, NY 10065. All bids submitted in response to this RFB must be submitted by no later than December 12, 2017, at 11:00 A.M.

The RFB is also available for download from November 16, 2017 through December 12, 2017 on Parks' website. To download the RFB, visit [www.nyc.gov/parks/businessopportunities](http://www.nyc.gov/parks/businessopportunities), click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFB's description.

For more information related to the RFB, contact Angel Williams (for Bronx and Staten Island Parks) at (212) 360-1397 or via email: [angel.williams@parks.nyc.gov](mailto:angel.williams@parks.nyc.gov); Ethan Lustig-Elgrably (for Brooklyn Parks) at (212) 360-1397 or via email: [ethan.lustig-elgrably@parks.nyc.gov](mailto:ethan.lustig-elgrably@parks.nyc.gov); Darryl Milton (for Queens Parks) at (212) 360-1397 or via email: [darryl.milton@parks.nyc.gov](mailto:darryl.milton@parks.nyc.gov), or Glenn Kaalund (Manhattan Parks) at (212) 360-1397 or via email: [glenn.kaalund@parks.nyc.gov](mailto:glenn.kaalund@parks.nyc.gov).

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) (212) 504-4115

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, The Arsenal, 830 Fifth Avenue, Room 407, New York, NY 10065. Glenn Kaalund (212) 360-1397; Fax: (212) 360-3434; [glenn.kaalund@parks.nyc.gov](mailto:glenn.kaalund@parks.nyc.gov)

Accessibility questions: Glenn Kaalund, (212) 360-1397, or via email: [glenn.kaalund@parks.nyc.gov](mailto:glenn.kaalund@parks.nyc.gov), by: Friday, December 8, 2017, 12:00 P.M.



n16-30

CONTRACTS

■ SOLICITATION

Construction/Construction Services

**CONSTRUCTION OF A MULTI-PURPOSE SYNTHETIC TURF FIELD** - Competitive Sealed Bids - PIN# B103-116M - Due 12-20-17 at 10:30 A.M.

In Cypress Hills Park, located on the West Side of Euclid Avenue between Blake and Dumont Avenues, Borough of Brooklyn. E-Pin# 84618B0035.

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

This Contract is subject to Apprenticeship Program Requirements.

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

The cost estimate range: \$3,000,000.00 to \$10,000,000.00.

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

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

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows - Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; [susana.hersh@parks.nyc.gov](mailto:susana.hersh@parks.nyc.gov)

n28

REVENUE

■ SOLICITATION

Services (other than human services)

**RENOVATION, MAINTENANCE AND OPERATION OF A RESTAURANT** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# Q99GR2017 - Due 12-29-17 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") for the renovation, maintenance and operation of a waterfront restaurant and catering facility at the World's Fair Marina, Flushing Meadows Corona Park, Queens.

There will be a recommended proposer site tour on Monday, December 4th, 2017, at 10:00 A.M. We will be meeting at the proposed concession site in front of the World's Fair Marina Restaurant and Catering Facility entrance, which is located at the Flushing Bay promenade in Flushing Meadows Corona Park, Queens. If you are considering responding to this RFP, please make every effort to attend this recommended meeting. All proposals submitted in response to this RFP must be submitted no later than Friday, December 29th, 2017, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Monday, November 20th, 2017 through Friday, December 29th, 2017, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download, on Monday, November 20th, 2017 through Friday, December 29th, 2017, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Eric Weiss, Project Manager, at (212) 360-3483 or at [eric.weiss@parks.nyc.gov](mailto:eric.weiss@parks.nyc.gov).

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) (212) 504-4115

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, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; Fax: (212) 360-3434; [eric.weiss@parks.nyc.gov](mailto:eric.weiss@parks.nyc.gov)

n20-d4

**REQUEST FOR PROPOSALS FOR A TENNIS FACILITY AT THE PARADE GROUND IN PROSPECT PARK** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# B68-IT-2017 - Due 1-8-18 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") for the operation, maintenance, and management of a year-round tennis facility at the Parade Ground in Prospect Park, Brooklyn.

There will be a recommended proposer site tour on Monday, December 11th, 2017, at 11:00 A.M. We will be meeting at the proposed concession site (Block # 5051 and Lot #1), which is located at 50 Parkside Avenue, Brooklyn, NY 11226. If you are considering responding to this RFP,



please make every effort to attend this recommended meeting. All proposals submitted in response to this RFP must be submitted no later than Monday, January 8th, 2018, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Monday, November 27th, 2017 through Monday, January 8th, 2018, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at, 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download, on Monday, November 27th, 2017 through Monday, January 8th, 2018, on Parks' website. To download the RFP, visit http://www.nyc.gov/parks/businessopportunities and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Eric Weiss, Project Manager, at (212) 360-3483 or at eric.weiss@parks.nyc.gov.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) (212) 504-4115.

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, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; Fax: (212) 360-3434; eric.weiss@parks.nyc.gov

n27-d8

SCHOOL CONSTRUCTION AUTHORITY

PROCUREMENT

SOLICITATION

Construction / Construction Services

PLAYGROUND REDEVELOPMENT - Competitive Sealed Bids - PIN# SCA18-16715D-2 - Due 12-13-17 at 11:00 A.M.

IS 181 (X) SCA System generated category (not to be interpreted as a "bid range" - \$1,000,000 - \$4,000,000.

Pre-Bid Meeting: December 4, 2017, at 10:00 A.M., at 800 Baychester Avenue, Bronx, NY 10475

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

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

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

n28

TRANSPORTATION

CITYSCAPE AND FRANCHISES

SOLICITATION

Services (other than human services)

VALET BIKE PARKING CONCESSION OPPORTUNITY - Competitive Sealed Proposals - Specifications cannot be made sufficiently definite - PIN# 84118MBAD219 - Due 1-16-18 at 2:00 P.M.

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

Transportation, 55 Water Street, 9th Floor, New York, NY 10041. Brandon Budelman (212) 839-9625; Fax: (212) 839-9895; concessions@dot.nyc.gov

n21-d5

SPECIAL MATERIALS

CHANGES IN PERSONNEL

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. DEPT OF PARKS & RECREATION FOR PERIOD ENDING 10/06/17. Lists personnel changes for various roles including Gabriel, Diane, Pamela, etc.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. DEPT OF PARKS & RECREATION FOR PERIOD ENDING 10/06/17. Lists personnel changes for various roles including Poppe, Powers, Prince, etc.

LATE NOTICE

CONSUMER AFFAIRS

NOTICE

Notice of Adoption

Notice of Adoption of Amendment of Title 6 of the Rules of the City of New York by reorganizing Chapter 7 and adding a new subchapter F.

NOTICE IS HEREBY GIVEN, PURSUANT TO THE AUTHORITY VESTED IN the Commissioner of the Department of Consumer Affairs by Sections 20-a, 1043, and 2203(f) of the New York City Charter, and local law numbers 99, 100, 106, and 107 for the year 2017 and in accordance with the requirements of Section 1043 of the New York City Charter, of the adoption of an amendment to Title 6 of the Rules of the City of New York by reorganizing Chapter 7 and adding provisions that implement Chapter 12 of Title 20 of the New York City Administrative Code ("Fair Work Practices").

The rule was proposed and published on October 18, 2017. The required public hearing was held on November 17, 2017.

Statement of Basis and Purpose of Rules

In May 2017, Mayor de Blasio signed into law local law numbers 99, 100, 106 and 107, adding Chapter 12 to Title 20 of the Administrative Code, which regulates scheduling for fast food and retail workers in New York City. Collectively, these local laws have been referred to as the "Fair Workweek Law." Specifically, the Fair Workweek Law requires that fast food employers provide employees with two weeks of notice of schedule and pay premiums to employees for changes made to their schedules, and offer open shifts to existing fast food employees. The Fair Workweek Law also bans "clopenings" for fast food employees, bans on-call scheduling for retail employees, and requires that retail employees receive 72 hours advance notice of schedules.

Chapter 7 of Title 6 of the Rules of the City of New York, entitled "Earned Sick Time," previously contained only the rules implementing the Earned Sick Time Act. This rulemaking renames Chapter 7, assigns the Earned Sick Time rules to a new subchapter B of Chapter 7, and adds a new subchapter F to implement the Fair Workweek Law. Specifically, this rulemaking:

- Changes the title of Chapter 7 to "Office of Labor Policy and Standards."
Organizes Chapter 7 into subchapters, including the Earned Sick Time rules under a new subchapter B.
Adds a new subchapter F containing the rules necessary to implement the Fair Workweek Law. These rules:
Define a "long term or indefinite change" in reference to a good faith schedule estimate.
Establish a violation for failing to provide an updated good faith estimate when there is a long term or indefinite schedule change.
Establish when an employer does not need to post a notice of an employee's schedule.
Establish that an employer must inform fast food employees of the method by which additional shifts will be posted.
Establish which employees a fast food employer must notify of an additional shift if the employer has 50 or more fast food establishments in the City.
Establish when a fast food employer can temporarily offer additional shifts to current fast food employees while a posting to current fast food employees is pending of additional shifts.
Establish that a fast food employer must communicate to its employees that a shift has been filled.
Establish that a fast food employer must pay a schedule change premium for changes of more than 15 minutes in the time of a scheduled shift.
Clarify that a fast food employer is not required to pay a schedule change premium to an employee who uses sick time.
Establish that a fast food employer does not need to award a shift to an employee who accepts part of the shift if the remaining part of the shift is under 3 hours or has not been filled by another employee.
Establish that, when a fast food employee accepts an offered shift that overlaps with the fast food employee's existing shift, the fast food employer may not give the offered shift to a new

employee.

- Establish that, when a fast food employee accepts a shift that would entitle the employee to overtime, the fast food employer must give the employee only the portion of the shift that would not entitle the employee to overtime.
Specify the records an employer has to maintain.
Specify the procedure for filing a private cause of action.
Establish that rights, pursuant to the Fair Workweek Law cannot be waived prospectively.

Sections 20-a, 1043 and 2203(f) of the New York City Charter and local law numbers 99, 100, 106 and 107 of 2017 authorize the Department of Consumer Affairs to make these proposed rules.

New material is underlined.

[Deleted material is in brackets.]

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

Rules

Section 1. The title of Chapter 7 of Title 6 of the Rules of the City of New York is amended to read as follows:

CHAPTER 7 [EARNED SICK TIME] OFFICE OF LABOR POLICY AND STANDARDS

§ 2. Chapter 7 of Title 6 of the Rules of the City of New York is amended by adding new subchapters A, B, C, D, E and F, moving all rules relating to earned sick time to subchapter B as added by this rule, and amending Section 7-01, subdivision (c) of Section 7-12 and subdivisions (a) and (c) of Section 7-13, to read as follows:

SUBCHAPTER A [RESERVED]

SUBCHAPTER B: EARNED SICK TIME

§ 7-01 Definitions

- (a) As used in this [chapter] subchapter, the terms "calendar year," "domestic worker," "employee," "employer," "health care provider," "paid sick time," and "sick time" shall have the same meanings as set forth in Section 20-912 of the Administrative Code.
(b) As used in this [chapter] subchapter, the term "temporary help firm" means an organization that recruits and hires its own employees and assigns those employees to perform work or services for another organization to: (i) support or supplement the other organization's workforce; (ii) provide assistance in special work situations including, but not limited to, employee absences, skill shortages or seasonal workloads; or (iii) perform special assignments or projects.

§ 7-12 Written Sick Time Policies

...

- (c) Nothing in this [chapter] subchapter shall prevent an employer from making exceptions to its written sick time policy for individual employees that are more generous to the employee than the terms of the employer's written policy.

...

§ 7-13 Employer Records

- (a) Employers must retain records demonstrating compliance with the requirements of the Earned Sick Time Act, including records of any policies required, pursuant to this [Chapter] subchapter, for a period of three years unless otherwise required by any other law, rule or regulation.

...

- (c) If the department issues a subpoena or document demand, an employer shall provide the department with access to records documenting its compliance with the requirements of the Earned Sick Time Act and the provisions of this [chapter] subchapter, upon appropriate notice, at the department's office.

...

SUBCHAPTER C [RESERVED]

SUBCHAPTER D [RESERVED]

SUBCHAPTER E [RESERVED]

SUBCHAPTER F: FAIR WORKWEEK

§ 7-601 Definitions

- (a) As used in Title 20, Chapter 12 of the New York City Administrative Code and this subchapter, the following terms have the following meanings, except as otherwise provided:
"Actual hours worked" means the number, dates, times and locations of hours worked by an employee for an employer,

whether or not such hours differ from the work schedule provided in advance.

"Additional shift" is a shift not previously scheduled that would be offered to a new fast food employee but for the requirements of Section 20-1241 of the Fair Workweek Law.

"Clopening" means two shifts with fewer than 11 hours between the end of the first shift and the beginning of the second shift when the first shift ends the previous calendar day or spans two calendar days.

"Current fast food employee" as that term is used in Section 20-1241 of the Fair Workweek Law and these rules means a fast food employee who has worked at least eight hours in the preceding 30 days or is otherwise currently on the fast food employer's payroll.

"Dates" as that term is used in subdivision (a) of Section 20-1221 of the Fair Workweek Law means days of the week.

"Directly notify" as that term is used in subdivision (b) of Section 20-1252 of the Fair Workweek Law means to deliver to an individual employee.

"Engaged primarily in the sale of consumer goods" as that term is used in the definition of "retail employer" in Section 20-1201 of the Fair Workweek Law means greater than fifty percent of sale transactions in a calendar year at one or more locations in the City are to retail consumers.

"Fair Workweek Law" means Chapter 12 of Title 20 of the Administrative Code of the City of New York.

"Good faith estimate" means the number of hours a fast food employee can expect to work per week for the duration of the employee's employment and the expected days, times, and locations of those hours.

"New fast food employee" means an employee who has not worked at least eight hours in the preceding 30 days for the fast food employer.

"Overtime pay" means payment (i) at a rate not less than one and one-half times the fast food employee's regular rate of pay under subsection (a) of Section 207 of Title 29 of the United States Code; or (ii) at a rate governed by the overtime requirements of the labor law or the overtime requirements of any minimum wage order promulgated by the New York commissioner of labor, pursuant to labor law article 19 or 19-A.

"Premium pay" means a schedule change premium required, pursuant to Section 20-1222 of the Fair Workweek Law or the payment a fast food employer is required to pay to a fast food employee who works a "clopening", pursuant to Section 20-1231 of the Fair Workweek Law.

"Retail consumer" means an individual who buys or leases consumer goods and that individual's co-obligor or surety. Retail consumer shall not include manufacturers, wholesalers, or others who purchase or lease consumer goods for resale as new to others.

"Salaried" means not covered by the overtime requirements of New York state law or regulations.

"Shift" means an on-call shift or a regular shift.

"Shift increment" means a portion of a shift.

"Subset of shifts" means one or more shifts or shift increments.

"Time" as that term is used in Section 20-1221(a) of the Fair Workweek Law regarding good faith estimate means start and end times of shifts.

- (b) As used in this subchapter, the following terms have the same meanings as set forth in Section 12-1201 of the Fair Workweek Law: "fast food employee," "fast food employer," "fast food establishment," "on-call shift," "regular shift," "retail employee," "retail employer," "schedule change premium," "work schedule."

#### **§ 7-602 Notice of Rights**

The notice of rights required to be posted, pursuant to Section 20-1205 of the Fair Workweek Law shall be printed on and scaled to fill an 11x17 inch sheet of paper.

#### **§ 7-603 Good Faith Estimate**

- (a) If a fast food employer makes a long-term or indefinite change to the good faith estimate that has been provided to a fast food employee, the fast food employer shall provide an updated good faith estimate to the fast food employee as soon as possible and before the fast food employee receives the first work schedule following the change.

- (b) For purposes of this Section and Section 20-1221 of the Fair Workweek Law, "long-term or indefinite change" includes, but is not limited to:

- i. Three work weeks out of six consecutive work weeks in which the number of actual hours worked differs by twenty percent from the good faith estimate during each of the three weeks;
- ii. Three work weeks out of six consecutive work weeks in which the days differ from the good faith estimate at least once per week;
- iii. Three work weeks out of six consecutive work weeks in which the start and end times of at least one shift per week differs from the good faith estimate by at least one hour and the total number of hours changed for the six week period is at least six hours; or
- iv. Three work weeks out of six consecutive work weeks in which the locations differ from the good faith estimate at least once per week.

- (c) Each occurrence of a long-term or indefinite change for which a fast food employer fails to provide an updated good faith estimate before such employee receives the first work schedule following the change constitutes a violation of Section 20-1221(a) of the Fair Workweek Law.

#### **§ 7-604 Work Schedules**

- (a) On or before a fast food employee's first day of work, a fast food employer must provide such fast food employee with written notice of an initial work schedule containing all regular shifts and all on-call shifts the fast food employee will work until the start of the first shift of the next subsequent work schedule. The fast food employer must also issue an updated work schedule as required in paragraph (2) of subdivision (c) of Section 1221 of the Fair Workweek Law.
- (b) A work schedule provided, pursuant to Section 20-1252 of the Fair Workweek Law must span a period of no less than seven days.

#### **§ 7-605 Posted Notice of Schedules**

A fast food or retail employer may not post or otherwise disclose to other fast food or retail employees the work schedule of a fast food or retail employee who has been granted an accommodation based on the employee's status as a survivor of domestic violence, stalking, or sexual assault, where such disclosure would conflict with such accommodation.

#### **§ 7-606 Employee Consent and Minimal Changes to Shifts**

- (a) Where a fast food employee's written consent is required to work additional hours, pursuant to subdivision (d) of Section 20-1221 of the Fair Workweek Law or where a retail employee's written consent is required to work an additional shift with less than 72 hours' notice, pursuant to paragraph (3) of subdivision (d) of Section 20-1251 of the Fair Workweek Law, such written consent must be provided in reference to a specific schedule change; general or ongoing consent is insufficient to meet such requirements.
- (b) A fast food employer may change a previously scheduled regular shift by 15 minutes or less without being obligated to pay the fast food employee a schedule change premium. A fast food employer will be obligated to pay the fast food employee a schedule change premium if total changes made to one shift exceed 15 minutes.

Example: A fast food employer provides a fast food employee with a schedule that includes a shift on Tuesday from 12:00 P.M. to 5:00 P.M. At approximately 5:00 P.M. on Tuesday, the fast food employer asks the fast food employee to work a few minutes more to assist with a large tour group that just came to the fast food establishment. She agrees in writing and finishes the work at 5:12 P.M. The fast food employer need not pay her the schedule change premium.

#### **§ 7-607 Notice and Offer of Additional Shifts**

- (a) A fast food employer must notify a fast food employee in writing of the method by which additional shifts will be posted in accordance with Section 20-1241 of the Fair Workweek Law upon commencement of a fast food employee's employment with the fast food employer and within 24 hours of any change to or adoption of a method.
- (b) The fast food employer must post notice of additional shifts for three consecutive calendar days. When a fast food employer has less than three days' notice of a need to fill an additional shift, the fast food employer shall post notice of the additional shift for three consecutive calendar days as soon as practicable and not more than 24 hours after finding out about the need to fill the shift. Where there is less than

three days' notice, any existing fast food employee may be offered, on a temporary basis, additional shifts that take place prior to the conclusion of the three-day notice period.

Example: On Wednesday at 9:00 A.M., a fast food employer receives a call from a fast food employee who tells her that she is quitting and she will not report for her regularly scheduled shift on Friday at 9:00 A.M. The fast food employer knew of the need to fill the shift 48 hours (or two days) in advance. The fast food employer may offer another existing fast food employee the shift on the first Friday, but must post the available shift with three days' notice to its employees and assign subsequent Friday 9:00 A.M. shifts to its existing fast food employees in accordance with its criteria in accordance with Section 20-1241 of the Fair Workweek Law and this subchapter before hiring a new employee.

- (c) A fast food employer that owns 50 or more fast food establishments in New York City may offer additional shifts, in accordance with subdivisions (a), (b), (f) and (g) of Section 20-1241 of the Fair Workweek Law and in compliance with subdivision (b) of this section, to: (1) fast food employees who work at all locations in New York City, or (2) only to its fast food employees who work at its fast food establishments located in the same borough as the location where the shifts will be worked.
- (d) As soon as possible after a fast food employer has filled an additional shift, and using the same method compliant with Section 20-1241 of the Fair Workweek Law by which the fast food employer communicated the offer of additional shifts, the fast food employer must notify all accepting fast food employees when the offered shift has been filled.

#### **§ 7-608 Accepting and Awarding Additional Shifts**

- (a) A fast food employee may accept a subset of additional shifts offered by a fast food employer, pursuant to Section 20-1241 of the Fair Workweek Law.
- (b) A fast food employer must first award shifts or shift increments to current fast food employees at the location where the shifts will be worked, regardless of the employer's other criteria prescribed, pursuant to subdivision (b) of Section 20-1241 of the Fair Workweek Law.
- (c) A fast food employee may accept an entire shift offered by a fast food employer or any shift increment. A fast food employer is not required to award a fast food employee a shift increment accepted by the fast food employee when the remaining portion of the shift is three hours or less and was not accepted by another fast food employee or other fast food employees.

Example: A fast food employer notified employees of an additional shift on Saturdays from 1:00 P.M. to 9:00 P.M., an eight-hour shift. A fast food employee informs the employer that she can work from 3:00 P.M. to 9:00 P.M., a six-hour shift increment. Two hours remain in the additional shift and no other employee accepted the remaining two hours. Therefore, the employer need not award the six-hour increment to the employee.

- (d) When a fast food employee accepts a shift that was offered by a fast food employer, pursuant to Section 20-1241 of the Fair Workweek Law that overlaps with the fast food employee's existing shift, before hiring a new fast food employee for the offered shift, the fast food employer must award the fast food employee the offered shift in lieu of the fast food employee's scheduled shift. The fast food employer may not condition the award of the offered shift on a fast food employee's willingness to work both the non-overlapping hours of the existing shift and the offered shift.

Example: A fast food employee's work schedule includes a shift on Mondays from 7 am to 3 pm. The fast food employer notifies employees of an additional shift on Mondays from 9:00 A.M. to 5:00 P.M., a shift that overlaps with the fast food employee's existing shift. The fast food employee accepts the shift because it will allow the employee to drop the employee's child off at school in the morning without reducing the employee's overall hours. The fast food employer must award the additional shift to the fast food employee before hiring a new fast food employee for the additional shift, provided the fast food employee otherwise meets the employer's criteria for distribution of the shift.

- (e) When a fast food employee accepts a shift that was offered by a fast food employer, pursuant to Section 20-1241 of the Fair

Workweek Law that, if awarded to and worked by the fast food employee, would entitle the fast food employee to overtime pay, the fast food employer is not required to award the fast food employee the entire shift but, before hiring a new fast food employee for the entire offered shift, must award the fast food employee the largest shift increment possible that would not trigger overtime pay, provided that the remaining portion of the shift was accepted by another fast food employee or is three hours or more.

Example: A fast food employer offers a shift on Wednesday from 12:00 A.M. to 6:00 A.M. to its employees. A fast food employee who is scheduled to work 37 hours during the week accepts the additional shift. The employer must award at least three hours to the fast food employee but is not required to award the entire six-hour shift to the employee because working more than forty hours would result in the employee becoming eligible for overtime pay.

#### **§ 7-609 Employer Records**

- (a) Fast food and retail employers must maintain and retain, in an electronically accessible format, contemporaneous, true, and accurate records documenting compliance with the requirements of the Fair Workweek Law for a period of three years.

1. Such records shall include documents that show:
  - i. Actual hours worked by each employee each week;
  - ii. An employee's written consent to any schedule changes, where required; and
  - iii. Each written schedule provided to an employee.
2. Additionally, fast food employers must also maintain records in accordance with this subdivision that include documents that show:
  - i. Good faith estimates provided to employees, pursuant to Section 20-1221(a) of the Fair Workweek Law; and
  - ii. Premium pay to individual fast food employees and the dates and amounts of the payments, whether noted on an employee's wage stub or other form of written documentation.

- (b) Upon request, a fast food or retail employer must provide a fast food or retail employee with such employee's work schedule for any previous week worked for the past three years within 14 days of the employee's request.
- (c) Upon request, a fast food or retail employer must provide a fast food or retail employee with the most current version of the complete work schedule for all employees who work at the same location within one week of the employee's request, provided that an employer not disclose the work schedule of any employee who has been granted an accommodation based on the employee's status as a survivor of domestic violence, stalking, or sexual assault, where such disclosure would conflict with such accommodation.

#### **§ 7-610 Private Right of Action**

- (a) A person who filed a complaint with the office, pursuant to the Fair Workweek Law and who intends to withdraw the complaint to pursue a civil action shall withdraw the complaint in writing to the office prior to commencing a civil action that includes claims based on the Fair Workweek Law in accordance with paragraph (2) of subdivision (d) of Section 20-1211 of the Fair Workweek Law.
- (b) A person who filed a civil action that includes any claims based on the Fair Workweek Law may file a complaint with the office upon a showing that the Fair Workweek Law claims in the civil action have been withdrawn or dismissed without prejudice to further action.
- (c) The withdrawal of a complaint filed with the office or the commencement of a civil action by a person does not preclude the office from investigating the fast food or retail employer, or commencing, prosecuting, or settling a case against the employer based on some or all of the same violations.

#### **§ 7-611 Waiver of Rights**

Any agreement by an employee with the intent to prospectively waive or limit the employee's rights, pursuant to the Fair Workweek Law shall be invalid as a matter of law.



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Hon. Lorelei Salas  
Commissioner of Consumer Affairs

Re: Implementation of Fair Workweek Law  
No. 2017 RG 076

Dear Commissioner Salas:

Pursuant to New York City Charter § 1043 subd. c, the above-referenced rule has been reviewed and determined to be within the authority delegated by law to your agency.

Sincerely,

STEVEN GOULDEN  
Senior Counsel  
Division of Legal Counsel

cc: Liz Vladek  
Michael Tiger  
Jill Maxwell  
Steven Kelly



Lorelei Salas  
Commissioner  
42 Broadway  
11th Floor  
New York, NY 10004  
nyc.gov/consumers

FINDING OF SUBSTANTIAL NEED FOR EARLIER IMPLEMENTATION

I hereby find, and represent to the Mayor, that there is a substantial need for the implementation, immediately upon its final publication in The City Record, of the rules to implement Chapter 12 of Title 20 of the NYC Administrative Code, "Fair Work Week Law," and Chapter 13 of Title 20 of the Administrative Code, "Pay Deductions Law." Both of these laws go into effect on November 26, 2017. Rules are necessary for the enforcement of these local laws. This declaration is made pursuant to Section 1043(f)(1)(c) of the City Charter.

The proposed rule implementing the Fair Workweek Law is contained in a new Subchapter F of Chapter 7 of Title 6 of the Rules of the City of New York. The rule is necessary upon the local law's effective date or as soon as possible thereafter in order to enable employers to be fully apprised of their legal obligations. The rule, among other provisions, establishes exceptions for when employers need to pay premiums for schedule changes, clarifies circumstances in which employees may accept and must be awarded subsets of shifts offered, and establishes the records employers must maintain.

The proposed rule implementing the Pay Deductions Law is contained in a new Subchapter G of Chapter 7 of Title 6 of the Rules of the City of New York. DCA anticipates receiving registration applications pursuant to the Pay Deductions Law upon the effective date of the local law. The rule must be in effect on this date or as soon as possible thereafter to ensure that not-for-profits and employees authorize deductions in a form satisfactory to DCA. Among other provisions, the rule clarifies the processes by which an employee authorizes deductions, the disclosures a not-for-profit must make to employees, and acceptable forms of proof of not-for-profit status.

In order to avoid a delay in implementation and a lack of timely guidance about compliance with these local laws, there is a substantial need for bringing these rules into effect immediately upon publication in The City Record.

Lorelei Salas, Commissioner  
Department of Consumer Affairs

APPROVED:   
Bill de Blasio  
Mayor

DATE: 11/22/2017

•n28

Notice of Adoption of Rules

NOTICE IS HEREBY GIVEN, PURSUANT TO THE AUTHORITY VESTED IN the Commissioner of the Department of Consumer Affairs by Sections 20-a, 1043, and 2203(f) of the New York City Charter, and Chapter 13 of Title 20 of the New York City

Administrative Code, and in accordance with the requirements of Section 1043 of the New York City Charter, of the adoption of an amendment to Title 6 of the Rules of the City of New York by adding subchapter G to Chapter 7 to implement and clarify provisions in Chapter 13 of Title 20 of the New York City Administrative Code (the "Pay Deductions Law") and to provide guidance to covered employers and protected workers.

The rules were proposed on October 18, 2017. The required public hearing was held on November 17, 2017.

Statement of Basis and Purpose of Rules

In May 2017, New York City Mayor Bill de Blasio signed into law a bill to give fast food employees the ability to make voluntary contributions to not-for-profit organizations through payroll deductions under certain circumstances.

These rules add a new Subchapter G to Chapter 7 of Title 6 of the Rules of the City of New York to implement this new law and provide guidance on when and how fast food employers must make such payroll deductions. Specifically, these rules:

- Define terms used in the new Pay Deductions law.
- Clarify that the authorization shall state that an authorization can be revoked by contacting the not-for-profit's contact person or not-for-profit in writing.
- Clarify that an electronic signature has the same effect as a handwritten signature.
- Establish when an authorization is presumed to have been received by an employer.
- Clarify that a fast food employer shall not begin deductions prior to the start date indicated on an authorization.
- Establish that a not-for-profit must notify fast food employees of when the not-for-profit intends to transmit authorizations to the fast food employer if more than 180 days has elapsed since the not-for-profit received an employee's authorization and the not-for-profit has not yet transmitted it.
- Establish which of their employees not-for-profits must include on their required disclosures.
- Clarify that IRS form 990, or an equivalent tax form if no form 990 was filed, is sufficient for disclosing a not-for-profit's finances.
- Establish the format for posting disclosures on a single webpage.
- Clarify what a false or misleading disclosure is.
- Establish what constitutes an acceptable form of proof of not-for-profit status.
- Establish what constitutes acceptable proof that a not-for-profit made required disclosures to fast food employees.
- Establish how costs associated with deductions and remittances will be calculated.
- Clarify how an authorization may be revoked.
- Establish procedures for reexamining or revoking a not-for-profit's registration.
- Clarify what rights are protected against retaliation.
- Establish procedures for enforcement.
- Establish procedures relating to civil actions.
- Clarify the records fast food employers must retain.
- Clarify that rights created by the Pay Deductions Law may not be prospectively waived.

Sections 20-a, 1043, and 2203(f) of the New York City Charter and Chapter 13 of Title 20 of the New York City Administrative Code authorize the Department of Consumer Affairs Office of Labor Policy & Standards to make these proposed rules.

New material is underlined.  
[Deleted material is in brackets.]

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

Rules

Section 1. Chapter 7 of Title 6 of the Rules of the City of New York is amended by adding a new subchapter G, to read as follows:

**CHAPTER 7 OFFICE OF LABOR POLICY AND STANDARDS**  
**SUBCHAPTER G: PAY DEDUCTIONS**

§ 7-701 Definitions

- (a) As used in Title 20, Chapter 13 of the New York City Administrative Code and this subchapter, the following terms have the following meanings:  
"Contact" means "contact person" as defined by this subchapter.  
"Signature" means an original, handwritten signature or an electronic signature.
- (b) As used in this subchapter, the following terms have the following meanings:

“Contact person” means the not-for-profit employee or agent responsible for processing authorizations and requests to revoke authorizations.

“Electronic signature” means a computer data compilation of any symbol or series of symbols executed, adopted, or authorized by a natural person attached to or logically associated with an electronic record and executed or adopted by a natural person with the intent to sign the record. An electronic signature is considered to be “attached to or logically associated with an electronic record” if the electronic signature is linked to the record during transmission and storage.

“Pay Deductions Law” means Title 20, Chapter 13 of the New York City Administrative Code.

“Valid authorization” means a written authorization from a fast food employee to deduct wages from the fast food employee’s paycheck for remittance to a not-for-profit that complies with Section 20-1302 of the New York City Administrative Code and Section 15-03 of these Rules.

- (c) As used in this subchapter, the following terms have the same meaning as set forth in Section 20-1301 of the Pay Deductions Law: “fast food employee,” “fast food employer,” “fast food establishment,” “not-for-profit,” and “office.”

#### **§ 7-702 Valid Authorization**

- (a) A valid authorization must contain the following: (i) the relevant fast food employee’s signature and date that the authorization was signed by the fast food employee; (ii) the fast food employee’s name and physical address; (iii) the amount, frequency, and start date of the contribution; (iv) the name, physical address, email address, web address, if any, and phone number of the not-for-profit; (v) the contact person’s title, telephone number, and email address; and (vi) a statement notifying the fast food employee that contributions are voluntary and that the authorization to deduct wages is revocable at any time by submitting a written revocation to the not-for-profit or contact person.
- (b) The statement that an employee may revoke an authorization at any time must be immediately followed by the contact person’s title and not-for-profit’s email address.
- (c) Valid authorizations shall be effective with respect to any fast food employer that succeeds another fast food employer in ownership or control of a fast food establishment, whether through merger, pledge, transfer, sale, assignment, operation of law, or otherwise.
- (d) A valid authorization may be transmitted to a not-for-profit or a fast food employer by personal delivery, mail, facsimile, email, or other means of electronic transmission.

#### **§ 7-703 Electronic Authorization to Deduct and Remit Wages**

- (a) The use of an electronic signature shall have the same validity and effect as the use of a handwritten signature. Each electronic signature shall be unique to one individual.
- (b) Each individual shall have a single electronic signature.
- (c) Submission of an electronic signature must include verification that the individual is a natural person.
- (d) Before a not-for-profit establishes, assigns, certifies or otherwise sanctions an individual’s electronic signature, or any element of such electronic signature, the not-for-profit must send the individual a confirmation of receipt of the authorization by email. Such confirmation must include a copy of the valid authorization electronically signed by the fast food employee.

#### **§ 7-704 Authorization to Deduct and Remit Wages**

- (a) A fast food employer must begin to deduct wages from a fast food employee’s pay check no later than the first pay period after 15 days following receipt of the valid authorization, and remit the deductions to the not-for-profit no later than 15 days after the deduction is made, provided that the not-for-profit has registered with the office and either the fast food employee or not-for-profit has provided a registration letter from the office to the fast food employer.
- (b) A valid authorization or registration letter is presumed to have been received by the fast food employer upon the earlier of (i) the date the document is personally delivered to a managerial or supervisory employee or agent of the fast food employer, or (ii) 10 days following service on a managerial or supervisory employee or agent of the fast food employer by mail, email, or facsimile.

- (c) A fast food employer must not begin deductions earlier than the start date of contribution a fast food employee indicates on an authorization.
- (d) A not-for-profit that has not transmitted the valid authorization and registration to the fast food employer within 180 days of receiving a fast food employee’s valid authorization must, at least 10 days prior to transmitting the authorization and its registration to the fast food employer, send the fast food employee a letter by mail to the address indicated on the authorization or by email, if the not-for-profit has solicited the fast food employee’s email address, that includes (i) the date the not-for-profit plans to transmit the authorization and registration letter to the fast food employer, which must be no earlier than 10 days after the date that the letter to the fast food employee is mailed, (ii) the anticipated date by which deductions will begin, and (iii) the contact person’s title, telephone number, and email address.

#### **§ 7-705 Required Disclosures by Not-for-Profits to Fast Food Employees**

- (a) The not-for-profit must provide a fast food employee with disclosures required by Section 20-1304(a) of the Pay Deductions Law no later than the time at which the fast food employee authorizes remittance of deductions to the not-for-profit.
- (b) Required disclosures, pursuant to Section 20-1304(a) of the Pay Deductions Law must include a list of individuals who performed work for the not-for-profit within the 5 years preceding the date that the fast food employee signed the authorization and who also either (i) are or were trustees of the not-for-profit, or (ii) receive(d) more than \$100,000 in compensation from the not-for-profit or a related organization in any single fiscal year. Such list must include the names and titles of such individuals.
- (c) A not-for-profit may satisfy the requirements of Section 20-1304(a)(5) of the Pay Deductions Law by submitting the not-for-profit’s form 990 of the Internal Revenue Service of the United States Department of the Treasury or, if the not-for-profit did not file a form 990, another equivalent tax filing that reflects the not-for-profit’s funding, budget, and expenditures, for the three most recent tax years for which such form was filed.
- (d) If a not-for-profit chooses to post its required disclosures on a single webpage, pursuant to Section 20-1304(b) of the Pay Deductions Law:
- i. The text on the webpage must be a sans serif font and in a minimum size of 12 point font; and
  - ii. The URL for the webpage containing the required disclosures must be no more than 50 characters in length.
- (e) A not-for-profit must not intentionally make materially false or misleading disclosures to fast food employees.
- i. A disclosure is “materially false” when it is both untrue and would have made a reasonable person more likely to contribute funds to the not-for-profit.
  - ii. A disclosure is “misleading” when it is formatted, organized, arranged, or worded in such a way as to neutralize, conceal, or omit information that, if known by the fast food employee, would make a reasonable person less likely to contribute funds to the not-for-profit.
  - iii. Disclosure of materially false or misleading information is “intentional” when the not-for-profit was aware that the information was materially false or misleading at the time of disclosure.
  - iv. A not-for-profit must cure a materially false or misleading disclosure for each fast food employee who received the false or misleading disclosure within 30 days of being found in violation of this section or Section 20-1307(d) of the Pay Deductions Law by the office of administrative trials and hearings.

#### **§ 7-706 Not-for-Profit Registration**

- (a) A not-for-profit must register with the office by providing the information required under Section 20-1303(a) of the Pay Deductions Law to the office by email or by personally delivering or mailing one or more CD-Rs or DVD-Rs to the office.
- (b) Authorizations submitted pursuant to Section 20-1303(a)(3) of the Pay Deductions Law must be signed no earlier than

270 days before the date the not-for-profit submits its registration to the office, pursuant to subdivision (a).

- (c) Any of the following will constitute acceptable proof of status as an active not-for-profit for purposes of Section 20-1303(a)(2) of the Pay Deductions Law:
- i. A copy of an Internal Revenue Service affirmation or determination letter confirming the not-for-profit's tax-exempt status issued to the not-for-profit within the 120 days preceding the letter's submission to the office;
  - ii. A letter from a state taxing body or a state attorney general certifying that the organization is a not-for-profit organization operating within the State and no part of its net earnings may lawfully benefit any private shareholder or individual, which is issued to the not-for-profit within the 120 days preceding the letter's submission to the office for purposes of registration;
  - iii. A certified copy of the not-for-profit's certificate of incorporation or similar document if such document explicitly identifies the organization as an active not-for-profit, and such document was issued within the 120 days preceding its submission to the office for purposes of registration; or
  - iv. Proof that the not-for-profit was listed in the Internal Revenue Service's online database of organizations eligible to receive tax-deductible charitable contributions within the 120 days preceding submission to the office for purposes of registration.
- (d) Either of the following will constitute acceptable proof that a not-for-profit has provided the required disclosures to a fast food employee, pursuant to Section 20-1304(a) of the Pay Deductions Law:
- i. Valid authorizations containing the URL of the webpage containing the required disclosures and screenshot(s) depicting each version of the webpage associated with the URL that is written on the authorization during the range of signature dates of the valid authorizations; or
  - ii. A written acknowledgement of receipt of the required disclosures signed and dated by each fast food employee who signed the authorizations not covered by item (i) of this clause, submitted, pursuant to Section 20-1303(a)(3) of the Pay Deductions Law along with a copy of the writing containing the required disclosures or screenshot(s) depicting each version of the webpage provided to the fast food employees containing the required disclosures over the period covering the dates on the written acknowledgement of receipt.
- (e) The office shall issue a registration letter to the not-for-profit confirming that it has met the conditions required for registration as soon as practicable and in no case more than 14 days after the office has determined that the requirements for registration have been met. A not-for-profit shall be considered registered upon the date of the registration letter from the office.

#### **§ 7-707 Method of and Costs Associated with Remitting Deductions**

- (a) A not-for-profit must notify a fast food employer in writing of the method by which deductions authorized by fast food employees shall be remitted to the not-for-profit. Such method and its associated costs must be reasonable and consistent with standard deductions remittance practices for fast food employers, and, where possible, should be compatible with the fast food employer's existing processes for remitting deductions. Subject to subdivision (b), the maximum amount per transaction per fast food employee that a fast food employer may charge a not-for-profit is \$0.30. "Transaction" for purposes of this subsection means the act of both deducting and remitting wages.
- (b) A fast food employer may seek an exemption from the maximum amount set forth in subdivision (a) by demonstrating to the office that the employer's actual costs exceed that maximum amount.
- (c) A fast food employer's request to be reimbursed by the not-for-profit, pursuant to Section 20-1302(g) of the Pay Deductions Law must be made in writing and include the cost calculations prescribed in subdivision (d) of this section.
- (d) Costs associated with deductions and remittances shall be calculated based on the actual costs to a fast food employer of making deductions from a fast food employee's paycheck and remitting those deductions to the not-for-profit the fast food employee designated.

- (e) Upon a not-for-profit's request, a fast food employer remitting deductions to that not-for-profit organization, pursuant to this subchapter must simultaneously with the remittance provide the following information:
1. Name of the fast food employer;
  2. For each fast food employee for whom the fast food employer is remitting:
    - (i) name
    - (ii) fast food establishment address
    - (iii) home address
    - (iv) phone number
    - (v) an unique identifier that is distinct from the employee's social security number or other personally identifiable information, and that is generated by the fast food employer, such as an employee identification number, if any
    - (vi) email address, if any
    - (vii) amount of deduction and
    - (viii) date and payroll period of deduction;
  3. Name of any fast food employee who separated from employment with the fast food employer in the preceding payroll period who had authorized deductions, pursuant to this subchapter.
- (f) Pursuant to Section 20-1302(g) of the Pay Deductions Law, a not-for-profit must reimburse a fast food employer as frequently as the fast food employer requests, provided that a not-for-profit need not honor a fast food employer's request(s) to be reimbursed more frequently than every two weeks.

#### **§ 7-708 Revocations**

- (a) A fast food employee's revocation by mail, facsimile, email, or web submission to the not-for-profit or contact person will constitute a revocation in writing.
- (b) If a fast food employee submits a revocation to a fast food employer instead of to the not-for-profit, the fast food employer must provide a copy of the revocation to the not-for-profit within five business days of receipt.
- (c) For purposes of Section 20-1302(e) of the Pay Deductions Law, a revocation is presumed received by the fast food employer upon the earlier of (i) the date of delivery from the not-for-profit to the fast food employer, or, (ii) in the event that a fast food employee delivers the revocation to the fast food employer, the date the revocation is received by the not-for-profit.
- (d) A not-for-profit must not submit an authorization that has been revoked in support of an application for a registration letter.

#### **§ 7-709 Petition to Re-Examine or Revoke a Not-for-Profit's Registration**

- (a) The term "interested party" as used in Section 20-1307(e) of the Pay Deductions Law shall include: any current or former fast food employee, any authorized representative of a current or former fast food employee, any fast food employer required to make deductions, pursuant to the Pay Deductions Law, any not-for-profit, any labor organization or employee organization as those terms are defined in Section 20-1310(b) of the Pay Deductions Law, and the New York State Attorney General.
- (b) Petitions to re-examine or revoke a not-for-profit's registration must be in writing, in the form of a letter addressed to the director, and sent to the office by mail, email, or facsimile.
- (c) The office shall not register and shall revoke any previously issued registrations of not-for-profits that collect authorization cards or other documents related to membership in a labor organization or with respect to a showing of interest or vote for certification, decertification, or deauthorization of a labor organization, upon receiving proof that the not-for-profit is engaging in such activities.

**§ 7-710 Retaliation**

For purposes of Section 20-1306 of the Pay Deductions Law, the phrases “any right protected under this chapter” and “activities protected by this chapter” include, but are not limited to, the right to: sign an authorization, submit an authorization, revoke an authorization, file a complaint with the office, file and maintain a civil action based on the Pay Deductions Law, and communicate with any person regarding the above activities.

**§ 7-711 Enforcement and Penalties**

- (a) A fast food employee or a not-for-profit may file a complaint with the office alleging violations of the Pay Deductions Law by a fast food employer.
- (b) A not-for-profit that files a complaint with the office must submit with its complaint a copy of the not-for-profit’s registration letter. The office shall dismiss a complaint filed by a not-for-profit if the not-for-profit’s complaint does not include a copy of its registration letter.
- (c) Notwithstanding subdivision (b), the office shall investigate any complaint that alleges retaliation in violation of the Pay Deductions Law, regardless of whether the relevant not-for-profit has registered with the office.
- (d) If, as a result of an investigation, the office determines that a fast food employee’s wages were deducted without a valid authorization or after such time as deductions should have ended, pursuant to a revocation, the fast food employer or not-for-profit that retains the deductions shall be liable for the reimbursement and interest prescribed, pursuant to Section 20-1307(c) of the Pay Deductions Law.
- (e) A fast food employer found to be in violation of the Pay Deductions Law shall be liable for the civil penalties due, pursuant to Section 20-1307(b)(2)(b) of the Pay Deductions Law. Such civil penalties shall be imposed on a per fast food employee basis.

**§ 7-712 Civil Actions**

- (a) A fast food employee or not-for-profit who has filed a complaint with the office, pursuant to the Pay Deductions Law must withdraw the complaint in writing to the office prior to commencing a civil action that includes claims based on the Pay Deductions Law.
- (b) A fast food employee or not-for-profit who has filed a civil action that includes any claims based on the Pay Deductions Law may file a complaint with the office upon a showing that the Pay Deductions Law claims in the civil action have been withdrawn or dismissed without prejudice to further action.
- (c) The withdrawal of a complaint or the commencement of a civil action by a fast food employee or not-for-profit does not preclude the office from investigating a fast food employer, or commencing, prosecuting, or settling a case against a fast food employer.

**§ 7-713 Pattern of Violations**

The phrase “pattern of such violations” in Section 20-1309 of the Pay Deductions Law shall include a failure to deduct or remit deductions for a particular fast food employee or group of fast food employees, or a failure to honor the revocation(s) of a particular fast food employee or group of fast food employees more than twice in a six month period.

**§ 7-714 Recordkeeping**

- (a) Fast food employers must retain for at least two years copies of fast food employees’ wage statements issued, pursuant to state law requiring the notation of deductions.
- (b) A written acknowledgement of receipt of the notice required, pursuant to Section 20-1302(h) of the Pay Deductions Law signed and dated by each fast food employee along with a copy of the distributed notice shall constitute adequate proof of distribution for purposes of Section 20-1305(a)(5) of the Pay Deductions Law.

**§ 7-715 Waiver of Rights**

Any agreement by a fast food employee with the intent to prospectively waive or limit the fast food employee’s rights, pursuant to the Pay Deductions Law shall be invalid as a matter of law.



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ZACHARY W. CARTER  
Corporation Counsel

Hon. Lorelai Salas  
Commissioner  
Department of Consumer Affairs

Re: Implementation of Pay Deductions Law

No. 2017 RG 077

Dear Commissioner Salas:

Pursuant to New York City Charter § 1043 subd. c, the above-referenced rule has been reviewed and determined to be within the authority delegated by law to your agency.

Sincerely,

STEVEN GOULDEN  
Senior Counsel  
Division of Legal Counsel

cc: Jill Maxwell (DCA)  
Liz Vladeck (DCA)  
Michael Tiger (DCA)



Lorelai Salas  
Commissioner  
42 Broadway  
11th Floor  
New York, NY 10004  
nyc.gov/consumers

FINDING OF SUBSTANTIAL NEED FOR EARLIER IMPLEMENTATION

I hereby find, and represent to the Mayor, that there is a substantial need for the implementation, immediately upon its final publication in The City Record, of the rules to implement Chapter 12 of Title 20 of the NYC Administrative Code, “Fair Work Week Law,” and Chapter 13 of Title 20 of the Administrative Code, “Pay Deductions Law.” Both of these laws go into effect on November 26, 2017. Rules are necessary for the enforcement of these local laws. This declaration is made pursuant to Section 1043(f)(1)(c) of the City Charter.

The proposed rule implementing the Fair Workweek Law is contained in a new Subchapter F of Chapter 7 of Title 6 of the Rules of the City of New York. The rule is necessary upon the local law’s effective date or as soon as possible thereafter in order to enable employers to be fully apprised of their legal obligations. The rule, among other provisions, establishes exceptions for when employers need to pay premiums for schedule changes, clarifies circumstances in which employees may accept and must be awarded subsets of shifts offered, and establishes the records employers must maintain.

The proposed rule implementing the Pay Deductions Law is contained in a new Subchapter G of Chapter 7 of Title 6 of the Rules of the City of New York. DCA anticipates receiving registration applications pursuant to the Pay Deductions Law upon the effective date of the local law. The rule must be in effect on this date or as soon as possible thereafter to ensure that not-for-profits and employees authorize deductions in a form satisfactory to DCA. Among other provisions, the rule clarifies the processes by which an employee authorizes deductions, the disclosures a not-for-profit must make to employees, and acceptable forms of proof of not-for-profit status.

In order to avoid a delay in implementation and a lack of timely guidance about compliance with these local laws, there is a substantial need for bringing these rules into effect immediately upon publication in The City Record.

Lorelai Salas, Commissioner  
Department of Consumer Affairs

APPROVED:   
Bill de Blasio  
Mayor

DATE: 11/22/2017