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TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

Board Meetings	2353
City Planning Commission	2354
City University	2381
Community Boards	2381
Board of Correction	2382
Employees' Retirement System	2382
Finance	2382
Franchise and Concession Review Committee	2382
Information Technology and Telecommunications	2382
Landmarks Preservation Commission	2382

COURT NOTICES

Supreme Court	2384
<i>Bronx County</i>	2384
<i>Richmond County</i>	2386
<i>Court Notice Maps</i>	2406

PROPERTY DISPOSITION

Citywide Administrative Services	2388
<i>Office of Citywide Procurement</i>	2388
Police	2388

PROCUREMENT

Citywide Administrative Services	2389
<i>Office of Citywide Procurement</i>	2389
Design and Construction	2389
<i>Agency Chief Contracting Officer</i>	2389

Health and Mental Hygiene	2389
<i>Agency Chief Contracting Officer</i>	2389
Housing Authority	2390
<i>Supply Management</i>	2390
Human Resources Administration	2390
Information Technology and Telecommunications	2390
<i>Contracts and Procurement</i>	2390
Parks and Recreation	2390
Police	2390
<i>Contract Administration</i>	2390
Transportation	2391
<i>Bridges</i>	2391
Youth and Community Development	2391

AGENCY RULES

Buildings	2391
Consumer Affairs	2394
Environmental Protection	2397
Rent Guidelines Board	2399

SPECIAL MATERIALS

Housing Preservation and Development	2402
Transportation	2402
Changes in Personnel	2403

LATE NOTICE

Housing Authority	2404
Housing Preservation and Development	2404
Parks and Recreation	2404
<i>Revenue</i>	2404
Aging	2405
Homeless Services	2405
Small Business Services	2405

THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

MEETING

City Planning Commission

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



City Council

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

Contract Awards Public Hearing

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

Civilian Complaint Review Board

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

Design Commission

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

Department of Education

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

Board of Elections

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

Environmental Control Board

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

Board of Health

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

Health Insurance Board

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

Board of Higher Education

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

Citywide Administrative Services

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

Commission on Human Rights

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

In Rem Foreclosure Release Board

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

Franchise and Concession Review Committee

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

Real Property Acquisition and Disposition

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

Landmarks Preservation Commission

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

Employees' Retirement System

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

Housing Authority

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

Parole Commission

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

Board of Revision of Awards

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

Board of Standards and Appeals

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

Tax Commission

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

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 matters to be held at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, May 9, 2018, at 10:00 A.M.

BOROUGH OF MANHATTAN

Nos. 1-6

SPECIAL INWOOD DISTRICT REZONING

No. 1

CD 12 **C 180204 ZMM**

IN THE MATTER OF an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, and a line 100 feet southeasterly of Tenth Avenue;
2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
 - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204th Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;

- b. Cooper Street, a line 150 feet northeasterly of 207th Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20th Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207th Street;
 - c. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
 - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
 - f. Sherman Avenue, West 204th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
 - g. Tenth Avenue, a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203rd Street and West 204th Street;
2. changing from an R7-2 District to an R7A District property, bounded by:
 - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
 - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218th Street, a line 125 feet northwesterly of Broadway, West 215th Street, Broadway, West 213th Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204th Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204th Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
 - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207th Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
 - e. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
 3. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
 4. changing from a C8-3 District to an R7A District property, bounded by:
 - a. Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
 - b. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
 - c. a line 125 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street; and
 - d. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207th Street;
 5. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet northwesterly of Ninth Avenue, West 203rd Street, a line 300 feet southeasterly of Tenth Avenue, and West 202nd Street;
 6. changing from an R7-2 District to an R7D District property, bounded by:
 - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th

- Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
- b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207th Street, Post Avenue, and a line 100 feet southwesterly of West 207th Street;
7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
 8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 207th Street, and a line 100 feet southeasterly of Ninth Avenue;
 9. changing from an M3-1 District to an R8 District property, bounded by:
 - a. West 207th Street, the U.S. Pierhead and Bulkhead Line, West 206th Street, and a line 100 feet southeasterly of Ninth Avenue; and
 - b. West 205th Street, the U.S. Pierhead and Bulkhead Line, West 204th Street, and Ninth Avenue;
 10. changing from an R7-2 District to an R8A District property, bounded by:
 - a. a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207th Street; and
 - b. Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
 11. changing from an M1-1 District to an R8A District property, bounded by:
 - a. Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet southeasterly of Tenth Avenue, and West 203rd Street;
 - b. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, Ninth Avenue, and West 203rd Street; and
 - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207th Street, and a line 180 feet southeasterly of Tenth Avenue;
 12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, and West 205th Street;
 13. changing from an M1-1 District to an R9A District property, bounded by:
 - a. Tenth Avenue, West 203rd Street, a line 100 feet southeasterly of Tenth Avenue, West 202nd Street, a line 150 feet southeasterly of Tenth Avenue, and West 201st Street; and
 - b. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly Street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, West 207th Street, Ninth Avenue, and West 206th Street;
 14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207th Street, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street;
 15. changing from an R7-2 District to a C4-4D District property, bounded by:
 - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street; and
 - b. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet northeasterly of West 207th Street;
16. changing from a C4-4 District to a C4-4D District property, bounded by:
 - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
 - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
 17. changing from a C8-3 District to a C4-4D District property, bounded by:
 - a. Broadway, West 218th Street, Tenth Avenue, and West 214th Street; and
 - b. a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Tenth Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
 18. changing from a C8-4 District to a C4-4D District property, bounded by Broadway, West 214th Street, Tenth Avenue, and West 213th Street;
 19. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
 20. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218th Street and West 219th Street, a line 100 feet northwesterly of Ninth Avenue, West 219th Street, Ninth Avenue, and West 218th Street;
 21. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220th Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118th Street;
 22. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220th Street, and Ninth Avenue;
 23. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, and a line 110 feet southeasterly of Ninth Avenue;
 24. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218th Street and West 219th Street;
 25. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204th Street, the U.S. Pierhead and Bulkhead Line, and West 202nd Street;
 26. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Staff Street, Dyckman Street, Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
 - b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
 - c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
 - d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
 - e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly

- of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
- f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204th Street, a line 100 feet northwesterly of Sherman Avenue, West 204th Street, Sherman Avenue, a line 100 feet southwesterly of West 207th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
- g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204th Street, Post Avenue, and West 204th Street;
- h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
- i. Cooper Street, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, West 211th Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207th Street;
- j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
- k. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
- l. Indian Road, West 218th Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218th Street;
- m. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205th Street and west 206th Street; and
- n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204th Street and West 205th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
- 27. establishing within a proposed R7D District a C2-4 District bounded by:
 - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street;
 - b. a line 100 feet southeasterly of Broadway, a line 100 feet southwesterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, and Academy Street;
 - c. a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207th Street Broadway, and the northeasterly boundary line of a Park (Dyckman House Park);
 - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of West 207th Street, Post Avenue, and a line 100 feet southwesterly of West 207th Street; and
 - e. a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
- 28. establishing within a proposed R8 District a C2-4 District bounded by:
 - a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, and West 206th Street; and
 - b. Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, and West 204th Street;
- 29. establishing within a proposed R8A District a C2-4 District bounded by:
 - a. a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, and a line 100 feet southwesterly of West 207th Street;

- b. Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
- c. a line 100 feet southeasterly of Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206th Street;
- d. a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, West 203rd Street, and Tenth Avenue; and
- e. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, Ninth Avenue, and West 203rd Street;
- 30. establishing within a proposed R9A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207th Street, Ninth Avenue, the southwesterly street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street; and
 - b. Tenth Avenue, West 203rd Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 201st Street and West 202nd Street, a line 150 feet southeasterly of Tenth Avenue, and West 201st Street and its northwesterly centerline prolongation;
- 31. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Broadway, West 215th Street, a line midway between Park Terrace East and Broadway, West 218th Street, Broadway, the U.S. Pierhead and Bulkhead Line, West 218th Street and its southeasterly centerline prolongation, Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, the former centerline of Academy Street*, West 201st Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.

*Note: West 208th Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line and Academy Street between West 201st Street and the U.S. Pierhead and Bulkhead Line are proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

No. 2

CD 12 C 180204(A) ZMM
IN THE MATTER OF an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

- 1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, and a line 100 feet southeasterly of Tenth Avenue;
- 2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
 - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204th

- Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
- b. Cooper Street, a line 150 feet northeasterly of 207th Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20th Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207th Street;
 - c. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
 - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
 - f. Sherman Avenue, West 204th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
 - g. Tenth Avenue, a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203rd Street and West 204th Street;
3. changing from an R7-2 District to an R7A District property, bounded by:
 - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
 - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218th Street, a line 125 feet northwesterly of Broadway, West 215th Street, Broadway, West 213th Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204th Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204th Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
 - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207th Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
 - e. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
 4. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
 5. changing from a C8-3 District to an R7A District property, bounded by:
 - a. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
 - b. a line 125 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street; and
 - c. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207th Street;
 6. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet northwesterly of Ninth Avenue, and West 203rd Street;
 7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
 8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 207th Street, and a line 100 feet southeasterly of Ninth Avenue;
 9. changing from an M3-1 District to an R8 District property, bounded by:
 - a. West 207th Street, the U.S. Pierhead and Bulkhead Line, West 206th Street, and a line 100 feet southeasterly of Ninth Avenue; and
 - b. West 205th Street, the U.S. Pierhead and Bulkhead Line, West 204th Street, and Ninth Avenue;
 10. changing from an R7-2 District to an R8A District property, bounded by Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
 11. changing from an M1-1 District to an R8A District property, bounded by:
 - a. Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet southeasterly of Tenth Avenue, and West 203rd Street;
 - b. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, Ninth Avenue, and West 203rd Street; and
 - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207th Street, and a line 180 feet southeasterly of Tenth Avenue;
 12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, and West 205th Street;
 13. changing from an M1-1 District to an R9A District property, bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly Street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, West 207th Street, Ninth Avenue, and West 206th Street;
 14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207th Street, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street;
 15. changing from a C8-3 District to a C4-4A District property, bounded by Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
 16. changing from an R7-2 District to a C4-4D District property, bounded by:
 - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
 - b. a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207th Street; and
 - c. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet northeasterly of West 207th Street;
 17. changing from a C4-4 District to a C4-4D District property, bounded by:
 - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
 - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
 18. changing from a C8-3 District to a C4-4D District property, bounded by:
 - a. Broadway, West 218th Street, Tenth Avenue, and West 214th Street; and

- b. a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Tenth Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
19. changing from an R7-2 District to a C4-5D District property, bounded by:
- a. a line 100 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
- b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207th Street, Post Avenue, and a line 100 feet southwesterly of West 207th Street;
20. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
21. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218th Street and West 219th Street, a line 100 feet northwesterly of Ninth Avenue, West 219th Street, Ninth Avenue, and West 218th Street;
22. changing from an M2-1 District to a C6-2 District property, bounded by Ninth Avenue, the south easterly centerline prolongation of West 218th Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218th Street;
23. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220th Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118th Street;
24. changing from a C8-4 District to a C6-2A District property, bounded by Broadway, West 214th Street, Tenth Avenue, and West 213th Street;
25. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220th Street, and Ninth Avenue;
26. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, and a line 110 feet southeasterly of Ninth Avenue;
27. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218th Street and West 219th Street;
28. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204th Street, the U.S. Pierhead and Bulkhead Line, and West 202nd Street;
29. changing from an M1-1 District to an M1-4/R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, West 203rd Street, a line 300 feet southeasterly of Tenth Avenue, and West 202nd Street;
30. changing from an M1-1 District to an M1-4/R9A District property, bounded by Tenth Avenue, West 203rd Street, a line 100 feet southeasterly of Tenth Avenue, West 202nd Street, a line 150 feet southeasterly of Tenth Avenue, and West 201st Street;
31. establishing within a proposed R7A District a C2-4 District bounded by:
- a. Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
- b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
- c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
- d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
- e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
- f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204th Street, a line 100 feet northwesterly of Sherman Avenue, West 204th Street, Sherman Avenue, a line 100 feet southwesterly of West 207th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
- g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204th Street, Post Avenue, and West 204th Street;
- h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
- i. Cooper Street, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, West 211th Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207th Street;
- j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
- k. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
- l. Indian Road, West 218th Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218th Street;
- m. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205th Street and West 206th Street; and
- n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204th Street and West 205th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
32. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
33. establishing within a proposed R8 District a C2-4 District bounded by:
- a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, and West 206th Street; and
- b. Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, and West 204th Street;
34. establishing within a proposed R8A District a C2-4 District bounded by:
- a. Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
- b. a line 100 feet southeasterly of Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206th Street;

- c. a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, West 203rd Street, and Tenth Avenue; and
 - d. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, Ninth Avenue, and West 203rd Street;
35. establishing within a proposed R9A District a C2-4 District bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207th Street, Ninth Avenue, the southwesterly street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street; and
36. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Broadway, West 215th Street, a line midway between Park Terrace East and Broadway, West 218th Street, Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218th Street, Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, the centerline of former Academy Street, West 201st Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated April 18, 2018.

*Note: West 208th Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line is proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

No. 3

CD 12 **N 180205 ZRM**
IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including 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

ARTICLE I - GENERAL PROVISIONS

Chapter 1 - Title, Establishments of Controls and Interpretations 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 Inwood District
In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood 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 Inwood District
The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, 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

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Hudson Square District	Yes	Yes
<u>Inwood District</u>	No	Yes
Limited Commercial District	No	No ¹

* * *
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.

* * *
23-011
Quality Housing Program

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

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

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

* * *
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 VI – SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

* * *

**62-10
GENERAL PROVISIONS**

* * *

**62-13
Applicability of District Regulations**

* * *

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

- #Special Inwood District#
- #Special St. George District#.

* * *

**62-90
WATERFRONT ACCESS PLANS**

* * *

**62-94
Borough of Manhattan**

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

- M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

* * *

ARTICLE XIV – SPECIAL PURPOSE DISTRICTS

Chapter 2 - Special Inwood District

**142-00
GENERAL PURPOSES**

The “Special Inwood 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 create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (b) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (d) to maintain and establish physical and visual public access to and along the waterfront;
- (e) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (f) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (g) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (h) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (i) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

142-01**General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood 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. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

142-02**District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Subdistricts and Subareas) and Map 2 (Ground Floor Use and Curb Cut Regulations), is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. 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 Inwood District - Subdistricts and Subareas

Map 2. Special Inwood District - Ground Floor Use and Curb Cut Regulations

Map 3. Waterfront Access Plan: Parcel Designation

Map 4. Waterfront Access Plan: Public Access Areas

Map 5. Waterfront Access Plan: Visual Corridors

142-03**Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, five subdistricts are established, as follows:

Sherman Creek Subdistrict A

Tip of Manhattan Subdistrict B

Commercial "U" Subdistrict C

Upland Area Subdistrict D

Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

Within Sherman Creek Subdistrict A:

Subarea A1

Subarea A2

Subarea A3

Within Tip of Manhattan Subdistrict B:

Subarea B1

Subarea B2

Subarea B3

Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

142-04**Applicability****142-041****Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #buildings# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

142-042**Applicability of the Inclusionary Housing Program**

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

142-05**Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

142-06**Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

142-07**Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

142-10**SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive.

142-11**Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 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.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

142-112**Special provisions 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, C6 or M1 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) where such residential development goal has not been met, by special permit by the City Planning Commission. 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 the #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 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

142-113 Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

142-12 Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

142-13 Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

142-14 Ground Floor Level Requirements

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 along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1 and Type 2 #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#

(1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #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), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

(2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that 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.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

(c) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

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#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions 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 this Section shall apply.

142-141 Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

(a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. 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 have a minimum width of 10 feet, as measured parallel to the #street wall#.

142-20 SPECIAL FLOOR AREA REGULATIONS

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

142-21 Floor Area Regulations on Waterfront Blocks

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

142-22 Floor Area Regulations in Subareas A2, A3 and B1

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length

of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.
#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

142-23 Floor Area Regulations in Subarea B2 and B3

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot and numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

142-30 SPECIAL YARD REGULATIONS

The underlying #yard# regulations are modified by the provisions of this Section.

In Subareas A1 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot#, located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

142-40 SPECIAL HEIGHT AND SETBACK REGULATIONS

In Subareas A1, B2 and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying districts are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

142-41 Permitted Obstructions in Subareas A2, A3, B1, B3 and B4

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

142-42 Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

142-43 Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

(a) #Street wall# location

The #street wall# location requirements of paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# 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 less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(b) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum

height of buildings and setback regulations) shall apply to such setbacks.

(c) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (1) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (3) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (4) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (5) The maximum height of such tower shall not exceed 245 feet.

#Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

**142-44
Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(a) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(b) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(c) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet, provided that:

- (1) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (3) The maximum height of such tower shall not exceed 295 feet.

**142-45
Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that Paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. All #visual corridors# established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a #street line# for the purposes of applying all height and setback regulations.

**142-46
Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

**142-47
Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. The boundary of such sidewalk widening shall be considered the #street line# for the purpose of this Section.

**142-48
Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# which share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

142-49 Height and Setback for Certain Zoning Lots in Subdistricts C and D

In Subdistrict D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for portions of #zoning lots# that are located within 30 feet of West 201st Street, the underlying height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified to limit maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (a) the minimum required base height shall be 25 feet;
- (b) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (c) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of paragraph (a)(1) of Section 35-651 shall apply.

142-50 SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

142-51 Required Accessory Parking Spaces for Residences

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

142-52 Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

142-53 Public Use of Accessory Parking

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

142-54 Accessory Parking on a Roof in Subarea A1

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

142-55 Curb Cuts

For #zoning lots# with frontage along both a #street# specified as a Type 1 or Type 2 primary street on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter, and along a frontage that is not specified on Map 2, no curb cuts accessing off-street parking facilities or loading berths shall be permitted for along the primary street frontage.

142-60 INWOOD WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 3 (Waterfront Access Plan: Parcel Designation), Map 4 (Waterfront Access Plan: Public Access Areas), and Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

Parcel 1:	block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
Parcel 2/3:	block 2197, lot 47 and 75
Parcel 4:	block 2188, lot 1
Parcel 5:	block 2187, lots 1, 5, 7 and 20
Parcel 6:	block 2185, lots 25, 36 and 51
Parcel 7:	block 2185, lots 1 and 10
Parcel 8:	block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

142-61 Lot area and waterfront public access area requirements

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a “granting lot,” as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all “granting lots” and all “receiving lots.”

142-62 Tip of Manhattan, Subdistrict B

In Tip of Manhattan Subdistrict B, for Parcels 1, 2 & 3, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (a) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements#.

- (b) #Shore public walkways#
 - (1) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
 - (2) the minimum width of the screening buffer shall be five feet;
 - (3) on Parcel 1, no #shore public walkway# shall be required.

- (c) #Upland connections#

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within 100 feet south of the prolongation of the southerly #street line# of West 219th Street.

- (d) #Supplemental public access areas#

- (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
- (2) on Parcel 2/3, #supplemental public access area# shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (e) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220th Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;

- (3) within the area between the prolongation of the centerline of West 218th Street and a line parallel to and 50 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

142-63

Sherman Creek Subdistrict A

In the Sherman Creek Subdistrict A, Parcels 4, 5, 6, 7 and 8, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

(a) **#Shore public walkways#**

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
- (2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:
 - (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
 - (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 5, 6 or 7, the planting requirements set forth in Paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include the #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

(b) **#Supplemental public access areas#**

On Parcel 4, no #supplemental public access area# shall be required.

142-64

Special Regulations on Parcel 4

- (a) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 4, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 4 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);

- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and
- (3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

(b) **Buildout of Adjoining #Streets#**

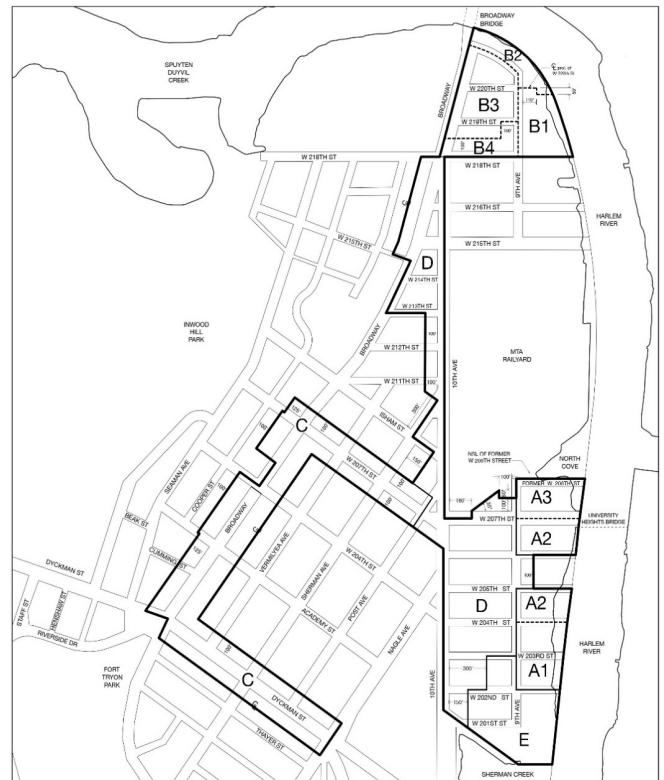
No certificate of occupancy for any #development# on Parcel 4 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

APPENDIX

Special Inwood District Plan

Map 1. Special Inwood District – Subdistricts and Subareas



— District Boundary
 - - - Subdistricts
 ····· Subareas within Subdistricts

Subdistricts and Subareas:

A – Sherman Creek Subdistrict A

- Subarea A1
- Subarea A2
- Subarea A3

B – Tip of Manhattan Subdistrict B

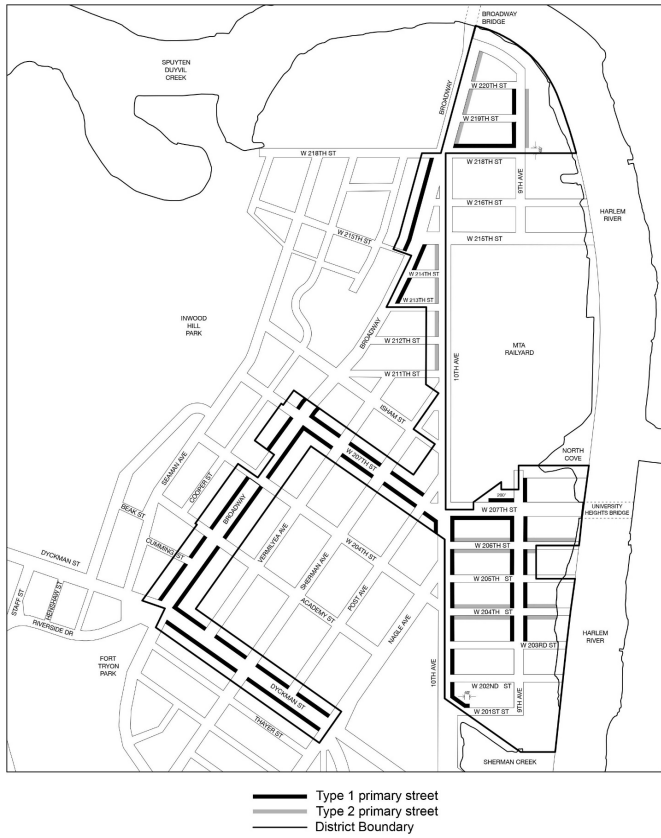
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

C – Commercial “U” Subdistrict C

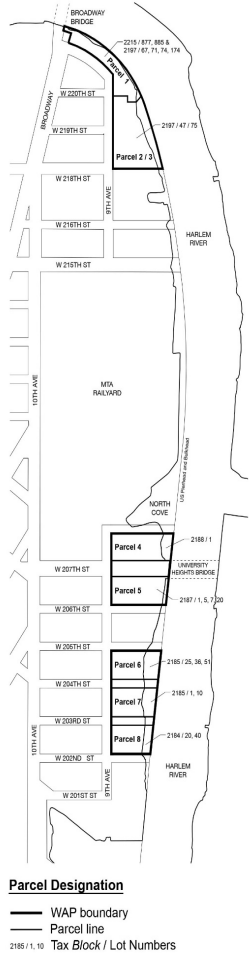
D – Upland Area Subdistrict D

E – Infrastructure Zone Subdistrict E

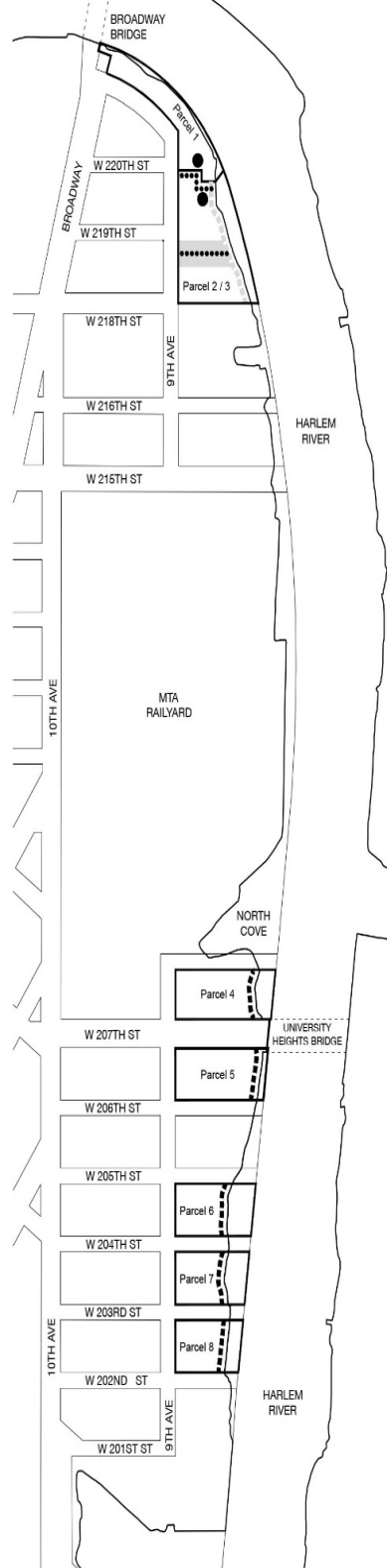
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



Map 3. Waterfront Access Plan: Parcel Designation



Map 4. Waterfront Access Plan: Public Access Areas



Public Access Areas

- Parcel line
- Shore Public Walkway - 20-ft minimum required
- Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- Upland Connection (Designated Location)
- Upland Connection (Flexible Zone)

Map 5. Waterfront Access Plan: Visual Corridors

* * *

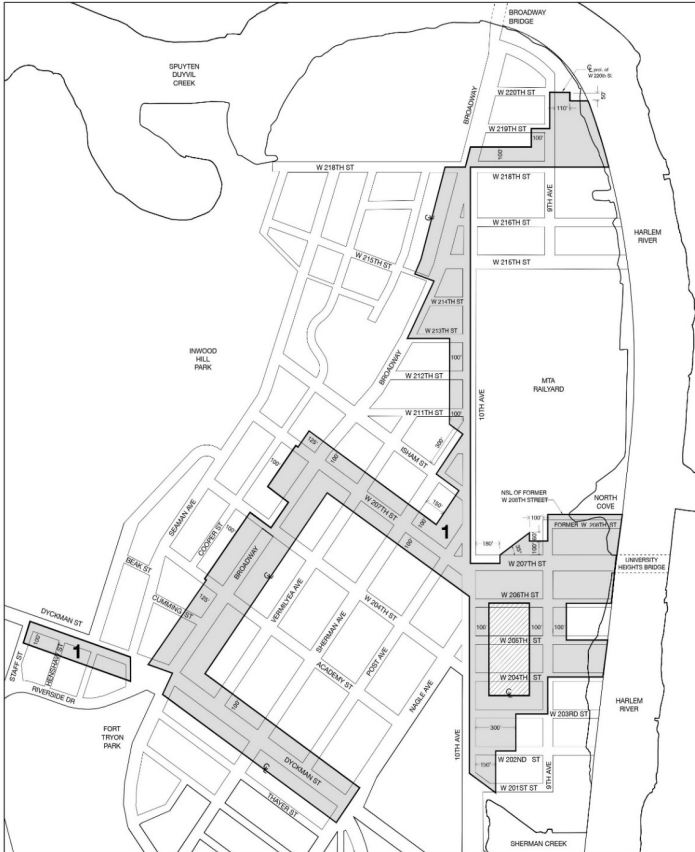
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 12
Map 1 - (date of adoption)



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

Portion of Community District 12, Manhattan

* * *

No. 4

CD 12 N 180205(A) ZRM
IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including 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

ARTICLE I - GENERAL PROVISIONS

Chapter 1 - Title, Establishments of Controls and Interpretations 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 Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood 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 Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, 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 3 columns: Manhattan, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Hudson Square District, Inwood District, and Limited Commercial 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.

* * *

23-011
Quality Housing Program

* * *

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

* * *

(3) Special Purpose Districts

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

Special Purpose Districts:

* * *

#Special Grand Concourse Preservation District#;
#Special Inwood District#;
#Special Harlem River Waterfront District#;

* * *

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 VI - SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

* * *

62-10 GENERAL PROVISIONS

* * *

62-13 Applicability of District Regulations

* * *

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

#Special Inwood District#

#Special St. George District#.

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-94 Borough of Manhattan

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

* * *

ARTICLE XIV - SPECIAL PURPOSE DISTRICTS

Chapter 2 - Special Inwood District

142-00 GENERAL PURPOSES

The "Special Inwood 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:

- (j) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (k) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (l) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (m) to maintain and establish physical and visual public access to and along the waterfront;
- (n) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (o) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (p) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;

- (q) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (r) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

**142-01
General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood 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. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

**142-02
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Special Inwood District – Subdistricts and Subareas), Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) and Map 3 (Special Inwood District – Transit Easement Zones) is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. 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 Inwood District – Subdistricts and Subareas
- Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations
- Map 3. Special Inwood District – Transit Easement Zones
- Map 4. Waterfront Access Plan: Parcel Designation
- Map 5. Waterfront Access Plan: Public Access Areas
- Map 6. Waterfront Access Plan: Visual Corridors

**142-03
Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, five subdistricts are established, as follows:

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

- Within Sherman Creek Subdistrict A:
 - Subarea A1
 - Subarea A2
 - Subarea A3
- Within Tip of Manhattan Subdistrict B:
 - Subarea B1
 - Subarea B2
 - Subarea B3
 - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04
Applicability**

**142-041
Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #building# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance

with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042
Applicability of the Inclusionary Housing Program**

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

**142-043
Applicability of Article XII, Chapter 3**

In M1 Districts paired with a #Residence District#, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

**142-05
Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

**142-06
Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

**142-07
Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

**142-08
Off-street Relocation of Subway Station Entrances**

For all #developments# or #enlargements# involving ground floor level construction on a #zoning lot# that is wholly or partially located within a Transit Easement Zone, as shown on Map 3 (Special Inwood District – Transit Easement Zones) in the Appendix to this Chapter, a transit easement volume may be required on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station.

- (a) Transit Easement

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is required on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is required on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is required, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and

may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, shall be executed and recorded in a form acceptable to the MTA and the Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) Construction and Maintenance

Where a transit easement volume is required, pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

- (1) Where such mass transit improvement is constructed and maintained by the owner of the #development# or #enlargement#:
 - (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
 - (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
 - (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-#illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
 - (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.
- (2) Where such mass transit improvement is constructed and maintained by the MTA:
 - (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
 - (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
 - (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

(c) Additional modifications

Where a transit easement volume is required, pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 142-40 (SPECIAL HEIGHT AND SETBACK REGULATIONS), inclusive, irrespective of whether such volume is incorporated into a #building#;
- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 142-40, inclusive, shall be increased by 10 feet, and the maximum number of #stories#, if applicable, shall be increased by one, except where the provisions of Section 142-48 (Special Regulations for Certain Sites in Subdistrict C) are being utilized;

- (3) the floor space contained within any transit easement volume required, pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 142-14 (Ground Floor Level Requirements).

(d) Temporary Use

Any easement volume required on a #zoning lot#, pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as required by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is required, except as otherwise specified by the MTA. A minimum notice of six months in writing shall be given by the MTA to the owner of the #building# or portion of the #zoning lot# in order to vacate the occupants of such temporary #uses#.

(e) Termination of an easement volume

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not required on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously required transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously required volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 142-14.

**142-10
SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive. In M1-4/R7A and M1-4/R9A Districts, the #use# regulations of Article XII, Chapter 3 of the #Special Mixed Use District# shall apply, except where modified by the provisions of this Section.

**142-11
Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 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.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

**142-112
Special provisions 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, C6 or M1 Districts:

- (c) 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

- (d) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
- (3) sufficient sites are available in the area to meet the residential development goal; or
 - (4) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #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 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

142-113 Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

142-12 Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

Within the portion of the C2-4 District mapped within an R8A District and the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be inapplicable. In lieu thereof, Section 32-422 (Location of floors occupied by commercial uses) shall apply.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

142-13 Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

142-14 Ground Floor Level Requirements

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 along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1, Type 2 and Type 3 #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#.

- (d) Along #primary street frontages#
- (3) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #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), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

- (4) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that 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.

- (5) Type 3 #primary street frontages#

For #buildings#, or portions thereof, with Type 3 #primary street frontage#, #uses# on the #ground floor level# shall comply with the regulations applicable to Type 1 #primary street frontages#. In addition, the following regulations shall apply to the #ground floor level# to a depth of 30 feet from the #street line#:

- (i) an aggregate width equal to at least 50 percent of a #building's street wall# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, 9A, 10 or 12; and
- (ii) the maximum #street wall# width of a bank or loan office, as listed in Use Group 6C, shall not exceed 25 feet.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

- (e) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

- (f) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

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#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions 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 this Section shall apply.

142-141 Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

- (a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width

of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. 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 have a minimum width of 10 feet, as measured parallel to the #street wall#.

142-20

SPECIAL FLOOR AREA REGULATIONS

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

142-21

Floor Area Regulations on Waterfront Blocks

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

142-22

Floor Area Regulations in Subareas A2, A3 and B1

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

142-23

Floor Area Regulations in Subarea B2 and B3

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or

#enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

142-24

Floor Area Regulations in Subdistrict D

For #zoning lots# that are located partially in a #Commercial District# mapped within an R8A District and partially in a #Commercial District# mapped within an R9A District, #residential floor area# may transfer across the zoning district boundary from the #Commercial District# mapped within an R8A District to the #Commercial District# mapped within an R9A District.

142-25

Special Commercial and Community Facility Floor Area Regulations in Subdistricts C and D

Within Subdistricts C and D, the maximum #floor area ratio# permitted for #commercial# and #community facility uses# shall be modified as follows:

(a) Within Subdistrict C

- (1) within the C4-4D District mapped around the intersection of Broadway and 207th Street, the maximum #community facility floor area ratio# shall be 4.2;
- (2) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is west of Broadway, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
- (3) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is east of Broadway and that is within 100 feet of Dyckman Street, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2.

(b) Within Subdistrict D

- (1) within the C2-4 District mapped within an R7D District to the west of Broadway, the maximum #community facility floor area ratio# shall be 4.0;
- (2) within the C4-4D Districts mapped to the west of Tenth Avenue, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
- (3) within the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the #commercial floor area ratio# shall be 3.5.

142-30

SPECIAL YARD REGULATIONS

The underlying #yard# regulations are modified by the provisions of this Section.

In M1-4/R7A and M1-4/R9A Districts in Subareas A1 and B3 as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, and in the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue, and north of West 206th Street, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot# located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

142-40 SPECIAL HEIGHT AND SETBACK REGULATIONS

In Subareas A1 and B2, and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of the underlying district regulations are modified by Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying district regulations are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

142-41 Permitted Obstructions in Subareas A2, A3, B1, B3 and B4

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

142-42 Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

142-43 Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

(f) #Street wall# location

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# 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 less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(g) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(h) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(i) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(j) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (6) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (7) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (8) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (9) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (10) The maximum height of such tower shall not exceed 245 feet. #Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

142-44 Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(e) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(f) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(g) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(h) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(f) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet within the

portion of the #zoning lot# that is within 100 feet of West 207th Street, provided that:

- (4) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (5) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (6) The maximum height of such tower shall not exceed 295 feet.

142-45

Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. The #visual corridor# located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a narrow #street line# for the purposes of applying all height and setback regulations.

142-46

Height and Setback in Subarea B3

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

142-47

Height and Setback in Subarea B4

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. Any #development# or #enlargement# with frontage on Ninth Avenue must provide a sidewalk widening with a minimum depth of five feet along such frontage.

142-48

Special Regulations for Certain Sites in Subdistrict C

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

142-49

Height and Setback for Certain Zoning Lots in Subdistricts C and D

In Subdistricts C and D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all #non-residential buildings# in C4 and C6 Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) for the applicable residential equivalent.

In Subdistrict D, all #developments# or #enlargements# on zoning lots# within M1-4/R7A and M1-4/R9A Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664, for the applicable #Residence District#, except portions of #zoning lots# that are located within 30 feet of West 201st Street shall be limited to a maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (d) the minimum required base height shall be 25 feet;
- (e) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (f) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of Paragraph (a)(1) of Section 35-651 shall apply.

142-50

SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

142-51

Required Accessory Parking Spaces for Residences

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

142-52

Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

142-53

Public Use of Accessory Parking

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

142-54

Accessory Parking on a Roof in Subarea A1

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

142-55

Curb Cuts

Curb cuts accessing off-street parking facilities or loading berths shall not be permitted along the #streets# specified as a Type 1 or Type 2 primary street on Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter on #zoning lots# that also have frontage on a #street# that is not specified on Map 2.

142-60

INWOOD WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 4 (Waterfront Access Plan: Parcel Designation), Map 5 (Waterfront Access Plan: Public Access Areas), and Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

- Parcel 1: block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
- Parcel 2/3: block 2197, lot 47 and 75
- Parcel 4: block 2197, portion of lot 1
- Parcel 5: block 2188, lot 1
- Parcel 6: block 2187, lots 1, 5, 7 and 20
- Parcel 7: block 2185, lots 25, 36 and 51
- Parcel 8: block 2185, lots 1 and 10
- Parcel 9: block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

142-61

Lot area and waterfront public access area requirements

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

142-62

Tip of Manhattan, Subdistrict B

In Tip of Manhattan Subdistrict B, for Parcels 1 and 2/3, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (b) **Applicability of #waterfront public access area requirements# to Use Group 16**

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements.

- (c) **#Shore public walkways#**

- (4) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
- (5) the minimum width of the screening buffer shall be five feet;
- (6) on Parcel 1, no #shore public walkway# shall be required.

- (f) **#Upland connections#**

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline.

- (g) **#Supplemental public access areas#**

- (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2/3 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
- (2) on Parcel 2/3, #supplemental public access area#, if required, shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (h) **#Visual corridors#**

#Visual corridors# shall be provided at three locations as shown on Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220th Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area located between a line parallel to and 20 feet

south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

142-63

Sherman Creek Subdistrict A

In the Sherman Creek Subdistrict A, Parcels 5, 6, 7, 8 and 9, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (c) **#Shore public walkways#**

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).

- (2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:

- (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or

- (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 6, 7 or 8, the planting requirements set forth in paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include all of the adjacent #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

- (d) **#Supplemental public access areas#**

On Parcel 5, no #supplemental public access area# shall be required.

142-64

Special Regulations on Parcel 5

- (b) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 5, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 5 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and

(3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

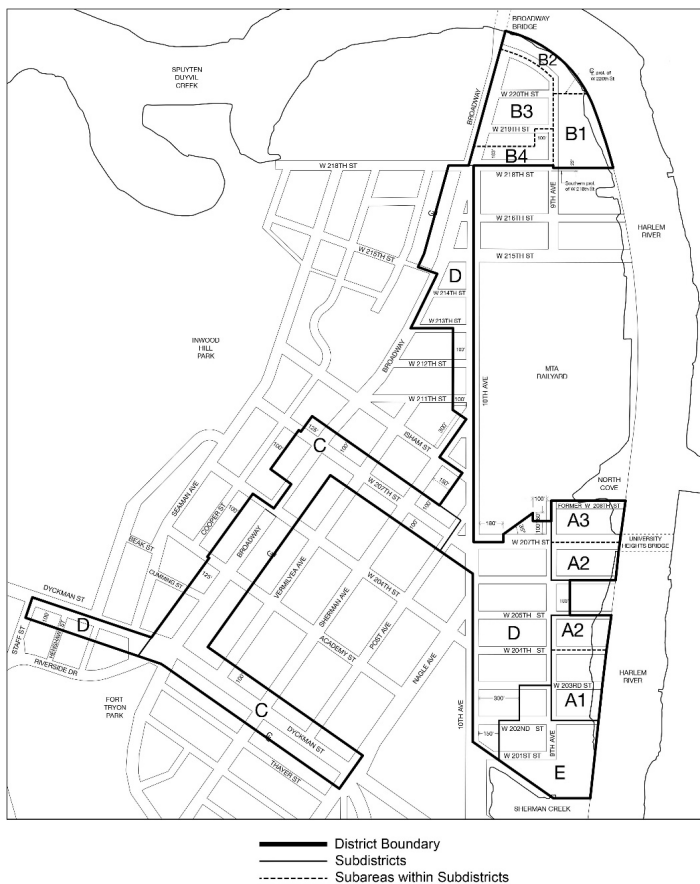
(c) Buildout of Adjoining #Streets#

No certificate of occupancy for any #development# on Parcel 5 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

**APPENDIX
Special Inwood District Plan**

Map 1. Special Inwood District – Subdistricts and Subareas



Subdistricts and Subareas:

A – Sherman Creek Subdistrict A

- Subarea A1
- Subarea A2
- Subarea A3

B – Tip of Manhattan Subdistrict B

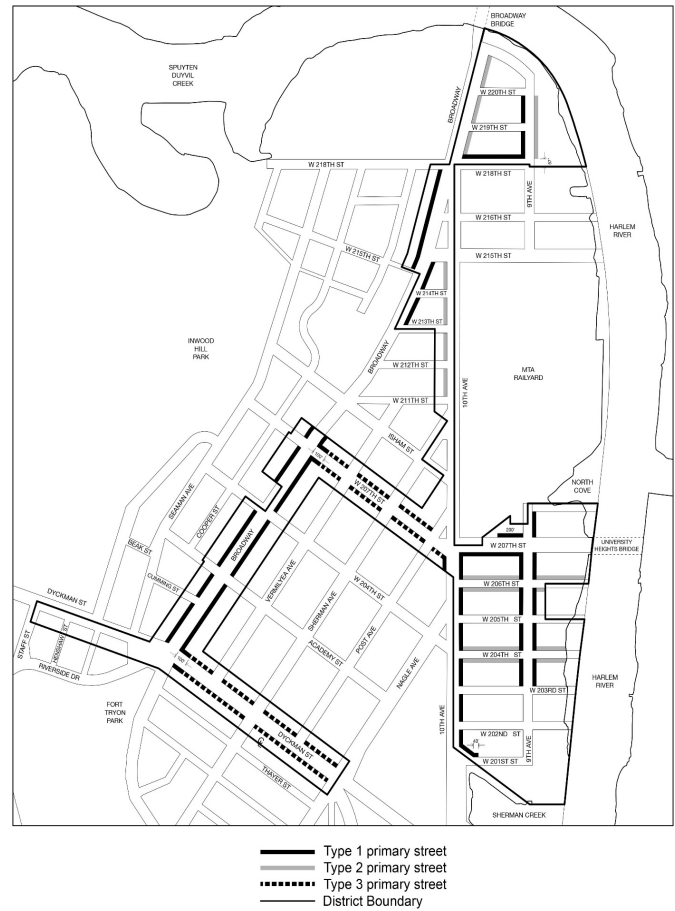
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

C – Commercial “U” Subdistrict C

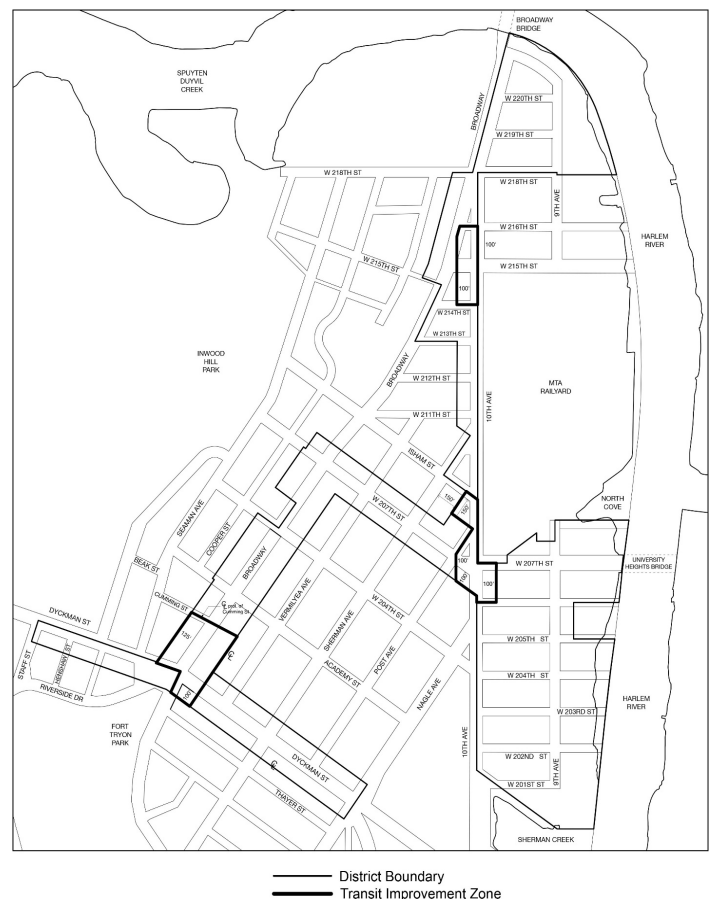
D – Upland Area Subdistrict D

E – Infrastructure Zone Subdistrict E

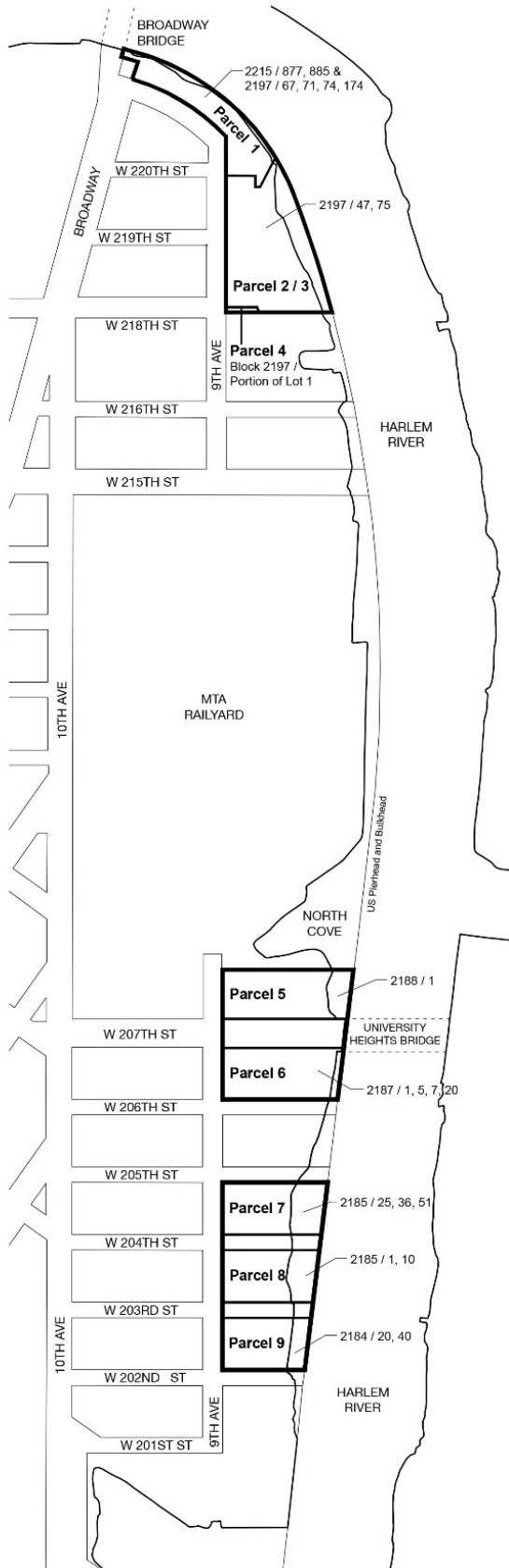
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



Map 3. Special Inwood District – Transit Easement Zones



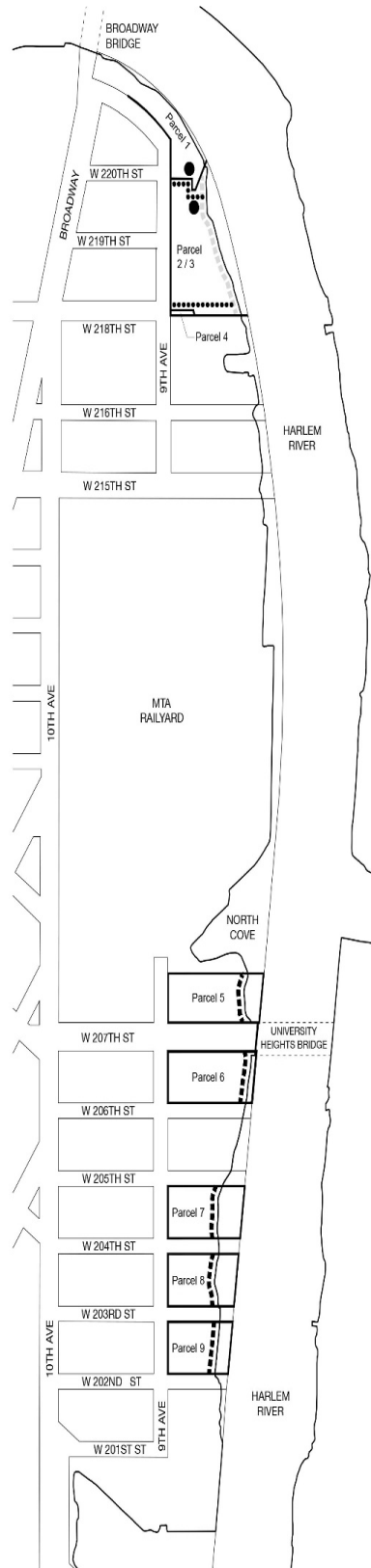
Map 4. Waterfront Access Plan: Parcel Designation



Parcel Designation

- WAP boundary
- Parcel line
- 2185 / 1, 10 Tax Block / Lot numbers

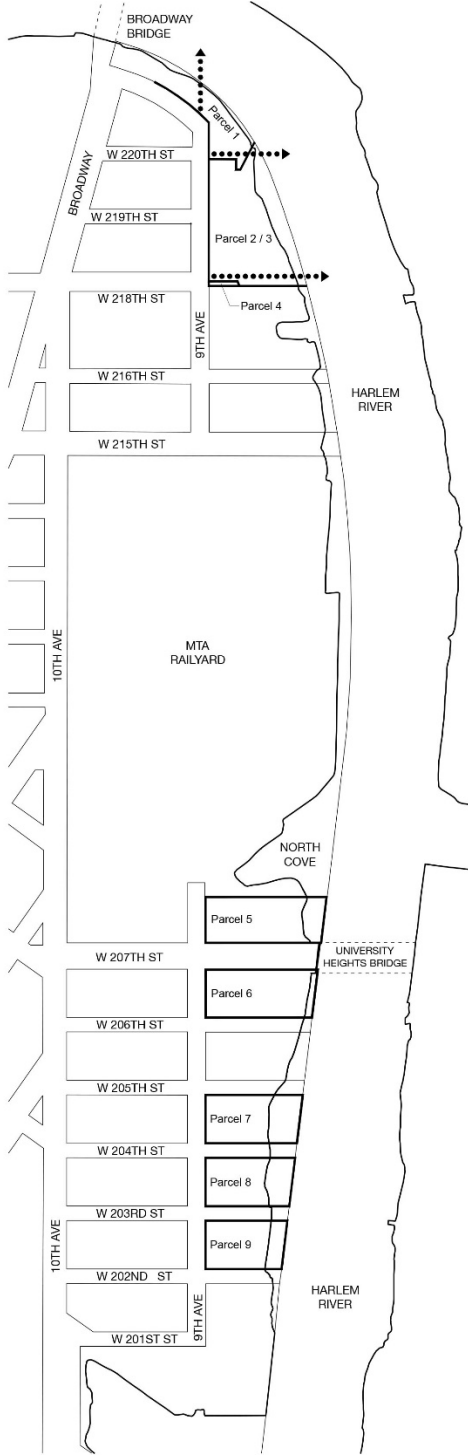
Map 5. Waterfront Access Plan: Public Access Areas



Public Access Areas

- Parcel line
- - - - - Shore Public Walkway - 20-ft minimum required
- — — — — Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- Upland Connection (Designated Location)

Map 6. Waterfront Access Plan: Visual Corridors



Visual Corridors

- Parcel line
- Visual Corridor

* * *

APPENDIX F

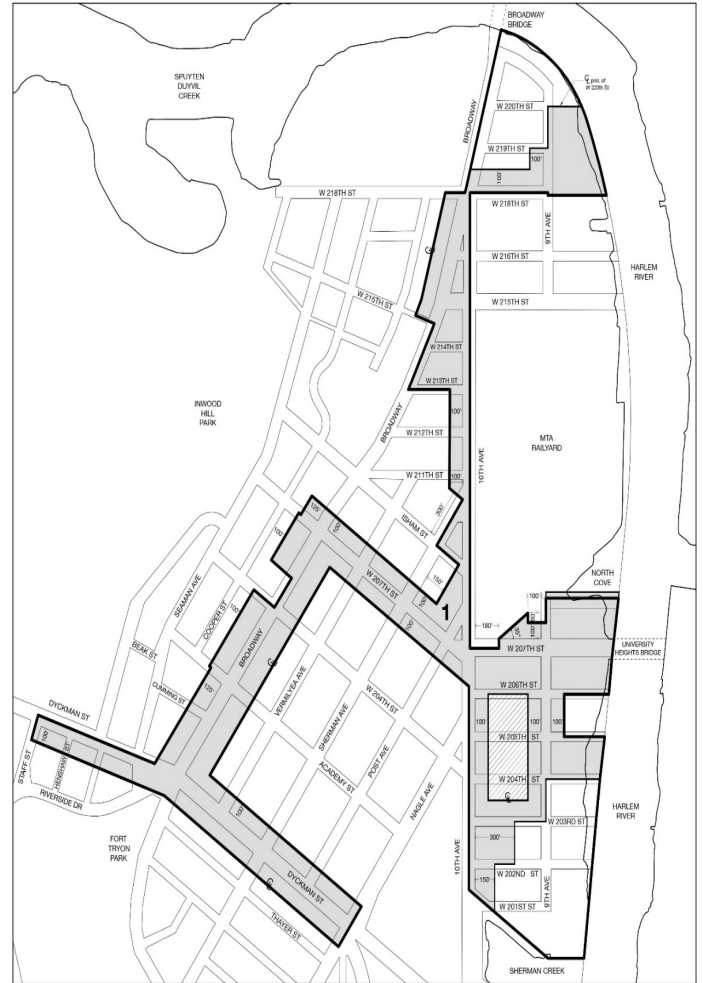
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 12
Map 1 – (date of adoption)



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

Portion of Community District 12, Manhattan

* * *

No. 5

CD 12 C 180206 PPM
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of three City-Owned properties (Block 2185, Lot 36; Block 2197, Lot 47; and Block 2197, Lot 75), pursuant to zoning.

No. 6

CD 12 C 180207 PQM
IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, submitted by the Department of Citywide Administrative Services, to acquire approximately 18,000 square feet of space located at 4780 Broadway (Block 2233, Lot 13 and part of Lot 20) for use as a library; to acquire property along the Harlem River (Block 2197, Lot 47) to enlarge an existing City-owned property (Block 2197, Lot 75) to establish street and waterfront frontage; and by the Department of Citywide Administrative Services and the Department of Parks and Recreation, for the acquisition of property, located along the Harlem River (Block 2183, Part of Lot 1; Block 2184, Part of Lot 1) for use public open space and waterfront access.

No. 7

CD 12 C 180208 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer selected by HPD to facilitate affordable housing and community facility space in Borough of Manhattan, Community District 12.

No. 8

CD 12 C 180073 MMM
IN THE MATTER OF an application, submitted by The New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Exterior Street between West 202nd Street and West 208th Street;
- the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street;
- the elimination, discontinuance and closing of West 201st Street and West 208th Street between the U.S. Pierhead and Bulkhead Line and Ninth Avenue;
- the elimination, discontinuance and closing of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
- 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. 30254 dated January 11, 2018 and signed by the Borough President.

NOTICE

On Wednesday May 9, 2018, at 10:00 A.M., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse 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 Economic Development Corporation of the City of New York (EDC) for approval of several discretionary actions (ULURP Nos. 180204 ZMM, N180205 ZRM and 180206 PPM, 180207 PQM 180208 HAM, 180073 MMM) including zoning map amendments, zoning text amendments, the disposition of City-Owned property and designation/approval of an Urban Development Action Area Project (UDAAP) in the Inwood neighborhood of Manhattan Community District 12.

The public hearing will also consider a modified application proposed by the applicant (C 180204(A) ZMM and N 180204(A) ZRM).

These actions are intended to preserve the existing building fabric in areas west of Tenth Avenue, extend the mixed-use character of Inwood east to the Harlem River, provide neighborhood access to the Harlem River, redevelop the existing Inwood Library with a new mixed-use affordable housing and library development, and facilitate the development of new affordable housing.

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 (DME), the Lead Agency, until Tuesday, May 21, 2018.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DME007M.

Nos. 9, 10 & 11
EAST 14TH STREET AND IRVING PLACE
 No. 9

CD 3 C 180201 ZMM
IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and

3. changing from a C6-3X District to a C6-4 District property, bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place; as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

No. 10

CD 3 N 180202 ZRM
IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and 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

ARTICLE VII – ADMINISTRATION

Chapter 4 – Special Permits by the City Planning Commission

* * *

74-72

Bulk Modification

74-721

Height and setback and yard regulations

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in Paragraph (e) of this Section, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

* * *

- (e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 3

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



Inclusionary Housing Designated Area

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 3, Borough of Manhattan

* * *

No. 11

CD 3 C 180203 ZSM

IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-721* of the Zoning Resolution to modify the rear yard regulations of Section 23-53 (Rear Yards) and the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property, located at 124 East 14th Street (Block 559, Lots 16 & 55), in a C6-4** District, partially within the Special Union Square District, Borough of Manhattan, Community District 3.

* Note: Section 74-721 of the Zoning Resolution is proposed to be changed under a concurrent related application for a Zoning Text amendment (N 180202 ZRM).

** Note: The site is proposed to be rezoned by changing from existing C6-1, C6-2A and C6-3X Districts to a C6-4 District under a concurrent related application for a Zoning Map change (C 180201 ZMM).

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 BROOKLYN

No. 12

CD 13 N 180317 PXK

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property, located at 2926 West 19th Street (entirety of Block 7060) (Human Resources Administration offices).

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



a25-m9

CITY UNIVERSITY

■ PUBLIC HEARINGS

The Annual Board of Trustees Staten Island Borough Hearing, will take place on Monday, May 14, 2018, at 4:30 P.M., at the College of Staten Island, Center for the Arts – Williamson Theatre (1P-111), 2800 Victory Boulevard, Staten Island, NY 10314.

◀ m7

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 03 - Monday, May 7, 2018, 7:00 P.M., 1368 Fulton Street, Brooklyn, NY.

#C150252 PQK

LSSNY Early Life Center

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 265 Marcus Garvey Boulevard (Block 1624, Lot I) for continued use as a child care center.

m1-7

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, May 7, 2018, 7:30 P.M., M.S. 158, 46-35 Oceania Street, Bayside, NY.

Cal. No. 624-68-BZ

An application has been submitted to the NYC Board of Standards and Appeals for an extension of term of a variance previously granted permitting in an R3-2 zoning district, a two-story enlargement to an existing building occupied as a wholesale plumbing supply house, stores, office and an extension of time to obtain a Certificate of Occupancy.

m1-7

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 08 - Monday, May 7, 2018, 7:30 P.M., Queens Community Board District Office 8, 197-15 Hillside Avenue, Hollis, NY.

BSA# 539-66-BZ

Arthur Stein of 173-12 Operating Co., Inc.

61-19 Fresh Meadow Lane

Block 6902 Lot 18

This application is filed, pursuant to Sections 72-01 and 72-22 of the Zoning Resolution to reopen and amend the variance of a gasoline service station previously granted under BSA Cal. NO.: 539-66-BZ, to permit the proposed reconstruction of an existing gasoline station with a new accessory convenience store.

m1-7

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 07 - Wednesday, May 9, 2018, 6:30 P.M., P.S. 130, 713 Caton Avenue, Brooklyn, NY.

#C170213 ZMK

57 Caton Place Rezoning

IN THE MATTER OF an application submitted by 47 Caton Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d: changing from a C8-2 District to an R7A District property, bounded by Ocean Parkway, a line 150 feet northeasterly of East 8th Street, Caton Place, a line 50 feet northeasterly of East 8th Street, the southeasterly boundary line of a park and its southwesterly prolongation, and East 8th Street; and establishing within the proposed R7A District, a C2-4 District bounded by Ocean parkway, a line 50 feet northeasterly of East 8th Street.

m3-9

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

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 08 - Monday, May 7, 2018, 7:30 P.M., Riverdale YM/YWHA at 5625 Arlington Avenue, Bronx, NY.

#C180321 ZSX

Hebrew Home for the Aged

IN THE MATTER OF an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged, at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-90 1 (a) of the Zoning Resolution to modify the use regulations of Section 22-13 to allow a long-term care facility (Use Group 3) in an R1-1 District (Block 5933, Lot 55), on property, located at 5701-596 1 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in R 1-1 and R4 Districts, within the Special Natural Area District (NA-2), Borough of the Bronx, Community District 8.

m3-7

BOARD OF CORRECTION

■ MEETING

Please take note that the next meeting of the Board of Correction, will be held on May 8th, at 9:00 A.M. The location of the meeting, will be 125 Worth Street, New York, NY 10013, in the Auditorium, on the 2nd Floor.

At that time there will be a discussion of various issues concerning New York City's correctional system.

m2-8

EMPLOYEES' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Regular Meeting of the Board of Trustees of the New York City Employees' Retirement System, has been scheduled for Thursday, May 10, 2018, at 9:30 A.M.

To be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor, Boardroom, Brooklyn, NY 11201-3751.

Melanie Whinnery, Executive Director

m3-9

FINANCE

■ PUBLIC HEARINGS

A meeting of the New York City Banking Commission, is scheduled for Thursday, May 10, 2018, at 1:00 P.M.

Location: 59 Maiden Lane, 28th Floor, Large Conference Room, New York, NY 10038.



m3-10

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, May 9, 2018, at 2:30 P.M., at 2 Lafayette Street, 14th Floor, Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007 (212-788-0010), no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.

a30-m9

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC HEARINGS

NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE ("FCRC") PUBLIC HEARING, to be held on Monday, May 7, 2018, commencing at 2:30 P.M., at 2 Lafayette Street, 14th Floor Auditorium, Borough of Manhattan, relating to: A proposed second amendment to a public communications structure franchise agreement between the City of New York and CityBridge, LLC ("CityBridge"), that will modify (1) the schedule and deployment of Structures to be installed, (2) the criteria applicable to siting of each Structure, (3) the provision of ancillary services, and (4) the timing of franchise compensation payments.

A copy of the proposed second amendment may be viewed by appointment at the Department of Information Technology and Telecommunications, 2 Metrotech Center, 4th Floor, Brooklyn, NY 11201, commencing April 16, 2018, through May 7, 2018, excluding Saturdays, Sundays and holidays. Paper copies of the proposed second amendment may be obtained, by appointment, at a cost of \$.25 per page. All payments shall be made at the time of pickup by check or money order made payable to the New York City Department of Finance. The proposed second amendment may also be obtained in PDF form at no cost, by email request. Interested parties should contact franchiseinfo@doitt.nyc.gov, to request an appointment or a PDF of the amendment.

NOTE: Individuals requesting sign language interpreters or any other accommodation of disability at the public hearing should contact the Mayor's Office of Contract Services, Public Hearing Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-0010, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay service.

The Hearing may be cablecast on NYCMedia channels.

Accessibility questions: (212) 788-0010, by: Thursday, April 26, 2018, 5:00 P.M.



a16-m7

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 8, 2018, 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.

**454 Fulton Street - Individual Landmark
LPC-19-18814 - Block 157 - Lot 9 - Zoning: C5-4
CERTIFICATE OF APPROPRIATENESS**

A department store designed by Robert D. Kohn and Charles Butler and built in 1924-1925, and expanded in 1928-1929. Application is to install signage.

**565A Carlton Avenue - Prospect Heights Historic District
LPC-19-17675 - Block 1137 - Lot 6 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1869-1880. Application is to construct rear yard and rooftop additions.

**17 Bleecker Street - NoHo East Historic District
LPC-19-20186 - Block 529 - Lot 50 - Zoning: M1-5B
CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style store and loft building, designed by Frederick Ebeling and built in 1909. Application is to legalize the installation of storefront infill, in non-compliance with Certificate of No Effect 19-11252.

**75 Bank Street - Greenwich Village Historic District
LPC-19-23183 - Block 624 - Lot 7504 - Zoning: C1-6
CERTIFICATE OF APPROPRIATENESS**

An apartment house, designed by Irving Margon and built in 1938. Application is to legalize the removal of stairs and the installation of a

service ramp and security cameras and conduit without Landmarks Preservation Commission permit(s).

428 Lafayette Street - NoHo Historic District
LPC-19-22891 - Block 545 - Lot 40 - **Zoning:** M1-5B
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style townhouse, designed by Seth Geer and built in 1832-33. Application is to alter an entrance bay and install a through-window louver.

89 Greene Street - SoHo-Cast Iron Historic District
LPC-19-20018 - Block 500 - Lot 7507 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS

A store and loft building, designed by J.B. Snook and built in 1886-87. Application is to install a bracket sign.

120 Prince Street - SoHo-Cast Iron Historic District
LPC-19-17979 - Block 500 - Lot 16 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS

A store and light manufacturing building, designed by Fred S. Schlesinger and built in 1892-93. Application is to legalize the installation of a flagpole without Landmarks Preservation Commission permit(s).

30 East 21st Street - Ladies' Mile Historic District
LPC-19-18706 - Block 849 - Lot 55 - **Zoning:** M1-5M
CERTIFICATE OF APPROPRIATENESS

A Neo-Renaissance style store and loft building, designed by Ralph Samuel Townsend and built in 1897-98. Application is to install a barrier-free access ramp.

950 Park Avenue - Park Avenue Historic District
LPC-19-19188 - Block 1493 - Lot 37 - **Zoning:** R10
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style apartment building, designed by J.E.R. Carpenter and built in 1919-20. Application is to replace windows.

1065 Park Avenue - Park Avenue Historic District
LPC-19-13316 - Block 1516 - Lot 1 - **Zoning:** R10
CERTIFICATE OF APPROPRIATENESS

A Modern style apartment building, designed by Stephen C. Lyras and built in 1969-73. Application is to establish a master plan governing the future installation of windows.

157 East 70th Street - Upper East Side Historic District
LPC-19-22629 - Block 1405 - Lot 24 - **Zoning:** R8B R9X
CERTIFICATE OF APPROPRIATENESS

An altered rowhouse originally built c. 1879, with the current façade built, pursuant to Certificate of Appropriateness 95-0132. Application is to alter the façade, ironwork and areaway.

2633 Adam Clayton Powell Jr. Boulevard - Individual Landmark
LPC-19-21410 - Block 2016 - Lot 60 - **Zoning:** R7-2
ADVISORY REPORT

A housing project designed by Archibald Manning Brown, and built in 1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

1680 Lexington Avenue - Individual Landmark
LPC-19-23899 - Block 1633 - Lot 13 - **Zoning:** R7-2
BINDING REPORT

A Neo-Grec style public school building, designed by David I. Stagg and built in 1879-82. Application is to install signage in the yard and an air conditioning unit in the alley.

799 Fort Washington Avenue - Individual Landmark
LPC-19-20929 - Block 2179 - Lot 701 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS

A museum complex composed of portions of medieval buildings and modern structures, designed by Charles Collens and built between 1934 and 1938. Application is to replace a window.

a25-m8

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 15, 2018, 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.

39-44 47th Street - Sunnyside Gardens Historic District
LPC-19-23628 - Block 149 - Lot 52 - **Zoning:** R4
CERTIFICATE OF APPROPRIATENESS

A simplified Art Deco style rowhouse, designed by Clarence Stein and Henry Wright and built in 1925. Application is to replace windows.

39-25 48th Street - Sunnyside Gardens Historic District

LPC-19-20557 - Block 133 - Lot 29 - **Zoning:** R4
CERTIFICATE OF APPROPRIATENESS

A simplified Colonial Revival style rowhouse, designed by Clarence Stein and Henry Wright and built in 1927. Application is to legalize and modify the stoop and legalize the areaway paving.

175-12 Murdock Avenue - Addisleigh Park Historic District

LPC-19-18923 - Block - Lot 120 - **Zoning:** R2
CERTIFICATE OF APPROPRIATENESS

A Medieval Revival style house, designed by G. English and built in 1928-29. Application is to legalize a masonry wall constructed without Landmarks Preservation Commission Permits and to install light fixtures, gates, and pavers.

81-02 35th Avenue - Jackson Heights Historic District

LPC-19-14494 - Block 1281 - Lot 1 - **Zoning:** R7-1
CERTIFICATE OF APPROPRIATENESS

A Neo-Tudor style church building, designed by F.P. Platt and built between 1920-1923. Application is to install signage.

187 Dean Street - Boerum Hill Historic District

LPC-19-21989 - Block 189 - Lot 45 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

A late Italianate style rowhouse, built in 1870-71. Application is to construct a rear yard addition and alter the areaway.

284 Lafayette Avenue - Clinton Hill Historic District

LPC-19-21987 - Block 1947 - Lot 15 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse, built in 1873. Application is to construct a rear yard addition.

43 Willow Place - Brooklyn Heights Historic District

LPC-19-25031 - Block 260 - Lot 5 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse, built in 1846. Application is to replace windows.

2 Eastern Parkway - Individual Landmark

LPC-19-20286 - Block 1183 - Lot 2 - **Zoning:** R-6
BINDING REPORT

A Modern Classical style library building with Art Deco style detailing, designed by Alfred Morton Githens and Francis Keally and built in 1935-41. Application is to alter the Flatbush Avenue façade, install new window and door openings, and install signage and lighting.

630 Bergen Street - Prospect Heights Historic District

LPC-19-23891 - Block 1144 - Lot 47 - **Zoning:** R7A
CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style flats building, designed by Timothy A. Remsen and built c. 1894. Application is to legalize the replacement of windows without Landmarks Preservation Commission permits.

510 Fifth Avenue - Individual and Interior Landmark

LPC-19-22206 - Block 1258 - Lot 40 - **Zoning:** C5-3
CERTIFICATE OF APPROPRIATENESS

An International style building, designed by Skidmore, Owings, & Merrill and built in 1953-54. Application is to install a security desk and modify partitions at the elevator lobby.

128 West 119th Street - Mount Morris Park Historic District

LPC-19-22351 - Block 1903 - Lot 147 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse, designed by Alfred H. Taylor and built in 1897-98. Application is to replace windows.

2633 Adam Clayton Powell Jr. Boulevard - Individual Landmark

LPC-19-21410 - Block 2016 - Lot 60 - **Zoning:** R7-2
ADVISORY REPORT

A housing project, designed by Archibald Manning Brown, and built in 1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

m2-15

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on **Tuesday, May 8, 2018, at 9:30 A.M.**, 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. Please note that the order and estimated times are subject to change. 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.

ITEM TO BE HEARD

ITEM No. 1
LP-2599

Proposed Boerum Hill Historic District Extension,
Borough of Brooklyn

AREA I

Area I of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the southern curblin of Dean Street at a point on a line extending northerly from a portion of the western property line of 86 Dean Street, then extending southerly along the western property line of 86 Dean Street, southerly along the western property line of 90 Bergen Street to the southern curblin of Bergen Street easterly to a point on a line extending northerly from the western property line of 90 Bergen Street, then extending southerly along the western property line of 90 Bergen Street, easterly along the southern property line of 90 Bergen Street to 134 Bergen Street, northerly along the eastern property line of 134 Bergen Street to the centerline of Bergen Street easterly along said centerline to its intersection with the centerline of Hoyt Street, then along said centerline of Hoyt Street to a point formed by its intersection with a line extending easterly from the southern curblin of Dean Street, then following the curblin of Dean Street to the point extending northerly from the western property line of 86 Dean Street.

AREA II

Area II of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the eastern curblin of Nevins Street at a point on a line extending westerly from the northern property line of 245 Bergen Street, then extending southerly along the curblin of Nevins Street to a point on a line extending westerly along the southern property lines of 258 Wyckoff Street then extending westerly along the southern property line of 258 Wyckoff Street to 196 Wyckoff Street aka 169 Bond Street, the extending northerly along the centerline of Bond Street to the intersection of a line extending westerly from the northern property line of 143 Bond Street, then easterly along the northern property line of 143 Bond Street, southerly along a portion of the eastern property line of 143 Bond Street, then easterly along the northern property line of 199 Bergen Street to the point of beginning.

AREA III

Area III of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the southern curblin of Atlantic Avenue at a point on a line extending northerly from the eastern property line of 428 Atlantic Avenue then following southerly the eastern property line of 428 Atlantic Avenue, then westerly along the southern property line of 428 Atlantic Avenue to 426 Atlantic Avenue, northerly along a portion of the western property line of 426 Atlantic Avenue, then westerly along the southern property line of 424 Atlantic Avenue to 414 Atlantic Avenue, then southerly along a portion of the eastern property line of 414 Atlantic Avenue, then westerly to the intersection of the centerline of Bond Street, then southerly along the centerline of Bond Street to the intersection of the center line of Pacific Street, then following westerly along the centerline of Pacific Street to the intersection of a line extending northerly from the eastern property line of 358 Pacific Street, then southerly along the eastern property line of 358 Pacific Street, then westerly along the southern property line of 358 Pacific Street, northerly along the western property line of 358 Pacific Street to the southern curblin of Pacific Street, then westerly to the intersection of a line extending southerly from the western property line of 351 Pacific Street, following the western property line of 351 Pacific Street to the southern property line of 368 Atlantic Avenue, then westerly along the southern property line of 368 Atlantic Avenue to the eastern curblin of Hoyt Street, then northerly along the western property line of 348 Atlantic Avenue to the intersection of the southern curblin of Atlantic Avenue, then westerly along the southern curblin of Atlantic Avenue to the intersection of a line extending southerly from the western property line of 365 Atlantic Avenue, then northerly along the western property line of 365 Atlantic Avenue, then westerly along the northern property line of 367 Atlantic Avenue then easterly along the northern property line of 367 Atlantic Avenue, then southerly along a portion of the eastern property line of 367 Atlantic Avenue, then easterly along the northern property line of 369 Atlantic Avenue to 389 Atlantic Ave, southerly along the eastern property line of 389 Atlantic Avenue to the southern curblin of Atlantic Avenue easterly to the point of beginning.

Accessibility questions: Lorraine Roach-Steele (212) 669-7815, lroach-steele@lpc.nyc.gov, by: Thursday, April 26, 2018, 4:00 P.M.



COURT NOTICES

SUPREME COURT

BRONX COUNTY

■ NOTICE

**I.A.S. PART 21
NOTICE OF ACQUISITION
INDEX NUMBER 42104/2018E
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Permanent Storm Sewer and Water Main Easements in Block 5636, Part of Lot 100, and a Permanent Storm Sewer Easement in Block 5636, Part of Lot 177, located in the Bronx, for the construction of the

CITY ISLAND WATER MAIN AND STORM SEWER OUTFALLS PROJECT,

Located on the land under the waters of Eastchester Bay in the vicinity of Kilroe Street, and both upland and lands under the waters of Eastchester Bay in the vicinity of Minnieford Avenue, in the Borough of the Bronx, City and State of New York.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Bronx, IA Part 21 (Hon. Ben R. Barbato, J.S.C.), duly entered in the office of the Clerk of the County of Bronx on March 26, 2018, the application of the CITY OF NEW YORK ("CITY") to acquire certain real property, for the construction of a water main and storm sewer outfall, was granted and the CITY was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the CITY, was filed with the City Register on April 6, 2018. Title to the real property vested in the CITY on April 6, 2018.

PLEASE TAKE FURTHER NOTICE, that the CITY has acquired the following parcels of real property in, over, above, through and beneath the lands described herein, for the City's free right to enter into and upon the easements for the purpose of constructing, inspecting, using, operating, maintaining, repairing or replacing the aforesaid sewers and/or water mains, and, pursuant to the Terms of Permanent Easements, delineated below, shall affect the following parcels delineated below and as more particularly described in the annexed Exhibit A:

Damage Parcel	Block	Lot	Property Interest Acquired
1	5636	Part of Lot 100	Permanent Easement
2	5636	Part of 177	Permanent Easement
3	5636	Part of 177 and adjacent Lands under water	Permanent Easement *This property is being acquired subject to the interests of the State of New York, if any.

TERMS OF PERMANENT EASEMENTS

In order to allow the City, its agents, servants, workers or contractors, together with their tools, equipment, vehicles and materials, at all times to install, operate, maintain and reconstruct certain storm sewers and appurtenant structures, and/or water mains, the restrictions described below are placed in perpetuity upon the easement areas:

- a. **No permanent structure of any kind shall be erected within, above, or under the easement areas without the prior written approval of the New York City Department of Environmental Protection.**
- b. **Vehicular access at all times shall be available to the City or its agents, public or private, to construct, reconstruct,**

lay, relay, maintain, operate and inspect the existing/proposed sewers and/or water mains within the easements.

- c. No materials or equipment of any kind shall be placed for storage within or over said easements.
- d. No trees or shrubs of any kind shall be planted within or over said easement areas.
- e. All new footings to be constructed for any new structures shall be completely outside of the easements and, located at such elevations so that no loading of any kind is transmitted from the footing to the existing/proposed sewers.
- f. Within the easement areas the condemnee will be permitted to grade, place pavement for use as a parking area and erect any nonpermanent improvement, but if access to the sewers and/or water mains are required for the purpose of constructing, maintaining, repairing or reconstruction of the existing/proposed sewers and/or water mains within the easement areas, the condemnee, his heirs, assigns and successors shall bear the cost of removing and replacing the pavement and nonpermanent improvement installed by the condemnee.

PLEASE TAKE FURTHER NOTICE, that, pursuant to said Order, and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof, shall have a period of one calendar year from the date of service of The Notice of Acquisition for this proceeding, to file a written claim with the Clerk of the Court of Bronx County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, NY 10007. Pursuant to EDPL § 504, the claim shall include:

- a. the name and post office address of the condemnee;
- b. reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
- c. a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
- d. if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

EXHIBIT A

PROPOSED SEWER AND WATER MAIN EASEMENTS IN LOT 100 BLOCK 5636 DAMAGE PARCEL 1 – Part of Lot 100 in Block 5636

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of the said City Island Avenue, said point being distant 61.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue with the northerly line of the said Kilroe Street:

Running thence, southeastwardly and along the southwesterly line of the said City Island Avenue, a distance of 60.00 feet to a point, said point being distant 1.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue (varied width) with the northerly line of the said Kilroe Street.

Thence, eastwardly, forming an interior angle of 257°23'42" with the previous course and through the bed of City Island Avenue, a distance of 40.74 feet to a northwesterly prolongation of a southwesterly line of City Island Avenue (80 feet wide).

Thence, southeastwardly, forming an interior angle of 101°12'06" with the previous course, along the said northwesterly prolongation of the southwesterly line of City Island Avenue (80 feet wide) and through the bed of City Island Avenue, a distance of 35.44 feet to a point on the northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, westwardly, forming an interior angle of 79°20'06" with the previous course and through the beds of City Island Avenue and the said Kilroe Street (westward extent of Kilroe Street not shown on Final Map) and along the said northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King" and its westerly prolongation, a distance of 355.23 feet to point of the exterior line of the water grant to Benjamin Palmer and others, dated May 27, 1763.

Thence, northwestwardly, forming an interior angle of 98°59'51" with the previous course and along the said exterior line of water grant to

Benjamin Palmer and others, dated May 27, 1763, a distance of 350.00 feet to a point.

Thence, southeastwardly, forming an interior angle of 41°00'18" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 391.77 feet to a point.

Thence, eastwardly, forming an interior angle of 219°59'51" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 50.00 feet to the point of beginning.

This parcel consists of part of tax lot 100 in the Bronx tax block 5636 and comprises an area of 63,548 square feet or 1.45886 of an acre.

PROPOSED SEWER EASEMENT IN LOT 177 BLOCK 5636 DAMAGE PARCEL 2 - Part of Lot 177 in Block 5636

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street;

Running thence, northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, northeastwardly, forming an approximate interior angle of 65°17' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to a point on the said mean high water line.

Thence, northeastwardly, forming an approximate interior angle of 190°21' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, southeastwardly, forming an approximate interior angle of 104°35' with the previous course, and through tax lot 177 in the Bronx tax block 5636, a distance of 147 feet more or less to a point on the westerly line of the said Minnieford Avenue.

Thence, southwardly, forming an interior angle of 116°33'30" with the previous course and along the westerly line of the said Minnieford Avenue, a distance of 39.13 feet to the point of beginning.

This parcel consists of part of tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 5,687 square feet or 0.13056 of an acre more or less.

DAMAGE PARCEL 3 - Part of Lot 177 in Block 5636 and adjacent lands under water

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Commencing at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street; thence northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being the point of beginning;

Running thence, northwestwardly, continuing in the direction of the previous course, a distance of 20 feet more or less to a point on the mean high water line as located by NYC Department of Design and Construction in May 2014.

Thence, northeastwardly, forming an approximate interior angle of 78°23' with the previous course and along the said mean high water line as located by NYC Department of Design and Construction in May 2014, a distance of 35.7 feet to a point on the said mean high water line.

Thence, southeastwardly, forming an approximate interior angle of 101°37' with the previous course, and part of the distance through tax lot 177 in the Bronx tax block 5636, a distance of 27 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, southwestwardly, forming an approximate interior angle of 75°25' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, forming an approximate interior angle of 169°39' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to the point of beginning.

This parcel consists of an area between mean high water line as located by NYC Department of Design and Construction in May 2014 and the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883 partially located within tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 861 square feet or 0.00198 of an acre more or less. This property is being acquired subject to the interests of the State of New York, if any.

Dated: New York, NY
April 23, 2018
ZACHARY W. CARTER
Corporation Counsel of the City of New York
Attorney for the Condemnor,
100 Church Street
New York, NY 10007
(212) 356-2140

a30-m11

RICHMOND COUNTY

■ NOTICE

**IA PART 89
NOTICE OF PETITION
INDEX NUMBER CY4509/2018
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of

DAHLIA STREET

generally bounded by WOODROW ROAD and SHIFT PLACE, in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE that the City of New York (the "City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- c. providing that the compensation which should be made to the owners of the interests in real property sought to be acquired and described above be ascertained and determined by the Court without a jury;
- d. directing that within thirty days of the vesting of title to the property, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the reconstruction of roadways, sidewalks and curbs, and appurtenances in the Borough of Staten Island, City and State of New York.

The real property which is to be acquired in fee simple absolute in this proceeding is described as follows:

ALL that certain plot, piece or parcel of land, with the building and improvements thereof erected, situate, lying and being in the borough of Staten Island, County of Richmond, City and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Woodrow Road with the westerly side of Dahlia Street;

RUNNING THENCE along the westerly line of Dahlia Street, North 18 degrees 56 minutes 14 seconds West, a distance of 484.01 feet to a point;

THENCE North 73 degrees 34 minutes 22 seconds East, a distance of 50.00 feet to a point;

THENCE parallel or nearly parallel with the easterly side of Dahlia Street, South 18 degrees 53 minutes 13 seconds East, a distance of 497.09 feet to a point;

THENCE along a curve deflecting to the left with a radius of 10.97 feet and a central angle of 35 degrees 17 minutes 22 seconds, a distance of 6.67 feet to a point;

THENCE the following two courses and distances:

- 1. South 78 degrees 24 minutes 46 seconds West, a distance of 36.06 feet to a point;
- 2. South 82 degrees 08 minutes 46 seconds West, a distance of 15.87 feet to a point;

THENCE North 18 degrees 56 minutes 14 seconds West, a distance of 14.01 feet to the point or place of **BEGINNING**.

Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to Eminent Domain Procedure Law § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY
March 19, 2018

ZACHARY W. CARTER
Corporation Counsel
of the City of New York
Attorney for the Condemnor
100 Church Street
New York, NY 10007
Tel. (212) 356-2170

SEE MAP(S) IN BACK OF PAPER

m2-15

**IA PART 89
NOTICE OF PETITION
INDEX NUMBER CY4505/2018
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of

RUSTIC PLACE from CLEVELAND AVENUE to HILLSIDE TERRACE

in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE, that the City of New York ("City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described above shall vest in the City in fee simple absolute;
- c. providing that the compensation which should be made to the owners of the real property sought to be acquired and described above be ascertained and determined by the Court without a jury;

- d. directing that within thirty days of the vesting of title, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record; and
- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the construction of sanitary and storm sewers and appurtenances in the Borough of Staten Island, City and State of New York.

The real property that is to be acquired in fee simple absolute in this proceeding is described as follows:

Rustic Place from Cleveland Avenue to Hillside Terrace

ALL that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, as bounded and described as follows:

BEGINNING at a point being the corner formed by the intersection of the northerly line of Rustic Place (50 feet wide) with the easterly line of Cleveland Avenue (60 feet wide);

RUNNING THENCE North 64 degrees 53 minutes 30 seconds East along said northerly line of Rustic Place, for a distance of 235.26 feet to an angle point;

THENCE North 41 degrees 02 minutes 11 seconds East along northwesterly line of said Rustic Place and its northeastwardly prolongation, for a distance of 214.92 feet to a point in the bed of Hillside Terrace (60 feet wide), said point being on the northeasterly line of Damage Parcel No. 5A as shown on Acquisition and Damage Map No. 4245;

THENCE South 48 degrees 54 minutes 22 seconds East through the bed of said Hillside Terrace and along northeasterly lines of Damage Parcels No. 5A and 6A as shown on said Acquisition and Damage Map No. 4245, for a distance of 50.00 feet to a point on the northeastwardly prolongation of the southeasterly line of the said Rustic Place;

THENCE South 41 degrees 02 minutes 11 seconds West along southeasterly line of said Rustic Place and its northeastwardly prolongation, for a distance of 225.43 feet to an angle point;

THENCE South 64 degrees 53 minutes 30 seconds West along southerly line of said Rustic Place, for a distance of 240.90 feet to a point being the intersection of said southerly line of Rustic Place with the easterly line of Cleveland Avenue;

THENCE North 30 degrees 44 minutes 18 seconds West along the northwestwardly prolongation of the said easterly line of Cleveland Avenue, for a distance of 50.24 feet back to the point or place of **BEGINNING**.

Above described parcel consists of bed of Rustic Place between Cleveland Avenue and Hillside Terrace. This parcel comprises an area of 22,912 Sq. Ft. or 0.52599 acres.

The above-described property shall be acquired subject to encroachments, if any, so long as said encroachments shall stand, as delineated on Damage and Acquisition Map No. 4245.

Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to EDPL § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY
March 23, 2018

ZACHARY W. CARTER
Corporation Counsel of the City of New York
Attorney for the Condemnor
100 Church Street
New York, NY 10007
Tel. (212) 356-4064

SEE MAP(S) IN BACK OF PAPER

**I.A. PART 89
NOTICE OF PETITION
INDEX NUMBER CY4510/2018
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in fee Simple to Property Known as Richmond County Tax Block 707, part of and adjacent to Lot 16, for the construction of the

VICTORY AND MANOR INTERSECTION PROJECT, STAGE 1,

Located in the area generally bounded by Victory Boulevard from east of Winthrop Place to Sommers Lane, in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE that the City of New York (the "City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89 for certain relief.

The application will be made at the following time and place: at the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. Authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. Directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- c. Providing that the compensation which should be made to the owners of the property sought to be acquired and described below be ascertained and determined by the Court without a jury;
- d. Directing that within thirty days of the vesting of title to the property, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. Directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY, 10007.

The City of New York, in the proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for street purposes, including the reconstruction of sanitary sewers, water mains, roadways, sidewalks and curbs, and appurtenances in the Borough of Staten Island, City and State of New York.

The real property which is to be acquired in fee simple absolute in the proceeding is described as follows:

ALL THAT certain plot, piece or parcel of land, situate, lying and being in the Borough of State Island, County of Richmond, City and State of New York as bounded and described as follows:

BEGINNING AT a point formed by the intersection of the southerly right of way line of Victory Boulevard (100 feet wide) with the easterly line of Winthrop Place (50 feet wide), from said point of beginning;

RUNNING THENCE northwesterly, North 05 degrees – 46 minutes – 44 seconds west, a distance of 14.19 feet to a point;

THENCE, northeasterly, North 84 degrees – 11 minutes – 16 seconds east, a distance of 12.17 feet to a point;

THENCE, northwesterly, North 05 degrees – 45 minutes – 02 seconds west, a distance of 11.22 feet to a point;

THENCE, northeasterly, North 84 degrees – 14 minutes – 58 seconds east, a distance of 172.26 feet to a point;

THENCE, southeasterly, South 03 degrees – 09 minutes - 17 seconds east, a distance of 26.32 feet to a point;

THENCE, southwesterly, South 84 degrees – 31 minutes – 19 seconds west, a distance of 183.22 feet to the point and place of beginning.

Containing 4,617 square feet or 0.1060 acres.

Surveys, map or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to Eminent Domain Procedure Law § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the

opponent to be a defense to the proceeding. Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY
April 25, 2018
ZACHARY W. CARTER
Corporation Counsel of the
City of New York
Attorney for the Condemnor,
100 Church Street
New York, NY 10007
(212) 356-2170

SEE MAP(S) IN BACK OF PAPER

m4-17

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

m30-s11

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

j2-d31

POLICE

■ NOTICE

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

The following list of properties 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

j2-d31

PROCUREMENT

"Compete To Win" More Contracts!

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

- *Win More Contracts at nyc.gov/competetowin*

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

HHS ACCELERATOR

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

Important information about the new method

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

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement

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

Participating NYC Agencies

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

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

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

CITYWIDE ADMINISTRATIVE SERVICES

■ AWARD

Services (other than human services)

TECHNICAL ADVISORY SERVICES FOR DCAS SOLAR PROGRAM TO INCREASE RENEWABLE ENERGY USAGE IN NEW YORK CITY - Government to Government - PIN#85618T0004 - AMT: \$240,000.00 - TO: Alliance for Sustainable Energy LLC., 15013 Denver West Parkway, Golden, CO 80401.

◀ m7

OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

- BOOKLET MAKER** - Competitive Sealed Bids - PIN#8571800125 - AMT: \$154,995.00 - TO: Equipment Source Inc., 725 River Road, Suite 32-266, Edgewater, NJ 07020.
- **TRUCK, STAGE TOW - DPR** - Competitive Sealed Bids - PIN#8571700374 - AMT: \$501,952.00 - TO: Truck King International Sales and Services Inc, 9505 Avenue D, Brooklyn, NY 11236.
- **BEVERAGES** - Competitive Sealed Bids - PIN#8571800217 - AMT: \$5,907.20 - TO: Jay Bee Distributors Inc, 175 Central Avenue South, Bethpage, NY 11714.
- **BEVERAGES** - Competitive Sealed Bids - PIN#8571800217 - AMT: \$8,925.80 - TO: Mivila Corporation dba Mivila Foods, 226 Getty Avenue, Paterson, NJ 07503.
- **BEVERAGES** - Competitive Sealed Bids - PIN#8571800217 - AMT: \$52,148.84 - TO: Universal Coffee Corporation, 123 47th Street, PO Box 320187, Brooklyn, NY 11232.
- **BEVERAGES** - Competitive Sealed Bids - PIN#8571800217 - AMT: \$38,198.14 - TO: H Schrier and Company Inc, 4901 Glenwood Road, Brooklyn, NY 11234.

◀ m7

■ SOLICITATION

Goods

ACTIVE SHOOTER RESPONSE KIT (BRAND SPECIFIC) ARK - Competitive Sealed Bids - PIN#8571800184 - Due 6-8-18 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Vendor may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone (212) 386-0044 or by fax at (212) 669-7585.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Yuriy Reznik (212) 386-0458; Fax: (646) 500-6718; yreznik@dcas.nyc.gov

◀ m7

DESIGN AND CONSTRUCTION

AGENCY CHIEF CONTRACTING OFFICER

■ AWARD

Construction/Construction Services

RECONSTRUCTION OF COLLAPSED OR OTHERWISE DEFECTIVE SANITARY, STORM AND COMBINED VITRIFIED CLAY PIPE SEWERS IN VARIOUS LOCATIONS-BOROUGH OF QUEENS - Competitive Sealed Bids - PIN#85018B0017 - AMT: \$8,882,421.55 - TO: Maspeth Supply Company LLC, 55-14 48th Street, Maspeth, NY 11378.

● **RECONSTRUCTION OF COLLAPSED OR OTHERWISE DEFECTIVE SANITARY, STORM AND COMBINED VITRIFIED CLAY PIPE SEWERS IN VARIOUS LOCATIONS-BOROUGH OF QUEENS** - Competitive Sealed Bids - PIN#85018B0015 - AMT: \$7,827,038.20 - TO: ADC Construction LLC, 58-08 48th Street, Maspeth, NY 11378.

● **RECONSTRUCTION OF COLLAPSED OR OTHERWISE DEFECTIVE STORM, SANITARY OR COMBINED VITRIFIED CLAY PIPE SEWERS IN VARIOUS LOCATIONS OF THE BRONX** - Competitive Sealed Bids - PIN#85018B0020 - AMT: \$7,781,784.57 - TO: CAC Industries Inc, 54-08 Vernon Boulevard, Long Island City, NY 11101.

● **DEMOLITION OF PEDESTRIAN BRIDGE AR 216TH STREET OVER LIRR, BIN 770372-BOROUGH OF QUEENS** - Competitive Sealed Bids - PIN#85018B0060 - AMT: \$1,332,000.00 - TO: Gramercy Group Inc, 3000 Burns Avenue, Wantagh, NY 11793.

● **RECONSTRUCTION OF ROCKAWAY BEACH BOULEVARD BET. BEACH 49TH ST AND BEACH 54TH ST, ETC. - BOROUGH OF QUEENS** - Competitive Sealed Bids - PIN#85018B0008 - AMT: \$24,234,169.44 - TO: Perfetto Contracting Company Inc, 152 41st Street, Brooklyn, NY 11232.

◀ m7

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

■ INTENT TO AWARD

Services (other than human services)

VIDEO INTERACTION PROJECT (VIP) - Sole Source - Available only from a single source - PIN#19PH008701R0X00 - Due 5-17-18 at 10:00 A.M.

DOHMH intends to enter a Sole Source agreement with New York University (NYU) for the Video Interaction Project (VIP), which will be conducted at Elmhurst Hospital in New York City. VIP is a parent education program that utilizes pediatric primary care to decrease poverty-related achievement gaps in child development and school readiness through promotion of positive parenting activities. VIP was developed to support the Division of Family Child Health's Early Childhood Health and Development Unit, which is geared toward promoting the health and development of children from birth to age five. DOHMH determined that NYU is the sole provider of these services as the VIP was developed by and is copyrighted by Pediatricians and Pediatrician Researchers at NYU. In addition, NYU is the only entity with the expertise and experience to implement and support the development and implementation of new VIP sites.

Any vendor that believes they can also provide these services are welcome to submit an expression of interest via email to bnedd@health.nyc.gov, no later than 5/17/2018, by 10:00 A.M. All questions and concerns regarding this sole source should also be submitted via email.

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

Health and Mental Hygiene, Gotham Center, 42-09 28th Street, CN 30A, Long Island City, NY 11101. Brianna Nedd (347) 396-6799; Fax: (347) 396-6758; bnedd@health.nyc.gov

m1-7

HOUSING AUTHORITY

SUPPLY MANAGEMENT

■ SOLICITATION

Goods and Services

SMD NATURAL GAS PURCHASE AGREEMENT (HEATING, HOT WATER AND COOKING GAS) - CITYWIDE - Competitive Sealed Bids - PIN#67013 - Due 5-29-18 at 11:00 A.M.

The New York City Housing Authority is seeking to purchase firm cooking and heating gas in Bronx, Brooklyn, Manhattan, Queens and Staten Island for two (2) to four (4) years terms. Please ensure that bid response includes documentation as required and attached/included in electronic bid proposal submittal. Failure to comply will result in your bid being deemed non-responsive.

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

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

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Erneste Pierre-Louis (212) 306-3609; Fax: (212) 306-5109; erneste.pierre-louis@nycha.nyc.gov

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HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

PROVISION OF SUPPORTIVE ALTERNATIVES TO VIOLENT ENCOUNTERS (SAVE) - BP/City Council Discretionary - PIN#09618L0032001 - AMT: \$125,000.00 - TO: Safe Horizon Inc, 2 Lafayette Street, 3rd Floor, New York, NY 10007.

Contract Term: 7/1/2017 to 6/30/2018.

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INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

CONTRACTS AND PROCUREMENT

■ AWARD

Goods

CISCO TRANSCEIVER MODULES (PLUGGABLES) - Innovative Procurement - Other - PIN#20180260145 - AMT: \$106,253.90 - TO: Quality and Assurance Technology Corporation, 18 Marginwood Drive, Ridge, NY 11961.

The Department of Information Technology and Telecommunications, on behalf of all New York City agencies and entities subject to the New York City Procurement Policy Board (PPB) Rules, utilized the Innovative Procurement Method, under Section 3-12 of the Procurement Policy Board Rules. This proposed method was originally advertised by DoITT on February 1, 2018, and will be used to procure goods, standard services and professional services from \$20,000 to \$150,000, exclusively from City-Certified M/WBEs for goods and services. This Method will be used

as advertised until such time the City has evaluated the use of this proposed method and determined whether it is in the City's best interest to be codified and used within the PPB rules.

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PARKS AND RECREATION

■ VENDOR LIST

Construction Related 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 construct 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/nycvendronline/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

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POLICE

CONTRACT ADMINISTRATION

■ SOLICITATION

Goods

HORSES - PURCHASE AND LEASE - Negotiated Acquisition - Other - PIN#05618N0001 - Due 6-28-18 at 2:00 P.M.

The New York City Police Department ("NYPD") is conducting a solicitation in which it is seeking appropriately qualified horse breeders, horse trainers, or horse traders that will be able to supply the Department's Mounted Unit with quality horses. The horses will be used for Patrol and/or lease that will be used for training purposes.

Interested vendors have the option of submitting applications to provide either Patrol Horses or Lease Horses or to submit two applications and apply for both options. The deadline for applications will be Thursday, June 28th, 2018, at 2:00 P.M.

Interested vendors are strongly encouraged to attend the Pre-Application Conference on Thursday, May 24th, 2018, at 11:00 A.M., at the NYPD Mounted Unit, located at 553 West 53rd Street, New York, NY 10019. If you are planning on attending the Pre-Application Conference, please RSVP via email, no later than Monday, May 21, 2018, at 4:00 P.M., with both your company/organization name and the names of the specific attendees to Rosemarie Moore, at Contracts@nypd.org.

Pursuant to Section 3-04(b)(2) of the PPB Rules, the Agency Chief Contracting Officer has determined that it is not practicable or advantageous to the City to use Competitive Sealed Bidding because there is a limited number of suppliers available and able to perform the work.

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

Police, 90 Church Street, Suite 1206, New York, NY 10007. Rosemarie Moore (646) 610-4929; Fax: (646) 610-5224; contracts@nypd.org

Accessibility questions: Rosemarie Moore (646) 610-4929, Rosemarie.moore@nypd.org, by: Friday, May 18, 2018, 3:00 P.M.



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TRANSPORTATION

BRIDGES

■ VENDOR LIST

Services (other than human services)

PRE-QUALIFICATION LIST FOR BRIDGE DESIGN AND CONSTRUCTION SUPPORT SERVICES AND RESIDENT ENGINEERING INSPECTION SERVICES

The Department of Transportation invites engineering firms to be considered for inclusion on the agency's Pre-Qualified Lists (FY'19/ FY'20) for the following categories of service: (1) Bridge Design and Construction Support Services and/or (2) Bridge Resident Engineering Inspection (REI) Services. In order for a firm to be Pre-Qualified the firm must meet specific criteria requirements as stated on the Pre-Qualification Forms and SF330 Forms which can be obtained from the New York City Department of Transportation (NYCDOT). Information and applications to be included on such lists may be submitted at any time. The information and applications may be obtained from the NYCDOT's Agency Chief Contracting Office or from DOT's website (<http://www.nyc.gov/html/dot/html/about/doing-business.shtml>). Firms already on the Pre-Qualified Lists will need to be re-certified for inclusion on the list(s).

For the two categories described above, three (3) lists (Large, Medium and Small) are established according to project size. No firm may be placed on more than two of the three lists for the Bridge Design and Construction Support Services or the Bridge Resident Engineering Inspection Services category. Firms that are placed on these Pre-Qualified lists may be invited to receive RFPs (Request for Proposals) on selected Capital Bridge Projects without additional public notification. The Pre-Qualification Lists are as follows:

SMALL BRIDGE DESIGN/REI: (for projects less than \$15 million construction cost)

MEDIUM BRIDGE DESIGN/REI: (for projects of \$15 to \$40 million construction cost)

LARGE BRIDGE DESIGN/REI: (for projects in excess of \$40 million construction cost)

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, Office of the Agency Chief Contracting Officer, 55 Water Street, 8th Floor, Room 825, New York, NY 10041, Hours 10:00 A.M. to 3:00 P.M., Monday thru Friday. Window Services (212) 839-9308.

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YOUTH AND COMMUNITY DEVELOPMENT

■ INTENT TO AWARD

Human Services/Client Services

PAYROLL SERVICES - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#26011P0061CNVN001 - Due 5-8-18 at 9:00 A.M.

Pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) wishes to extend the Payroll Services with the below provider for an additional 12 months term, through a Negotiated Acquisition Extension. The contractor provides Payroll related services for DYCD's Summer Youth Employment Program participants. The term will be from April 1, 2018 to March 31, 2019.

The provider's name, address, and amount is as follows:

AMOUNT: \$1,670,698.00
NAME: Community Software Solutions, Inc.
ADDRESS: 30 Jefferson Plaza, Princeton, NJ 08540

Please be advised that this ad is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.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.

Youth and Community Development, 2 Lafayette Street, New York, NY 10007. Wendy Johnson (646) 343-6330; wjohnson@dycd.nyc.gov

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AGENCY RULES

BUILDINGS

■ NOTICE

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of the Department of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 103-06 of Chapter 100 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding annual reporting of energy and water use.

This rule was first published on March 12, 2018 and a public hearing thereon was held on April 16, 2018.

Dated: 4/27/18 /s/
New York, NY Rick D. Chandler, P.E.
Commissioner

Statement of Basis and Purpose of Rule

The Department of Buildings (DOB) is amending Section 103-06 of Title 1 of the Rules of the City of New York relating to the annual reporting of energy and water use by individual "covered" buildings. This change will require approximately 16,000 more buildings in the City to report on their energy and water use. The amendments will:

- 1) Expand the reporting requirements to include buildings that exceed 25,000 gross square feet. The current rule applies only to buildings that exceed 50,000 gross square feet;
- 2) Allow these newly covered buildings the option to have their data entered by their utility company;
- 3) Clarify the reporting deadlines for newly covered buildings;
- 4) Permit certain properties to challenge violations if they can prove they timely requested benchmarking assistance and demonstrate correction of the violation within the specified period of time,

- 5) Clarify the method of reporting data under certain special conditions; discontinue the use of “default energy data” and “temporary energy data” reporting.

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.

Section 1. The definitions of “Default Energy Data” and “Temporary Energy Data” set forth in Subdivision (d) of Section 103-06 of Title 1 of the Rules of the City of New York are Repealed.

§2. Subdivision (g) of Section 103-06 of Title 1 of the Rules of the City of New York is amended to read as follows:

(g) Energy data entry into Portfolio Manager. In accordance with Section 28.309.4 of the Administrative Code, the owner of a covered building must enter energy data for each applicable energy type into Portfolio Manager. [This data must be obtained by one or more of the following methods

- (1) Access to total data for a given energy type used in a building.** Where an owner obtains all energy data for a given energy type for the entire building via aggregated energy data from the utility company, meter data or fuel oil bills, and/or data collected from tenants, the owner must enter such information in Portfolio Manager as actual energy data for that energy type. In the energy meter section of Portfolio Manager, the owner must respond “No” to the question, “Are temporary values being used for energy data?” No further calculation of energy use for that energy type is required.
- (2) Access to partial data for a given energy type used in a building.** When an owner has not obtained entire-building energy data in accordance with paragraph (1) of this subdivision, energy use data for the building must be entered into Portfolio Manager as described in this paragraph. In the energy meter section of Portfolio Manager, whenever actual energy data is used, the owner must respond “No” to the question, “Are temporary values being used for energy data?” Whenever default energy data is used, the owner must respond “Yes” to the same question. In addition, when default energy data is entered into Portfolio Manager, the owner must set the meter configuration in the Energy Meters section to “Other” and enter “Default energy data” in the free-text box.]

Exception for energy data entry. Covered buildings that exceed 25,000 gross square feet but do not exceed 50,000 gross square feet, shall not be required to directly enter energy data into Portfolio Manager and, per Section 28-309.4 of the Administrative Code, may rely on their utility company to directly upload their building’s energy data into Portfolio Manager, based on the owner’s request, and in accordance with Section 28.309.5 of the Administrative Code. The failure of the owner to either request upload of the energy data by their utility, per Section 28.309.5 of the Administrative Code, or upload the data themselves, may result in a violation per Section 28.309.4.3 of the Administrative Code.

(i) Common area energy:

For each energy type, the owner must enter actual energy data for common areas, and all common or central systems, including but not limited to heating, cooling, lighting and/or service (domestic) water heating as applicable.

(ii) Tenant energy data - residential:

Where energy use data is unavailable for some or all dwelling units in a building, the owner must use one of the following methods to determine energy use for dwelling units. For the purpose of this subparagraph, “apartment” means “dwelling unit.”

<p>[(A)] Actual – energy data - Extrapolation method</p>	<p>When an owner obtains representative billing or meter data as described below for a given energy type from tenants, the owner may extrapolate such information for the building and enter it into Portfolio Manager as actual energy data. Extrapolation may be used only as follows:</p> <p>[1] <u>A.</u> The owner must obtain all meter data for such energy type for a minimum of ten percent (10%) of apartments in each apartment line in the building. Apartments are considered in the same line if they have similar shape and square footage and are stacked one above another.</p> <p>[2] <u>B.</u> For a given energy type, extrapolation must be performed each month as follows:</p> $\text{Total energy use} = [(E1/N1) * T1] + [(E2/N2) * T2] + [(E3/N3) * T3] \dots [(En/Nn) * Tn],$ <p>where: E is the total energy collected by the owner for the month for 10% or more of the apartments in the specified apartment line for a given energy type; N is the number of apartments in the specified apartment line for which the energy was collected; T is the total number of apartments in the specified apartment line; 1 refers to apartment line 1; 2 refers to apartment line 2; n refers to the total number of apartment lines in the building, or the final apartment line under consideration in the building.</p>
<p>[(B)] Default value method</p>	<p>If the owner is unable to obtain actual energy data as described in clause (A) of this subparagraph, the owner may calculate tenant energy use from default values by apartment, regardless of the gross floor area of any apartment, and enter it into Portfolio Manager as temporary energy data in accordance with sub clauses 1, 2, and 3 below:</p> <ol style="list-style-type: none"> 1. Calculate the building’s monthly residential tenant electrical use as follows: For each month, multiply the default kWh/unit value in the second column of Table 1 below by the total number of apartments in the building. 2. If the residential units are not centrally heated, in addition to the calculations in sub clause 1, above, calculate the building’s monthly tenant heating use, regardless of energy type actually used, as follows: Multiply the default kWh/unit values in the third column of Table 1 below by the total number of apartments in the building. 3. Enter the tenant electrical energy use for all cases and the tenant heating energy when applicable into Portfolio Manager.

TABLE 1

Default Values for Residential Tenant Space Column 1	Column 2	Column 3
Month	Tenant-paid electrical energy use (kWh/unit)	Tenant-paid heating energy use (kWh/unit)
January	420	1454
February	370	1238

March	350	1022
April	340	562
May	360	202
June	430	29
July	530	0
August	570	0
September	440	58
October	360	360
November	350	749
December	380	1209

Source: Values are based on averaged New York State Energy Research and Development Authority data for multi-family residential buildings in New York City from 2006 – 2009 and correspond to the 25th percentile of building energy performance.]

(iii) Tenant energy data – non-residential:
The owner must use one of the following methods to determine non-residential tenant energy use, as applicable, and must enter the energy data into Portfolio Manager.

<p>[(A)] Actual energy data</p>	<p>The building owner must request information from his or her non-residential tenants on the non-residential tenant information collection form. This form is available at the Mayor’s Office of [Long-Term Planning and] Sustainability website: www.nyc.gov/ggpb. If the building owner has access to aggregated energy data, the owner does not need to collect energy meter information on this form; all other information requested on the form must be completed, including, but not limited to, the service address and other information affecting energy use in the building. [In the event] If the building owner does not have access to aggregated energy data, the owner must use the non-residential tenant information collection form to collect separately metered energy information from the non-residential tenants. In either case, the building owner must enter this information in Portfolio Manager as actual energy data.</p>
<p>[(B)] Default values</p>	<p>1. If the owner is unable to obtain all actual energy data from a given non-residential tenant, the owner must calculate such tenant’s monthly energy use by using the default values in Table 2 below, in kilowatt hours per month per gross square foot regardless of energy type actually used, and must enter such data in Portfolio Manager as temporary energy data. To calculate the temporary energy data, the owner must multiply the default value in Table 2 below by the gross floor area for the respective tenant space type.</p>

2. Use of default energy values for non-residential tenant space will not be permitted for benchmarking submissions in 2013, measuring building energy use for calendar year 2012. For benchmarking reports due May 1, 2013 and thereafter, only actual energy data will be permitted.

TABLE 2
Default Values for Non-Residential Tenant Space

Space Use	kWh/month/gsf
Preschool and K-12	1.17
College/University	2.00
Library	1.93
Laboratory	4.55
Hospital/Inpatient health	2.97
Medical offices/Clinics	1.73
Retail store	2.27
24 hour convenience store/Bodega	6.58
Grocery store/Food sales/Refrigerated warehouse	4.53
Fast food	10.93
Restaurant/Cafeteria	5.01
Fire station/Police station/Post office	1.11
Public assembly/Entertainment/Culture	1.41
Health clubs/Gymnasium	2.00
Office space	1.61
Bank/Other financial	2.46
Data centers/Trading floors/TV studios	15.00
Dormitory/Hotel/Nursing Home/Single Room Occupancy (SRO)	1.75
Religious worship	0.50
Warehouse/Storage/Shipping	0.62
Repair shop/Vehicle service	0.82
Interior parking	0.53
Other	4.00

Source: Values derived from the 2007 American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Handbook, Chapter 35: “Energy Use and Management,” Table 3 Electricity Index Percentiles from 2003 Commercial Buildings Energy Consumption Survey (CBECS) of the United States Department of Energy’s Energy Information Administration and represent the 25th percentile of building energy performance.]

(iv) Non-residential vacant space:
The owner must account for non-residential vacant space in Portfolio Manager as directed by the EPA.

§3. Paragraphs (2), (3) and (6) of Subdivision (i) of Section 103-06 of Title 1 of the Rules of the City of New York are amended to read as follows:

- (i) **Special conditions.** The following special conditions must be addressed in the following ways:
 - ***
 - (2) **Multiple buildings on a tax lot.** Multiple buildings on a tax lot must be benchmarked as [follows:
 - (i) Multiple buildings on a tax lot that are separately energy-metered and/or energy sub-metered and that have separate heating, cooling and service (domestic) hot water systems must be benchmarked individually.
 - (ii) Multiple buildings on a tax lot that are not separately energy-metered or energy sub-metered and/or that share heating and/or cooling and/or service (domestic) hot water systems must be benchmarked as one building for all energy types using gross energy consumption by energy type and total gross floor area of all such buildings.] a covered building, as defined in Section 28-309.2 of the Administrative Code, and that covered building must provide an aggregate number to represent the energy and water usage of all buildings comprising that covered building.

(3) Buildings on multiple tax lots that share systems.

Buildings on multiple lots that share systems must be benchmarked as follows:

- (i) Buildings that are separately metered or are sub-metered for a given energy type must be benchmarked individually for that energy type.
- (ii) For buildings that are neither separately metered nor sub-metered for a given energy type, the owner(s) must [pro-rate the various energy types based on total energy consumption for each energy type. Owners must calculate their prorated share based on the gross square footage of their building compared to the gross square footage of other buildings that share systems with the building and enter the prorated energy data as temporary energy data.] provide an aggregate number to represent the energy and water usage of all buildings that share systems.

(6) Demolished buildings. Buildings for which a full demolition permit has been issued are not required to benchmark for the prior calendar year, provided that demolition work has commenced, some energy-related systems have been compromised and legal occupancy is no longer possible prior to May 1[,] of the year the benchmarking report is due.

§4. Subdivision (l) of Section 103-06 of Title 1 of the Rules of the City of New York is amended to read as follows:

(l) Violation and penalty.

Failure to benchmark energy and water use for the prior calendar year by [August 1, 2011, or by] May 1 [of subsequent years,] may result in a penalty of \$500. Continued failure to benchmark may result in additional violations on a quarterly basis and an additional penalty of \$500 per violation.

Exception: Covered buildings that exceed 25,000 gross square feet but do not exceed 50,000 gross square feet may benchmark energy and water use for Calendar Year 2017 on or before February 1, 2019.

§5. Subdivision (m) of Section 103-06 of Title 1 of the Rules of the City of New York is amended to read as follows:

(m) Challenge to violations.

- (1) An owner may challenge a violation for failure to benchmark issued, pursuant to subdivision (l) of this section. Proof in support of any such challenge may include, but need not be limited to:
 - (i) Proof from the Department of Finance that the building in question is not a covered building as defined in Section 28-309.2 of the Administrative Code;
 - (ii) Proof of timely benchmarking as indicated by a confirmation email from the EPA that includes a date-stamped copy of data released to the City; [or]
 - (iii) Proof of change in ownership during the year in question[.];
 - (iv) Proof of each factor listed in the "Exception" provision of Section 28-309.4.3 of the Administrative Code, including proof of a request for benchmarking assistance, as defined in Section 28-309.11 of the Administrative Code. Such proof shall consist of a completed copy of the submitted Department form for requesting benchmarking assistance; or
 - (v) Proof of owner's request to their utility company, no later than fourteen days prior to the benchmarking due date, to directly upload information necessary to benchmark energy use for such building, as described in Section 28-309.4 of the Administrative Code.
- (2) Such challenge must be made in writing to the Department within thirty (30) days from the postmark date of the violation served by the Department.

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CONSUMER AFFAIRS

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Consumer Affairs ("DCA" or "Department") is proposing to amend Chapter 6 of Title 6 of

the Rules of the City of New York to amend the fixed penalties for the violations of the laws and rules related to cigarette retail dealers.

When and where is the hearing? The Department will hold a public hearing on the proposed rule. The public hearing will take place at 11:30 A.M., on Wednesday, June 6, 2018. The hearing will be in the Department's Hearing Room, at 42 Broadway, 5th Floor, New York, NY 10004.

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

- **Website.** You can submit comments to DCA through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to rulecomments@dca.nyc.gov.
- **Mail.** You can mail comments to Casey Adams, Director of City Legislative Affairs, New York City Department of Consumer Affairs, 42 Broadway, 8th Floor, New York, NY 10004.
- **Fax.** You can fax comments to Casey Adams, Director of City Legislative Affairs, (646) 500-5962.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling (212) 436-0095. You can also sign up in the hearing room before the hearing begins at 11:30 A.M., on Wednesday, June 6, 2018. You can speak for up to three minutes.

Is there a deadline to submit comments? Yes. You must submit any written comments to the proposed rule by 5:00 P.M., on Wednesday, June 6, 2018.

What if I need assistance to participate in the hearing? You must tell the Department's External Affairs Division if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (212) 436-0095, or by email to cadams@dca.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by 5:00 P.M., on Monday, June 4, 2018.

This location has the following accessibility option(s) available: Wheelchair accessible.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, all comments received by DCA on the proposed rule will be made available to the public online, at <http://www1.nyc.gov/site/dca/about/public-hearings-comments.page>.

What authorizes the Department of Consumer Affairs to make this rule? Sections 1043, 2203(c), 2203(f), and 2203(h)(1) of the City Charter, Section 20-104(e) of the Administrative Code of the City of New York, and Section 23 of Local Law 145 of 2017, authorize the Commissioner of the Department to make this proposed rule. This proposed rule was not included in DCA's regulatory agenda for this Fiscal Year because it was not contemplated when DCA published the agenda.

Where can I find the Department's rules? The Department's rules are in Title 6 of the Rules of the City of New York.

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

Statement of Basis and Purpose of Proposed Rule

Local Law 145 of 2017 raises the minimum price of cigarettes and little cigars to \$13 a pack from \$10.50 and sets a first-ever price floor and tax for other tobacco products, such as cigars, smokeless tobacco, snus, loose tobacco and tobacco-containing shisha.

Local Law 146 of 2017 reduces the number of stores that can sell tobacco products by capping the tobacco retail dealer licenses in each community district at 50 percent of the number of active licenses as of February 24, 2018. No new tobacco retail dealer licenses will be issued in a community district until its total decreases through attrition below the cap. New York City has high tobacco retail density, with about 8,300 licensed cigarette retailers' Citywide, averaging almost 30 dealers per square mile. Easy access to tobacco retailers makes it harder for smokers to quit. Moreover, youth who frequent retail stores that sell tobacco every week have double the odds of trying smoking. This law also updates the New York City retail license for selling cigarettes to encompass all types of tobacco.

To implement Local Laws 145 and 146, DCA seeks to amend Section 6-12 of Subchapter B, Chapter 6, of Title 6 of the Rules of the City of New York, to update the fixed penalties for the violations of the laws and rules related to cigarette retail dealers, which are now called tobacco retail dealers.

DCA's authority for these rule is found in Sections 1043, 2203(c), 2203(f), and 2203(h)(1) of the City Charter, Section 20-104(e) of the Administrative Code of the City of New York, and Section 23 of Local Law 145 of 2017.

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.

Proposed Rules

Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York is amended to read as follows:

§ 6-12. Tobacco Retail [Cigarette]Dealer Penalty Schedule

All citations are to Title 20 of the Administrative Code of the City of New York, Title 17 of the Administrative Code of the City of New York, Title 24 of the Rules of the City of New York, or the New York Public Health Law.

Unless otherwise specified, the penalties set forth for each section of law or rule shall also apply to all subdivisions, paragraphs, subparagraphs, clauses, items, or any other provision contained therein. Each subdivision, paragraph, subparagraph, clause, item, or other provision charged in the Notice of Violation shall constitute a separate violation of the law or rule.

[For]Unless otherwise specified by law, for violations of Title 20 of the Administrative Code, a second or third or subsequent violation means a violation by the same respondent, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement for violating the same provision of law or rule, within [two]three years of the prior violation(s).

Unless otherwise specified by law, for violations of § 17-176.1 of Title 17 of the Administrative Code, a second or third or subsequent violation means a violation by the same respondent, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement for violating the same provision of law or rule, within five years of the prior violation(s).

For [violations]sections of law marked by a single asterisk (*), a second, third or subsequent violation means a violation of (§§ 17-703, § 17-703.2, § 17-704, subdivision (a) of § 17-704.1, § 17-705, or subdivisions (a) or (b) of § 17-706[, or 17-715] of Title 17 of the Administrative Code, [a second, third or subsequent violation means a violation,] or any combination of such provisions, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement[for any combination of such violations], at the same place of business within a three-year period.

Unless otherwise specified by law, for violations of § 17-715 of Title 17 of the Administrative Code, a second or third or subsequent violation means a violation by the same respondent, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement for violating the same provision of law or rule, within three years of the prior violation(s).

At a hearing, points assigned to a respondent's New York State tobacco registration record may be reduced, pursuant to New York Public Health Law § 1399-ee(3)(a).

In certain cases, the Department may ask for license suspension, revocation, or sealing as permitted by statute. If a respondent is found in violation of multiple provisions that require a suspension period, the suspension periods shall run concurrently.

The parties shall be authorized to present evidence to mitigate the license revocation or suspension period within the date range marked by two asterisks (**).

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third and Subsequent Violation	Third and Subsequent Default
Admin Code § 20-202(a)(1)	Engaging in unlicensed [cigarette]tobacco retail dealer activity	\$2,000, plus \$100 per day	\$2,000, plus \$100 per day	\$2,000, plus \$100 per day	\$2,000, plus \$100 per day	\$2,000, plus \$100 per day	\$2,000, plus \$100 per day
Admin Code § 20-202(a)(2)	Permitting premises to be used for unlicensed [cigarette]tobacco retail dealer activity	\$1,500	\$2,000	\$1,800	\$2,000	\$2,000	\$2,000
Admin Code § 20-202(d)(2)	Failure to display license conspicuously	\$1,500	\$2,000	\$1,800	\$2,000	\$2,000	\$2,000
Admin Code § 20-203	Failure to comply with recordkeeping and inspection requirements	\$1,500	\$2,000	\$1,800	\$2,000	\$2,000	\$2,000
Admin Code § 20-205	Engaged in prohibited sales or purchases	\$1,500	\$2,000	\$1,800	\$2,000	\$2,000	\$2,000
Admin Code § 17-176.1(b)	Selling discounted cigarettes [or tobacco products]	\$1,000	\$1,000	\$2,000	\$2,000	\$5,000	\$5,000
Admin Code § 17-176.1(c)	Selling discounted tobacco products	\$1,000	\$1,000	\$2,000	\$2,000	\$5,000	\$5,000
Admin Code § 17-176.1(d)	Selling cigarettes or tobacco products below the price floor	\$1,000	\$1,000	\$2,000	\$2,000	\$5,000	\$5,000
Admin Code § 17-703*	Operating as a wholesale dealer without a license	\$5,000	\$5,000	\$10,000 (plus revocation)	\$10,000 (plus revocation)	\$10,000 (plus revocation)	\$10,000 (plus revocation)
Admin Code § 17-703.1	Failure of retail dealer to post sign in conspicuous place that cigarettes must be in packages bearing valid tax stamps	\$500	\$500	\$500	\$500	\$500	\$500
Admin Code § 17-704(a)*	[Improper out-of-package sales] Selling or offering for sale cigarettes or tobacco products that have been removed from packaging that bears a health warning.	\$1,000	\$1,000	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)
Admin Code § 17-704(a-1) through (f)*	[Improper out-of-package sales] Violation of minimum package sizes for cigarettes or tobacco products	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000
Admin Code § 17-704.1(a)*	Unlawful delivery of cigarettes or tobacco products	\$1,000	\$1,000	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)

Admin Code §17-705*	Failure to comply with age restrictions on handling	\$1,000	\$1,000	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)
Admin Code §17-706(a)*	Unlawful sale of cigarettes, tobacco products, or [electronic cigarettes]liquid nicotine to an individual under 21	\$1,000	\$1,000	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)
Admin Code §17-706(b)*	Unlawful sale of non-tobacco [shisha, pipes, or rolling papers]smoking products to an individual under 18	\$1,000	\$1,000	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)	\$2,000 (plus revocation)
Admin Code §17-706(c)	No minimum age sign violation/missing information on sign	\$500	\$500	\$500	\$500	\$500	\$500
[Admin Code §17-714	Unlawful sale of herbal cigarettes to persons under 18	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000]
Admin Code §17-715	Unlawful sale of flavored tobacco	\$1,000	\$1,000	\$2,000	\$2,000	\$5,000 (plus 1 to 90 day suspension)**	\$5,000 (plus one year suspension)
NY Pub Health §1399-CC(2) (sign)	Failure to conspicuously post the required tobacco sign	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
NY Pub Health §1399-CC(2) (sale)	Unlawful sale of tobacco products, herbal cigarettes, liquid nicotine, shisha or electronic cigarettes to an individual under eighteen years of age	\$1,000 (plus 2 points on NYS registration)	\$1,000 (plus 2 points on NYS registration)	\$1,500 (plus 2 points on NYS registration)	\$1,500 (plus 2 points on NYS registration)	\$1,500 (plus 2 points on NYS registration)	\$1,500 (plus 2 points on NYS registration)
NY Pub Health §1399-CC(3)	Failure to obtain proper identification from purchaser	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
NY Pub Health §1399-CC(5)	Improper use of the electronic transaction information	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
NY Pub Health §1399-CC(7)	Failure to store tobacco products or herbal cigarettes behind a counter accessible only to store personnel or in a locked container	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
NY Pub Health §1399-DD	Unlawful sale of tobacco products, herbal cigarettes, or electronic cigarettes in vending machines	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
NY Pub Health §1399-EE(2)	Unlawful sale of tobacco products or herbal cigarettes with a suspended or revoked NYS tobacco registration	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
NY Pub Health §1399-GG	Unlawful out-of-package sales or minimum package size	\$1,000	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500
NY Pub Health §1399-LL	Failure to comply with regulations prohibiting the sale of bidis	\$500	\$500	\$500	\$500	\$500	\$500
NY Pub Health §1399-MM	Failure to comply with the regulations prohibiting the sale of gutka	\$500	\$500	\$500	\$500	\$500	\$500
24 RCNY §28-06	Unlawful sale of tobacco product or non-tobacco product designed for consumption through the inhalation of smoke not in original packaging	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000

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

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

RULE TITLE: Amendment of Consumer Protection Penalty Schedule for Violation of Provisions of Law relating to Cigarette Retailers

REFERENCE NUMBER: 2018 RGG 023

RULEMAKING AGENCY: Department of Consumer Affairs

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

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

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: April 27, 2018

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

CERTIFICATION/ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Amendment of Consumer Protection Penalty Schedule for Violation of Provisions of Law relating to Cigarette Retailers

REFERENCE NUMBER: DCA-71

RULEMAKING AGENCY: Department of Consumer Affairs

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because the requirement for a cure period is mitigated by the extensive notice period, outreach, and guidance on compliance to the regulated individuals and communities.

/s/ Stephen Narloch

April 27, 2018

Mayor's Office of Operations

Date

Accessibility questions: Casey Adams (212) 436-0095,
cadams@dca.nyc.gov, by: Monday, June 4, 2018, 5:00 P.M.



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ENVIRONMENTAL PROTECTION

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Environmental Protection is promulgating rules requiring that cook stoves and charcoal burning appliances, used primarily for cooking food for onsite consumption at a food service establishment, must be registered with the Department.

When and where is the hearing? The Department of Environmental Protection will hold a public hearing on the proposed rule. The public hearing will take place at 10:00 A.M., on June 13, 2018. The hearing will be in the Department's 9th Floor Hearing Room, at 59-17 Junction Boulevard, Flushing, NY 11373.

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

- **Website.** You can submit comments to the Department of Environmental Protection through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to nycrules@dep.nyc.gov.
- **Mail.** You can mail comments to Department of Environmental Protection, Bureau of Legal Affairs, 59-17 Junction Boulevard, 19th Floor, Flushing, NY 11373.
- **Fax.** You can fax comments to the Department of Environmental Protection, Bureau of Legal Affairs, at (718) 595-6543.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling (718) 595-6531. You can also sign up in the hearing room before the hearing begins on June 13, 2018. You can speak for up to three minutes.

Is there a deadline to submit comments? Yes, you must submit written comments by June 13, 2018.

What if I need assistance to participate in the hearing? You must tell the Office of Legal Affairs if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (718) 595-6531. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by June 6, 2018.

This location has the following accessibility option(s) available: Wheelchair accessibility.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at a few days after the hearing, a transcript of the hearing and copies of the written comments will be available to the public at the Bureau of Legal Affairs, 59-17 Junction Boulevard, Flushing, NY 11373.

What authorizes the Department of Environmental Protection (DEP) to make this rule? Sections 1043 of City Charter and Sections 24-109(a)(17) and 24-149.5 of the Administrative Code authorize DEP to make this proposed rule. This proposed rule was included in DEP's regulatory agenda for this Fiscal Year.

Where can I find the DEP's rules? The DEP's rules are in Title 15 of the Rules of the City of New York.

What laws govern the rulemaking process? DEP must meet the requirements of Section 1043(c) of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

Statement of Basis and Purpose of Proposed Rule

Local Law Number 38 for the year 2015 amends Title 24 of the Administrative Code of the City of New York by authorizing the department to promulgate rules that will require emission sources or activities not listed in Section 24-109(a)(1-16) to be registered with DEP.

DEP is proposing these rules, as authorized by Section 24-109(a)(17), to reduce emissions from cook stoves and charcoal burning appliances used primarily for cooking food for onsite consumption at a food service establishment.

This rulemaking reflects DEP's determination that cook stoves and charcoal burning appliances are a source of significant emissions that must be registered with DEP.

Consistent with the above, DEP promulgates the following new Rule, to be found at 15 RCNY Chapter 50.

DEP's authority for these rules is found in Sections of the New York City Charter Section 1043 and Sections 24-109(a)17 and 24-149.5 of the New York City Administrative Code.

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.

The text of the Rule follows.

Section 1. Chapter 50 of Title 15 of the Rules of the City of New York is amended by adding a new Section 2, to read as follows:

Chapter 50

Registration of Other Emission Sources or Activities

§50-02 Cook Stoves and Charcoal Burning Appliances.

(a) Definitions

"Charcoal Burning Appliance" means any charcoal fired appliance used primarily for cooking food for onsite consumption at a food service establishment, as such term is defined in Section 81.03 of the New York City Health Code.

"Cook stove" shall have the same meaning as set forth in Section 24-104 (28) of the Administrative Code.

(b) No person shall cause or permit the installation, use, or operation of any cook stove or charcoal burning appliance unless he or she has first registered the cook stove or appliance with the Department in accordance with the requirements of Section 24-109 of the Administrative Code.

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

CERTIFICATION PURSUANT TO
CHARTER §1043(d)

RULE TITLE: Registration of Cook Stoves and Charcoal-Burning Appliances.

REFERENCE NUMBER: 2018 RG 031

RULEMAKING AGENCY: Department of Environmental Protection

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

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

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: April 25, 2018

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

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

RULE TITLE: Registration of Cook Stoves and Charcoal-Burning Appliances

REFERENCE NUMBER: DEP-44

RULEMAKING AGENCY: Department of Environmental Protection

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because the penalty involves an emission source or activity, which poses a risk to the environment. DEP will conduct extensive outreach until January 2020.

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

April 26, 2018
Date



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Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Environmental Protection is proposing rules that would establish requirements that heavy duty trade waste hauling vehicles to use the best available retrofit technology.

When and where is the hearing? The Department of Environmental Protection will hold a public hearing on the proposed rule. The public hearing will take place at 2:00 P.M., on June 13th, 2018. The hearing will be in the Department's 9th Floor Hearing Room, at 59-17 Junction Boulevard, Flushing, NY 11373.

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

- **Website.** You can submit comments to the Department of Environmental Protection through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to nycrules@dep.nyc.gov.
- **Mail.** You can mail comments to Department of Environmental Protection, Bureau of Legal Affairs, 59-17 Junction Boulevard, 19th Floor, Flushing, NY 11373.
- **Fax.** You can fax comments to the Department of Environmental Protection, Bureau of Legal Affairs, at (718) 595-6543.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling (718) 595-6531. You can also sign up in the hearing room before the hearing begins on June 13th, 2018. You can speak for up to three minutes.

Is there a deadline to submit comments? Yes, you must submit written comments by June 6th, 2018.

What if I need assistance to participate in the hearing? You must tell the Office of Legal Affairs if you need a reasonable accommodation of

a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (718) 595-6531. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by DATE.

This location has the following accessibility option(s) available: Wheelchair accessibility.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at a few days after the hearing, a transcript of the hearing and copies of the written comments will be available to the public at the Bureau of Legal Affairs, 59-17 Junction Boulevard, Flushing, NY 11373.

What authorizes the Department of Environmental Protection (DEP) to make this rule? Sections 1043 of the City Charter and Sections 24-163.11 and 24-105 of the Administrative Code authorize DEP to make this proposed rule. This proposed rule was included in DEP's regulatory agenda for this Fiscal Year.

Where can I find the DEP's rules? The DEP's rules are in Title 15 of the Rules of the City of New York.

What laws govern the rulemaking process? DEP must meet the requirements of Section 1043(c) of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

Statement of Basis and Purpose of Proposed Rule

Local Law number 38 for the year 2015, as codified in Section 24-163.11 of the Administrative Code, requires the Department of Environmental Protection ("DEP") to promulgate rules requiring heavy duty trade waste hauling vehicles to operate using the best available retrofit technology.

This proposed rule sets forth DEP's determinations as to precautions that must be used to comply with the requirements of Section 24-163.11. The goal of this proposed rule is to reduce particulate matter emission from the vehicles by requiring controls that will limit the amount of particulate matter emitted into the open air from a heavy duty trade waste hauling vehicle.

This rulemaking is authorized by Section 1043 of the Charter of the City of New York and Sections 24-105 and 24-163.11 of the Administrative Code. The proposed rule will add a new Chapter 51 to Title 15 of the Rules of the City of New York.

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

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

Proposed Rule Amendment

Section 1. Title 15 of the Rules of the City of New York is amended by adding a new Chapter 51, to read as follows:

§51-01 Definitions

"Best Available Retrofit Technology" or "BART" means technology verified by the United States Environmental Protection Agency ("EPA") or the California Air Resources Board ("CARB") for reducing the emission of pollutants that achieves reductions in particulate matter emissions at the highest classification level for diesel emission control strategies that is applicable to a particular engine and application that has been approved for use by the commissioner or is installed with an EPA certified engine year 2007 or later.

"Commissioner" means the Commissioner of the New York City Department of Environmental Protection or his or her designee.

"Heavy duty trade waste hauling vehicle" means any diesel-fuel powered vehicle with a gross weight of over sixteen thousand pounds that is owned or operated by an entity that is required to be licensed or registered by the New York City Business Integrity Commission, pursuant to Section 16-505 of the Administrative Code and that is operated in New York City for collection and/or removal of trade waste.

"Trade Waste" shall have the same meaning as set forth in Subdivision f of Section 16-501 of the Administrative Code.

§51-02 Best Available Retrofit Technology in Heavy Duty Trade Waste Hauling Vehicles.

Pursuant to Section 24-163.11 of the Administrative Code, any heavy duty trade waste hauling vehicle shall use the BART as defined in Section 51-01 of this chapter. Owners and operators of these vehicles shall consult the EPA and CARB verified lists at <https://www.epa.gov/verified-diesel-tech/verified-technologies-list-clean-diesel> and <https://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>.

§51-03 Classification Level to Select Best Available Retrofit Technology

Level I

The BART selected to comply with Section 51-02 of this chapter must meet the classification level specified in this section.

Any Diesel Particulate Filter (DPF) or other technology verified for a specific engine type from either EPA or CARB verified lists that reduces particulate matter emissions by 85 percent or more, or reduces engine emissions to less than or equal to 0.01 grams diesel particulate matter per brake horsepower-hour or applicable 2007 EPA standard for particulate matter as set forth in Section 86.007-11 of Title 40 of the United States Code of Federal Regulations or to any subsequent EPA standard for such pollutant that is at least as stringent shall be deemed to be in compliance with this regulation.

§51-04 Record Submittal Documentation

Any heavy duty trade waste hauling vehicle that meets the definition set forth in Section 51-01 of this chapter shall utilize BART and the vehicle owner or operator must identify in list form and submit to the department all types of pollution control technology devices utilized for such vehicle as set forth in Section 51-03 of this chapter. In order to meet this certification requirement, evaluation documents from the vendor/installer including a data logging record must be submitted to the department by the owner and operator of these vehicles.

§51-05 Variance Procedure

(a) An owner or operator of a heavy duty trade waste hauling vehicle that meets the definition set forth in Section 51-01 of this chapter may apply to the Commissioner no later than June 1, 2019 for a variance, pursuant to Section 24-110 of the Administrative Code if upon evaluation by the Department, there is a lack of feasibility or unavailability finding for either spatial constraints or safety concerns. Nothing in this section shall preclude the Business Integrity Commission from issuing a financial hardship waiver, pursuant to Section 24-163.11(c) of the Administrative Code.

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

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

RULE TITLE: Fuel Requirements for Heavy Duty Trade Waste Hauling Vehicles

REFERENCE NUMBER: 2018 RG 034

RULEMAKING AGENCY: Department of Environmental Protection

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

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

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: April 30, 2018

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

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

RULE TITLE: Fuel Requirements for Heavy Duty Trade Waste Hauling Vehicles

REFERENCE NUMBER: DEP-45

RULEMAKING AGENCY: Department of Environmental Protection

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;

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

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

April 30, 2018
Date



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RENT GUIDELINES BOARD

■ NOTICE

Notice of Public Hearings and Opportunity to Comment on Proposed Rules

What are we proposing? Pursuant to its statutory mandate, the New York City Rent Guidelines Board (RGB) is proposing rent guidelines for October 1, 2018 through September 30, 2019.

When and where are the hearings? See information on the following pages for dates, time, locations, and disability access.

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

- **Website.** You can submit comments to the NYC Rent Guidelines Board through the NYC rules website, at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to board@nycrgb.org.
- **Mail.** You can mail comments to NYC Rent Guidelines Board, 1 Centre Street, Suite 2210, New York, NY 10007.
- **Fax.** You can fax comments to NYC Rent Guidelines Board, (212) 669-7488.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak. You can sign up before the hearing by calling (212) 669-7480. You can also sign up at the public hearings from 5:30 P.M. to 8:30 P.M. on June 7, from 4:00 P.M. to 8:00 P.M. on June 19, and from 5:00 P.M. to 8:00 P.M. on June 11, 13 and 21, 2018. You can speak for up to two minutes.

Is there a deadline to submit comments? The deadline to submit comments is June 22, 2018.

What if I need assistance to participate in the hearing?

You must tell the Rent Guidelines Board if you need a reasonable accommodation of a disability at a Hearing. Spanish interpreters will be provided at each hearing and a Mandarin interpreter will be provided at our June 19, 2018 meeting in Lower Manhattan. You must tell us if you need a sign language interpreter or language interpreter for a language other than those previously mentioned. You can tell us by mail at the address given above. You may also tell us by telephone, at (212) 669-7480. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by June 4, 2018.

All meeting and hearing locations have the following accessibility option(s) available: Wheelchair accessible.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Copies of comments submitted online and copies of written comments will be available at 1 Centre Street, Suite 2210, New York, NY, by appointment, between 10:00 A.M. and 4:00 P.M., on weekdays at the RGB office. A few weeks after the final hearing on June 21, a summary of oral comments concerning the proposed rule will be available at the RGB office.

What authorizes NYC Rent Guidelines Board to make this rule? Section 1043(a) of the City Charter and the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, implemented by Resolution No 276 of 1974 of the New York City Council authorize the NYC Rent Guidelines Board to make this proposed rule. The proposed rule was included in the most recent regulatory agenda for the Rent Guidelines Board.

Where can I find the NYC Rent Guidelines Board rules? The NYC Rent Guidelines Board rules are in Title 30 of the Rules of the City of New York.

What laws govern the rulemaking process? The NYC Rent Guidelines Board must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

PUBLIC NOTICE

PLEASE TAKE NOTICE THAT SCHEDULES AND PROCEDURES RELATING to meetings and hearings of the New York City Rent Guidelines Board (RGB) for consideration of the guidelines for rent adjustments for apartment, loft and hotel dwelling units subject to the Rent Stabilization Law of 1969, as amended, have been formulated. In accordance with Chapter 45 of the New York City Charter (the "City Administrative Procedure Act"), the Board has proposed rent guidelines, which are now being followed by a notice and comment period, public hearings and the promulgation of final rent orders.

The proposed rent guidelines will be published in accordance with the City Administrative Procedure Act. The public will have a minimum of 30 days to review and consider the proposals at a series of public hearings prior to the final Board meeting.

Following the hearings and the receipt of public comments on the proposed rent guidelines, the Board will meet on **Tuesday, June 26, 2018, at 7:00 P.M.**, at The Great Hall at Cooper Union, 7 East 7th Street, at the corner of 3rd Avenue (basement), New York, NY 10003, to adopt **final** rent guidelines.

Apartment renewal leases and loft increase periods during the period of **October 1, 2018 through September 30, 2019** and rent stabilized hotel units will be affected.

SCHEDULE OF MEETINGS AND HEARINGS

The schedule of Rent Guidelines Board meetings and hearings to consider such adjustments is as follows:

<u>DATE</u>	<u>LOCATION</u>	<u>TIME</u>
Thursday May 24, 2018 Public Meeting	Landmarks Preservation Commission Conference Room 1 Centre Street, 9 th Floor New York, NY 10007	9:30 A.M. <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Thursday June 7, 2018 Public Hearing (Public Testimony)	Jamaica Performing Arts Center Auditorium 153-10 Jamaica Avenue Jamaica, NY 11432	5:30 P.M. - 8:30 P.M. <i>Interpretation Available: Spanish This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Monday June 11, 2018 Public Hearing (Public Testimony)	Main Theatre of Hostos Community College/CUNY 450 Grand Concourse Bronx, NY 10451	5:00 P.M. - 8:00 P.M. <i>Interpretation and Simultaneous Translation Available: Spanish This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Wednesday June 13, 2018 Public Hearing (Public Testimony)	Saint Francis College Founders Hall 180 Remsen Street Brooklyn, NY 11201	5:00 P.M. - 8:00 P.M. <i>Interpretation Available: Spanish This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Tuesday June 19, 2018 Public Hearing (Public Testimony)	The Great Hall at Cooper Union 7 East 7 th Street at corner or 3 rd Ave. (basement) New York, NY 10003	4:00 P.M. - 8:00 P.M. <i>Interpretation Available: Spanish and Mandarin This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Thursday June 21, 2018 Public Hearing (Public Testimony)	Oberia D. Dempsey Multi Service Center - Auditorium 127 West 127 th Street New York, NY 10027	5:00 P.M. - 8:00 P.M. <i>Interpretation Available: Spanish This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Tuesday June 26, 2018 Public Meeting (Final Vote)	The Great Hall at Cooper Union 7 East 7 th Street at corner or 3 rd Avenue (basement) New York, NY 10003	7:00 P.M. <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>

NOTE: The Rent Guidelines Board reserves the right to cancel or reschedule public meetings.

HEARING AND PUBLIC MEETING RULES AND PROCEDURES

To ensure that the members of the Rent Guidelines Board are able to deliberate and to hear members of the public with regard to renewal lease adjustments, and that members of the public are able to participate meaningfully in the public meeting and hearing process, items that are reasonably likely to disrupt the proceedings, such as noisemakers and drums, are prohibited and may not be brought into meeting and hearing venues.

We encourage you to arrive early to avoid delays and help speed the entry of all members of the public. Your cooperation, patience and understanding are greatly appreciated.

SPEAKING AT A PUBLIC HEARING

Anyone wishing to speak at a public hearing must register. Pre-Registration of speakers is now being accepted and is advised. To pre-register you may call (212) 669-7480:

- until 12:00 P.M. on **Wednesday, June 6** for the June 7 hearing in Queens;
- until 12:00 P.M. on **Friday, June 8** for the June 11 hearing in the Bronx;
- until 12:00 P.M. on **Tuesday, June 12** for the June 13 hearing in Brooklyn;
- until 12:00 P.M. on **Monday, June 18** for the June 19 hearing in Lower Manhattan; and,
- until 12:00 P.M. on **Wednesday, June 20** for the June 21 hearing in Upper Manhattan.

An exact time for speaking cannot be provided, but those pre-registering will be informed of their number on the list of pre-registered speakers when they call the above phone number to pre-register.

Written requests for pre-registration must be received at the office of the Board at 1 Centre Street, Suite 2210, New York, NY 10007:

- by 12:00 P.M. on the day **prior** to the public hearing date for Brooklyn, Queens, Upper Manhattan and Lower Manhattan.
- by 12:00 P.M. on the Friday before the Bronx hearing on June 11.

Persons who request that a sign language interpreter, language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board (212) 669-7485, 1 Centre Street, Suite 2210, New York, NY 10007, by **Monday, June 4, 2018, at 4:30 P.M.**

Pre-Registered speakers who have confirmed their presence on the day of the hearing will be heard in the order of pre-registration and before those who have not pre-registered. If a speaker's pre-registered position has been passed before he or she has confirmed his or her pre-registration, his or her position is forfeited and he or she must re-register. There will be no substitution of one speaker's position for another.

Those who have not pre-registered or need to re-register can **register at the hearing locations from 5:30 P.M. to 8:30 P.M. on June 7, from 4:00 P.M. to 8:00 P.M. on June 19** and from **5:00 P.M. to 8:00 P.M. on June 11, 13 and 21, 2018**, and will be heard in the order of their registration. You can speak for up to two minutes.

Public officials and a limited number of speakers chosen by owner and tenant groups may be given priority over other speakers. The public is invited to observe all public meetings and public hearings but is invited to speak at only the public hearings. Please note that testimony regarding the preliminary guidelines from tenants and owners of rent stabilized apartments, lofts, and hotels, as well as public officials, will be heard throughout the evening starting at 5:30 P.M. June 7, at 4:00 P.M. on June 19, and at 5:00 P.M. June 11, 13 and 21, 2018. There are no scheduled breaks for dinner.

SUBMITTING WRITTEN COMMENTS

Written comments on the proposed rent guidelines must be received by **Friday, June 22, 2018**. Materials must be submitted to the office of the RGB at 1 Centre Street, Suite 2210, New York, NY 10007, or directly to the RGB Staff at the public hearings. Written submissions can also be sent via fax at (212) 669-7488, by email to board@nycrgb.org or through NYC RULES, at <http://rules.cityofnewyork.us>.

INSPECTION AND ACCESS TO THE MATERIAL

Written material submitted to the RGB may be inspected by members of the public by appointment between 10:00 A.M. and 4:00 P.M., on weekdays at the RGB office. Copies of written materials submitted to the RGB may be ordered, in writing, at a cost of \$.25 per page, plus postage, which must be paid in cash. In addition, copies of the existing guidelines and the RGB's Explanatory Statements from prior years are also available for inspection and copies may be obtained in the manner provided above and on the RGB's website, nyc.gov/rgb.

**NEW YORK CITY RENT GUIDELINES BOARD
NOTICE OF OPPORTUNITY TO COMMENT
PROPOSED 2018 APARTMENT AND LOFT ORDER (#50)**

Notice of Opportunity to Comment on Proposed Rent Guidelines Governing Rent Levels in the following accommodations subject to the Rent Stabilization Law of 1969, as amended: Apartments and Lofts.
NOTICE IS HEREBY GIVEN, PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No 276 of 1974 of the

New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board (RGB) hereby **proposes** the following levels of fair rent increases over lawful rents charged and paid on September 30, 2018. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after October 1, 2018 and through September 30, 2019. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

PROPOSED RENEWAL ADJUSTMENTS FOR APARTMENTS

Together with such further adjustments as may be authorized by law, the annual adjustment for renewal leases for apartments shall be:

For a **one**-year renewal lease commencing on or after **October 1, 2018** and on or before **September 30, 2019**: **0.75% - 2.75%**

For a **two**-year renewal lease commencing on or after **October 1, 2018** and on or before **September 30, 2019**: **1.75% - 3.75%**

These adjustments for renewal leases shall also apply to dwelling units in a structure subject to the partial tax exemption program under Section 421a of the Real Property Tax Law, or in a structure subject to Section 423 of the Real Property Tax Law as a Redevelopment Project.

PROPOSED VACANCY ALLOWANCE FOR APARTMENTS

No vacancy allowance is permitted except as provided by the Rent Regulation Reform Act of 1997 and the Rent Act of 2015.

PROPOSED ADDITIONAL ADJUSTMENT FOR RENT STABILIZED APARTMENTS SUBLET UNDER SECTION 2525.6 OF THE RENT STABILIZATION CODE

In the event of a sublease governed by subdivision (e) of Section 2525.6 of the Rent Stabilization Code, the allowance authorized by such subdivision shall be: **10%**.

PROPOSED ADJUSTMENTS FOR LOFTS (UNITS IN THE CATEGORY OF BUILDINGS COVERED BY ARTICLE 7-C OF THE MULTIPLE DWELLING LAW)

The Rent Guidelines Board **proposes** the following levels of rent increase above the "base rent," as defined in Section 286, subdivision 4, of the Multiple Dwelling Law, for units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law:

For **one**-year increase periods commencing on or after **October 1, 2018** and on or before **September 30, 2019**: **0.75% - 2.75%**

For **two**-year increase periods commencing on or after **October 1, 2018** and on or before **September 30, 2019**: **1.75% - 3.75%**

VACANT LOFT UNITS - PROPOSAL

No Vacancy Allowance is permitted under this Order. Therefore, except as otherwise provided in Section 286, subdivision 6, of the Multiple Dwelling Law, the rent charged to any tenant for a vacancy tenancy commencing on or after **October 1, 2018** and on or before **September 30, 2019** may not exceed the "base rent" referenced above plus the level of adjustment permitted above for increase periods.

FRACTIONAL TERMS - PROPOSAL

For the purposes of these guidelines any lease or tenancy for a period up to and including one year shall be deemed a one year lease or tenancy, and any lease or tenancy for a period of over one year and up to and including two years shall be deemed a two-year lease or tenancy.

ESCALATOR CLAUSES - PROPOSAL

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2018** over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause that the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than **October 1, 2018** from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS - PROPOSAL

All rent adjustments lawfully implemented and maintained under previous apartment orders and included in the base rent in effect on **September 30, 2018** shall continue to be included in the base rent for

the purpose of computing subsequent rents adjusted, pursuant to this Order.

PROPOSED SPECIAL GUIDELINE

Under Section 26-513(b)(1) of the New York City Administrative Code, and Section 9(e) of the Emergency Tenant Protection Act of 1974, the Rent Guidelines Board is obligated to promulgate special guidelines to aid the State Division of Housing and Community Renewal in its determination of initial legal regulated rents for housing accommodations previously subject to the City Rent and Rehabilitation Law which are the subject of a tenant application for adjustment. The Rent Guidelines Board hereby **proposes** the following Special Guidelines:

For dwelling units subject to the Rent and Rehabilitation Law on **September 30, 2018**, which become vacant after **September 30, 2018**, the special guideline shall be **39%** above the maximum base rent.

DECONTROLLED UNITS - PROPOSAL

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2018**, shall be **39%** above the maximum base rent.

CREDITS - PROPOSAL

Rentals charged and paid in excess of the levels of rent increase established by this Order shall be fully credited against the next month's rent.

STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing apartment units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended. The purpose of these guidelines is to implement the public policy set forth in Findings and Declaration of Emergency of the Rent Stabilization Law of 1969 (§26-501 of the N.Y.C. Administrative Code) and in the Legislative Finding contained in the Emergency Tenant Protection Act of 1974 (L.1974 c. 576, §4 [§2]).

The Rent Guidelines Board is also authorized to promulgate rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law. The purpose of the loft guidelines is to implement the public policy set forth in the Legislative Findings of Article 7-C of the Multiple Dwelling Law (Section 280).

Dated: April 26, 2018

Hon. Kathleen A. Roberts (Ret.), Chair
New York City Rent Guidelines Board

NEW YORK CITY RENT GUIDELINES BOARD NOTICE OF OPPORTUNITY TO COMMENT PROPOSED 2018 HOTEL ORDER (#48)

Notice of Opportunity to Comment on Proposed Rent Guidelines Governing Rent Levels in the following accommodations subject to the Rent Stabilization Law of 1969: Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses.

NOTICE IS HEREBY GIVEN, PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No. 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board hereby **proposes** the following levels of fair rent increases over lawful rents charged and paid on September 30, 2018.

APPLICABILITY

This order shall apply to units in buildings subject to the Hotel Section of the Rent Stabilization Law (Sections 26-504(c) and 26-506 of the N.Y.C. Administrative Code), as amended, or the Emergency Tenant Protection Act of 1974 (L.1974, c. 576 §4[§5(a)(7)]). With respect to any tenant who has no lease or rental agreement, the level of rent increase established herein shall be effective as of one year from the date of the tenant's commencing occupancy, or as of one year from the date of the last rent adjustment charged to the tenant, or as of October 1, 2018, whichever is later. This anniversary date will also serve as the effective date for all subsequent Rent Guidelines Board Hotel Orders, unless the Board shall specifically provide otherwise in the Order. Where a lease or rental agreement is in effect, this Order shall govern the rent increase applicable on or after October 1, 2018 upon expiration of such lease or rental agreement, but in no event prior to one year from the commencement date of the expiring lease, unless the parties have contracted to be bound by the effective date of this Order.

PROPOSED RENT GUIDELINES FOR HOTELS, ROOMING HOUSES, SINGLE ROOM OCCUPANCY BUILDINGS AND LODGING HOUSES

Pursuant to its mandate to promulgate rent adjustments for hotel units subject to the Rent Stabilization Law of 1969, as amended,

(§26-510(e) of the N.Y.C Administrative Code) the Rent Guidelines Board hereby **proposes** the following rent adjustments:

The allowable level of rent adjustment over the lawful rent actually charged and paid on **September 30, 2018** shall be:

- 1) Residential Class A (apartment) hotels - **0%**
- 2) Lodging houses - **0%**
- 3) Rooming houses (Class B buildings containing less than 30 units) - **0%**
- 4) Class B hotels - **0%**
- 5) Single Room Occupancy buildings (MDL Section 248 SRO's) - **0%**

NEW TENANCIES - PROPOSAL

No "vacancy allowance" is permitted under this order. Therefore, the rents charged for tenancies commencing on or after **October 1, 2018** and on or before **September 30, 2019** may not exceed the levels over rentals charged on **September 30, 2018** permitted under the applicable rent adjustment provided above.

ADDITIONAL CHARGES - PROPOSAL

It is expressly understood that the rents collectible under the terms of this Order are intended to compensate in full for all services provided without extra charge on the statutory date for the particular hotel dwelling unit or at the commencement of the tenancy if subsequent thereto. No additional charges may be made to a tenant for such services, however such charges may be called or identified.

STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing hotel units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended. The purpose of these guidelines is to implement the public policy set forth in Findings and Declaration of Emergency of the Rent Stabilization Law of 1969 (§26-501 of the N.Y.C. Administrative Code) and in the Legislative Finding contained in the Emergency Tenant Protection Act of 1974 (L.1974 c. 576, §4 [§2]).

Dated: April 26, 2018

Hon. Kathleen A. Roberts (Ret.), Chair
New York City Rent Guidelines Board

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

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

RULE TITLE: 2018 Rent Guidelines

REFERENCE NUMBER: RGB-8

RULEMAKING AGENCY: Rent Guidelines Board

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

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

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

May 1, 2018
Date

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

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

RULE TITLE: 2018 Rent Guidelines

REFERENCE NUMBER: 2018 RG 051

RULEMAKING AGENCY: Rent Guidelines Board

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

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

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: May 1, 2018

◀ m7

SPECIAL MATERIALS

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

Certification of No Harassment ("CONH")
Pilot Program Concept Paper

In advance of the release of a Request for Proposals (RFP), the New York City Department of Housing Preservation and Development (HPD) is releasing a concept paper setting forth the services for potential, qualified vendors to support the CONH Pilot Program.

The CONH Pilot Program requires an investigation into whether harassment has occurred during a 60 month period preceding an application, and is triggered when an owner applies for a permit to the Department of Buildings to materially alter or demolish the building.

The concept paper will be posted on the HPD website, <http://www1.nyc.gov/site/hpd/vendors/contract-opportunities.page>, from May 14, 2018 to June 29, 2018. All comments in response to the concept paper should be in writing via email to: Mr. Jay Bernstein, Deputy Agency Chief Contracting Officer, at jb1@hpd.nyc.gov, by June 29, 2018.

Accessibility questions: ENSAdmin@hpd.nyc.gov, by: Monday, June 4, 2018, 5:00 P.M.



◀ m7-11

TRANSPORTATION

■ NOTICE

PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT PARK AVENUE (WEST) AND PERSHING SQUARE EAST BETWEEN EAST 41ST STREET AND EAST 42ND STREET, IN THE BOROUGH OF MANHATTAN

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT"), intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Park Avenue (West) and Pershing Square East between East 41st Street and East 42nd Street, in the borough of Manhattan ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT's prior written approval of both solicitation and award.

DOT has identified the Grand Central District Management Association, Inc. as a potential concessionaire, but DOT will consider

additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/ events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6th Floor, New York, NY 10041, by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT THIRD AVENUE, EAST 149TH STREET, WILLIS AVENUE AND EAST 148TH STREET, IN THE BOROUGH OF THE BRONX

Pursuant to the Concession Rules of the City of New York, the Department of Transportation (“DOT”) intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Third Avenue, East 149th Street, Willis Avenue and East 148th Street, in the borough of the Bronx (“Licensed Plaza”), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT’s prior written approval of both solicitation and award.

It should be noted that the Licensed Plaza previously received FCRC Step 1 approval on September 8, 2010 to enter into negotiations with the South Bronx Overall Economic Development Corporation (“SoBRO”). However, in recent years as this Licensed Plaza has been developed and constructed, SoBRO has indicated to DOT that it is no longer interested nor has the capacity to undertake the overall management of the Licensed Plaza.

DOT has now identified the HUB-Third Avenue Merchants District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6th Floor, New York, NY 10041 by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller, is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

CHANGES IN PERSONNEL

BRONX DISTRICT ATTORNEY
FOR PERIOD ENDING 04/06/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
DUNNE	AMANDA J	56057	\$41036.0000	RESIGNED	YES 03/25/18	902
FERGUSON III	VINCENT M	56056	\$34814.0000	RESIGNED	YES 03/25/18	902

JOHN	ALYGA	A	56057	\$45000.0000	APPOINTED	YES	03/25/18	902
KIM	JULIANA		56057	\$45000.0000	APPOINTED	YES	03/18/18	902
LEE	JENNIFER		30114	\$63300.0000	RESIGNED	YES	03/18/18	902
LOPEZ	ROSALINA		56056	\$30273.0000	APPOINTED	YES	03/25/18	902
MCCABE	RYAN	R	30114	\$61200.0000	RESIGNED	YES	03/18/18	902
MIRANDA	MAYRA	I	56056	\$30273.0000	APPOINTED	YES	03/18/18	902
OLSZEWSKI	HUBERT		56058	\$70000.0000	INCREASE	YES	03/04/18	902
PEARSON	PHYLLICIA	D	30114	\$65200.0000	RESIGNED	YES	03/25/18	902
PICCOLO	ROSANN		30114	\$63300.0000	RESIGNED	YES	03/18/18	902
RAMOS	THERESA		56057	\$45000.0000	APPOINTED	YES	03/25/18	902
SANTIAGO	YARI	B	56057	\$41036.0000	RESIGNED	YES	03/19/18	902

BRONX DISTRICT ATTORNEY
FOR PERIOD ENDING 04/06/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
TESTINO	DOMINIC A	56057	\$41036.0000	RESIGNED	YES 03/21/18	902
WHITE	SHARICE L	56056	\$30273.0000	APPOINTED	YES 03/25/18	902

DISTRICT ATTORNEY KINGS COUNTY
FOR PERIOD ENDING 04/06/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
BAUZA	LOURDES		56057	\$58406.0000	RETIRED	YES 03/31/18 903
BIEN-AIME	RANDOLPH		56057	\$41036.0000	APPOINTED	YES 03/18/18 903
BYRNE	MATTHEW D		56057	\$41036.0000	RESIGNED	YES 03/23/18 903
GROSS	ROBERT P		56057	\$45000.0000	APPOINTED	YES 03/25/18 903
HURTAS	GABRIEL		30114	\$68187.0000	RESIGNED	YES 03/29/18 903
MAGEE	CHRISTIN M		10124	\$82292.0000	RESIGNED	NO 03/20/18 903
MASOUD	AYAT		30114	\$61800.0000	RESIGNED	YES 03/18/18 903
MCCONNELL	CHRISTOP J		56057	\$41036.0000	APPOINTED	YES 03/18/18 903
RAMOS	THERESA		56057	\$41036.0000	RESIGNED	YES 03/25/18 903
SIDDIQ	MIRIAM Z		56058	\$70000.0000	RESIGNED	YES 03/28/18 903

DISTRICT ATTORNEY QNS COUNTY
FOR PERIOD ENDING 04/06/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
DEMSEY I	JUSTIN J		56056	\$30273.0000	APPOINTED	YES 03/18/18 904
FERRUGIA	NICHOLAS M		56056	\$30273.0000	APPOINTED	YES 03/18/18 904
FOGARTY	ROBERT K		30114	\$65000.0000	INCREASE	YES 03/14/18 904
MALLOY	ANTOIN		30831	\$62669.0000	DECEASED	YES 03/19/18 904
MITRA	SRISTY		56057	\$35683.0000	APPOINTED	YES 03/18/18 904
SALMON	THOMAS E		30114	\$65000.0000	INCREASE	YES 03/07/18 904
WAGNER	ERIC M		56056	\$30273.0000	APPOINTED	YES 03/18/18 904

DISTRICT ATTORNEY RICHMOND COU
FOR PERIOD ENDING 04/06/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
ATKINSON	CHARLES T		30114	\$79000.0000	APPOINTED	YES 03/18/18 905
HALL JR	JOHN J		30114	\$75000.0000	RESIGNED	YES 03/18/18 905
WOOD III	RAYMOND C		30827	\$69470.0000	RESIGNED	YES 03/24/18 905

DISTRICT ATTORNEY-SPECIAL NARC
FOR PERIOD ENDING 04/06/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
ATKINSON	CHARLES T		30114	\$79000.0000	RESIGNED	YES 03/18/18 906
HALL JR	JOHN J		30114	\$75000.0000	APPOINTED	YES 03/18/18 906
MCCABE	RYAN R		30114	\$61200.0000	APPOINTED	YES 03/18/18 906
PICCOLO	ROSANN		30114	\$63300.0000	APPOINTED	YES 03/18/18 906

OFFICE OF THE MAYOR
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY	
BARNES	AMOY K		0668A	\$65000.0000	RESIGNED	YES 04/01/18 002
BUTLER	KERI L		0668A	\$107000.0000	INCREASE	YES 02/20/18 002
CAMACHO	JORGE X		0668A	\$98500.0000	APPOINTED	YES 04/01/18 002
CAREY	MICHAEL P		0668A	\$165609.0000	RESIGNED	YES 01/02/18 002
CHEUNG	CHI WAI		0527A	\$90000.0000	INCREASE	YES 01/17/18 002
GRACE	MELISSA D		0668A	\$130000.0000	INCREASE	YES 01/14/18 002
HAMILTON	BRANDT R		0668A	\$80000.0000	APPOINTED	YES 04/01/18 002
HERZOG	ALEXA C		0527A	\$70000.0000	APPOINTED	YES 04/08/18 002
HUGHES	JOSEPH		10050	\$103500.0000	RESIGNED	YES 10/24/10 002
JARMOSZUK	ALOYSEE		05278	\$190000.0000	APPOINTED	YES 04/01/18 002
JIMENEZ	WENDY R		06405	\$21.0000	RESIGNED	YES 04/06/18 002
JOSEPH KURIEN	SARAH		0527A	\$92700.0000	INCREASE	YES 03/04/18 002
KLETTNER	JONI		0668A	\$177000.0000	APPOINTED	YES 04/01/18 002
KOCHNOWER	DANA B		0527A	\$94226.0000	INCREASE	YES 02/20/18 002
LI	JOYCE C		0668A	\$100000.0000	APPOINTED	YES 04/01/18 002
RAWSHANARA	SARA S		0668A	\$80000.0000	APPOINTED	YES 04/01/18 002
SALDARRIAGA	DUSTIN M		0668A	\$83000.0000	APPOINTED	YES 04/08/18 002
TESFAYE	EDEN		0668A	\$54643.0000	RESIGNED	YES 12/24/17 002
YARRELL	CHRISTOP E		0668A	\$78000.0000	INCREASE	YES 03/04/18 002

BOARD OF ELECTION
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALLEN	WILLIAM A	94204	\$121982.0000	RESIGNED	YES 11/15/17	003
ANDERSON	ANWAR M	94210	\$34275.0000	RESIGNED	YES 04/01/18	003
CANDELARIO	SILVIA M	94216	\$30832.0000	INCREASE	YES 04/01/18	003
CERNIGLIA	MARYANN	94206	\$53313.0000	APPOINTED	YES 04/01/18	003
CHUNG	SUET K	94216	\$30832.0000	INCREASE	YES 04/01/18	003
FABIO	PAUL A	94367	\$13.7900	APPOINTED	YES 04/01/18	003
FITZGERALD	MARIAMA	94367	\$13.7900	APPOINTED	YES 04/08/18	003
KEBREAU	ERNEST J	94524	\$51174.0000	INCREASE	YES 04/01/18	003
ORLANDO	BRIAN J	94367	\$13.7900	APPOINTED	YES 04/01/18	003
PECORA	ROSE ANN	94206	\$60000.0000	INCREASE	YES 04/01/18	003
ROGERS	FRANK	94367	\$13.7900	APPOINTED	YES 04/08/18	003
RUDIANO	DIANE H	94203	\$133250.0000	RESIGNED	YES 04/04/17	003
SUN	KADEN K	94367	\$13.7900	APPOINTED	YES 04/01/18	003
YEUNG	WILLIAM	94207	\$47098.0000	INCREASE	YES 04/01/18	003

NYC EMPLOYEES RETIREMENT SYS
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
FLOTTERON	EUGENE C	10251	\$24.7500	INCREASE	YES 04/01/18	009
GONZALEZ	ABIGAIL	10251	\$21.3200	INCREASE	YES 04/01/18	009
LEWANDOWSKI	PIOTR	40493	\$54935.0000	INCREASE	NO 04/01/18	009
MARCELLE-BOYD	SHANEQUA D	11702	\$17.2700	RESIGNED	YES 04/01/18	009

BOROUGH PRESIDENT-BROOKLYN
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
REYNA	DIANA	12961	\$145653.0000	RESIGNED	YES 12/31/17	012

BOROUGH PRESIDENT-QUEENS
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SWISHER	NICHOLAS A	30087	\$80000.0000	APPOINTED	YES 04/01/18	013

BOROUGH PRESIDENT-STATEN IS
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CARMODY	MARIE	5149A	\$110000.0000	INCREASE	YES 04/01/18	014

OFFICE OF THE COMPTROLLER
FOR PERIOD ENDING 04/20/18

TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ANDRADE	NICOLE M	82994	\$132000.0000	INCREASE	YES 04/08/18	015
BORSHCH	MARINA	40910	\$55000.0000	APPOINTED	YES 04/08/18	015
CANO	MARICELA	56057	\$58710.0000	RESIGNED	YES 03/30/18	015
CELESTINE	CHERYL	1002F	\$58926.0000	INCREASE	NO 02/12/18	015
GEBARA	BADRIA B	60860	\$52000.0000	RESIGNED	YES 04/08/18	015
GOEFFERT	STEPHEN M	13201	\$115000.0000	APPOINTED	YES 04/08/18	015

LATE NOTICE

HOUSING AUTHORITY

MEETING

The next Audit Committee Meeting of the New York City Housing Authority, is scheduled for Thursday, May 17, 2018, at 10:00 A.M., in the Board Room on the 12th Floor of 250 Broadway, New York, NY. Copies of the Agenda are available on NYCHA's website, or can be picked up at the Office of the Audit Director, at 250 Broadway, 3rd Floor, New York, NY, no earlier than 24 hours before the upcoming Audit Committee Meeting. Copies of the Minutes are also available on NYCHA's website or can be picked up at the Office of the Audit Director no later than 3:00 P.M., on the Monday after the Audit Committee approval in a subsequent Audit Committee Meeting.

Accessibility questions: Paula Mejia (212) 306-3441, by: Wednesday, May 16, 2018, 3:00 P.M.



HOUSING PRESERVATION AND DEVELOPMENT

NOTICE

**REQUEST FOR QUALIFICATIONS ("RFQ")
2017 LEAD HAZARD REDUCTION DEMONSTRATION
GRANT PROGRAM
#80618RFQ001**

HPD is issuing a Request for Qualifications (RFQ) in response to HUD's announcement, in 2017, of its intention to award a Lead Hazard Reduction Demonstration (LHRD) Grant to the City of New York. HUD Lead Hazard Reduction Demonstration Grants provide funding for the HPD Lead Hazard Reduction and Healthy Homes Program (also known as the Primary Prevention Program). The Program offers Federally funded grants for lead treatment to owners of single and multifamily buildings constructed prior to 1960.

HPD anticipates the new HUD LHRD grant starting in Summer 2018; and intends to work with Community Based Organization(s) to undertake outreach to local building owners and residents in specific neighborhoods listed in the RFQ.

Interested parties may request an RFQ from **Jay Bernstein, Deputy Agency Chief Contracting Officer**, at JB1@hpd.nyc.gov. Please note two critical dates: You may send inquiries about the RFQ via EMAIL only to Jay Bernstein, at JB1@hpd.nyc.gov, no later than **May 16, 2018**; and your application/response is **due by May 25, 2018, 2:00 P.M.**, to HPD. Further information is provided in the RFQ.

PARKS AND RECREATION

REVENUE

SOLICITATION

Services (other than human services)

**DEVELOPMENT, OPERATION, AND MAINTENANCE OF A
FOOD SERVICE FACILITY WITH THE OPTION TO OPERATE
(2) MOBILE FOOD UNITS AT MCCARREN PARK, BROOKLYN**
- Request for Proposals - PIN# B58-SB-2018 - Due 6-18-18 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 development, operation, and maintenance of a food service facility with the option to operate (2) mobile food units at McCarren Park, Brooklyn.

There will be a recommended proposer site tour, on Wednesday, May 23, 2018, at 11:00 A.M. We will be meeting at the proposed concession site (Block #2670 and Lot #1), which is located at Lorimer Street between Bedford Avenue and Driggs Avenue, Brooklyn. 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, June 18, 2018, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Monday, May 7, 2018 through Monday, June 18, 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, May 7, 2018 through Monday, June 18, 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 Jocelyn Lee, Project Manager, at (212) 360-3407 or at jocelyn.lee@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. Jocelyn Lee (212) 360-3407; jocelyn.lee@parks.nyc.gov

CONTRACT AWARD HEARINGS

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS/TRANSLATORS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, NY 10007, (212) 788-7490, NO LATER THAN TEN (10) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.

AGING

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, May 17, 2018, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF four (4) proposed contracts between the City of New York Department for the Aging and the Contractors listed below, for providing legal assistance services for DFTA's Legal Assistance Services for the Elderly program. The contract terms shall be from July 1, 2018 to June 30, 2021, with a three-year renewal option from July 1, 2021 to June 30, 2024. The contract amounts and Boroughs being served are listed below.

	Contractor/Address	E-PIN#/PIN#/Amount	Boro/CDs
1	Jewish Association for Services for the Aged 247 West 37th Street, 9th Floor New York, NY 10018	E-PIN #: 12518I0003001 PIN #: 12519LGAS40A/ \$1,410,000.00	Queens
2	Brooklyn Legal Services, Inc. 105 Court Street, 4th Floor Brooklyn, NY 11201	E-PIN #: 12518I0003004 PIN #: 12519LGAS20I/ \$1,155,003.00	Brooklyn & Staten Island
3	Mobilization for Justice, Inc. 100 Williams Street, 6th Floor New York, NY 10038	E-PIN #: 12518I0003003 PIN #: 12519LGAS32V/ \$735,000.00	Manhattan
4	LSNY Bronx Corporation 349 East 149th Street, 10th Floor Bronx, NY 10451	E-PIN #: 12518I0003002 PIN #: 12519LGAS 1AA/ \$750,000.00	Bronx

The proposed contractors were selected through HHS ACCELERATOR Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the Office of the Department for the Aging, Contract Procurement and Support Services, 2 Lafayette Street, Room 400, New York, NY 10007, from May 7, 2018 to May 17, 2018, on business days, excluding holidays, from 10:00 A.M. to 4:00 P.M.

 m7

HOMELESS SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, May 17, 2018, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF three (3) proposed contracts between the Department of Homeless Services of the City of New York and the contractors listed below, to develop and operate a Stand-Alone Transitional Residence for Homeless Families with Children. The term of these contracts will be from July 1, 2018 to June 30, 2023, with one option to renew from July 1, 2023 to June 30, 2027.

Vendor/Address	Site/Address	E-PIN #	Amount
Brooklyn Neighborhood Improvement Association 465 Sterling Place Brooklyn, NY 11238	Kianga House 1504 Bedford Avenue Brooklyn, NY 11216	07110P0002148	\$5,552,736.00
South Bronx Overall Economic Development Corporation 555 Bergen Avenue, 3rd Floor Bronx, NY 10455	Samuel Proctor Residence 139-43 West 138th Street New York, NY 10030	07110P0002218	\$8,162,237.00
Henry Street Settlement 265 Henry Street New York, NY 10002	Helen's House 309 Henry Street New York, NY 10002	07110P0002221	\$3,994,276.00

The proposed contractors have been selected by Competitive Sealed Proposal Method (Open Ended Request for Proposal), pursuant to Section 3-03 (b)(2) of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection, at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 7, 2018 to May 17, 2018, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and holidays. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain, at (929) 221-5555.

 m7

SMALL BUSINESS SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, May 17, 2018, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF two (2) proposed contracts between the Department of Small Business Services (DSBS) and the contractors listed below, to provide workforce services, at their respective locations related to the Workforce1 Career Center programs. The term of the contracts shall be for six months from April 1, 2018 to September 30, 2018.

Contractor/Address	Amount	E-PIN #
Educational Data Systems Inc. 15300 Commerce Drive North, Suite 200 Dearborn, MI 48120	\$2,996,837	80115X0003CNVN001
Educational Data Systems Inc. 15300 Commerce Drive North, Suite 200 Dearborn, MI 48120	\$1,542,650	80111P0009005N001

The proposed contractors were selected by Negotiated Acquisition Extension Method, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection, at the Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, from May 7, 2018 to May 17, 2018, excluding weekends and holidays, from 9:00 A.M. to 5:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within five (5) business days after publication of this notice. Written requests to speak should be sent to Mr. Daryl Williams, Agency Chief Contracting Officer, Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, or email to procurementhelpdesk@sbs.nyc.gov.

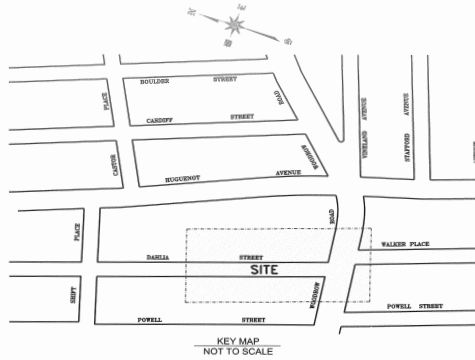
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COURT NOTICE MAPS FOR DAHLIA STREET

CITY OF NEW YORK
BOROUGH OF STATEN ISLAND
OFFICE OF THE PRESIDENT
TOPOGRAPHICAL BUREAU

ACQUISITION AND DAMAGE MAP NO. 4239

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
DAHLIA STREET
FROM WOODROW ROAD TO A POINT APPROX. 495 FEET NORTHWESTERLY THEREOF
IN THE BOROUGH OF STATEN ISLAND
RICHMOND COUNTY
CITY AND STATE OF NEW YORK



MAP No. 4239
SHEET 1 OF 2
PRELIMINARY DRAWING
TOTAL MAPS
MAP 4239-0001, SHEET 1 OF 14
TOTAL SHEETS
MAP 4239-0001, SHEET 1 OF 13

LEGEND

BUILDING	---
BUILDING WALLS	---
FENCE	---
GRADE RAIL	---
ENCROACHMENTS	---
CURB	---
STREET LINE & DIMENSION	852.12'
ACQUISITION LINE & DIMENSION	484.01'
DAMAGE PARCEL LINE	---
BLOCK LOT	---
TAX LOT LINE & DIMENSION	150.89' T.M.
LOT CROSSES LINE	---
TAX LOT NUMBER	130
DAMAGE PARCEL NO.	(1)
TAX MAP BLOCK NO.	BLOCK 6085
US STANDARD OF MEASUREMENT	113.16 USDT
DIMENSION SHOWN WHERE THERE IS NO CONFLICT OF MEASUREMENT	100.41
DIMENSION RECORDED IN DEED	100.86 RECD
STREET STATUS LINE	---

PARCEL NO.	BLOCK NO.	LOT NO.	REPUTED OWNER	AREA IN SQ. FT.	REMARKS	ASSESSED VALUATIONS						
						2013-2013	2013-2014	2014-2015	2015-2015	2015-2016	2016-2016	
1	6085	FD 65	S. CLARKSON	1,888	800 OF DAHLIA STREET, C.C.D. # 42-2012	14,686	26,480	14,857	26,480	15,000	26,390	PRELIMINARY A.V.
2	6085	FD 60	COPPOLA, JENNIFER	5,228	800 OF DAHLIA STREET, C.C.D. # 42-2012	31,680	57,360	28,340	57,360	5,500	31,680	PRELIMINARY A.V.
3	6085	FD 100	SCOTTI, ROBERT	3,173	800 OF DAHLIA STREET, C.C.D. # 42-2012	32,303	47,340	28,000	47,340	5,070	32,303	PRELIMINARY A.V.
4	6085	FD 115	GROGINSKI CARLOS	1,845	800 OF DAHLIA STREET, C.C.D. # 42-2012	31,434	68,844	17,040	54,840	2,540	31,760	PRELIMINARY A.V.
5	6085	FD 130	JOSEPH DI VITA	1,884	800 OF DAHLIA STREET, C.C.D. # 42-2012	28,773	56,858	18,480	56,760	2,750	28,800	PRELIMINARY A.V.
6	6085	FD 98	MARINO BRUNA	2,483	800 OF DAHLIA STREET AND WOODROW ROAD, C.C.D. # 42-2012	29,482	61,184	30,230	58,640	2,280	29,800	PRELIMINARY A.V.
7	6085	FD 145	JOSEPH DI VITA	2,269	800 OF DAHLIA STREET, C.C.D. # 42-2012	27,987	55,988	21,480	55,328	18,330	27,987	PRELIMINARY A.V.
TOTAL:						19,494						

PARCEL NO.	ADJACENT BLOCK	ADJACENT LOT NO.	REPUTED OWNER OF ADJACENT LOT	AREA IN SQ. FT.	REMARKS	REMARKS
1	6085	25	RUBINOVICH, JULIA	2,024	N/A	800 OF DAHLIA STREET AND WOODROW ROAD, C.C.D. # 42-2012
2	6085	130	KIM RUM SUNG	1,572	N/A	800 OF DAHLIA STREET, C.C.D. # 42-2012
3	6085	115	STEINMAN, ARI	1,830	N/A	800 OF DAHLIA STREET, C.C.D. # 42-2012
TOTAL:						5,426

NOTE: "R" - THE REPUTED OWNER MAY OR MAY NOT HAVE INTEREST IN THE DAMAGE PARCEL.

CONSULTING ENGINEER: *[Signature]* KURT KRAEMER, L.S. TOPOGRAPHICAL SECTION

PRESIDENT, BOROUGH OF STATEN ISLAND: *[Signature]* JAMES B. COOK

COMMISSIONER, DEPARTMENT OF ENVIRONMENTAL PROTECTION: *[Signature]* V. J. MURPHY

ASSOCIATE COMMISSIONER, DIVISION OF PROGRAM MANAGEMENT: *[Signature]* MARK A. CANU

DATE: 03/02/2015

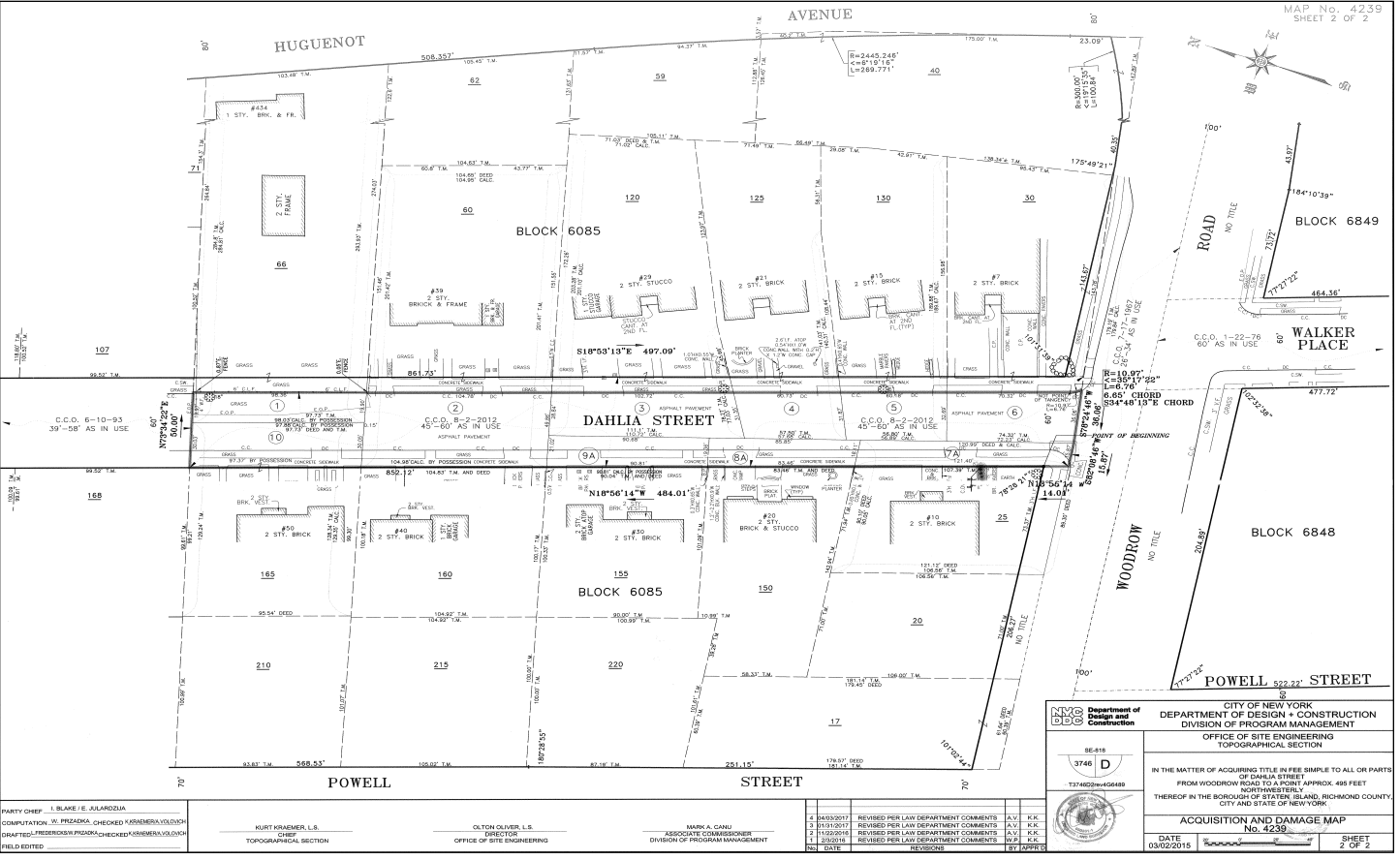
CITY OF NEW YORK
DEPARTMENT OF DESIGN + CONSTRUCTION
DIVISION OF PROGRAM MANAGEMENT

OFFICE OF SITE ENGINEERING
TOPOGRAPHICAL SECTION

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF DAHLIA STREET FROM WOODROW ROAD TO A POINT APPROX. 495 FEET THEREOF IN THE BOROUGH OF STATEN ISLAND, RICHMOND COUNTY, CITY AND STATE OF NEW YORK

ACQUISITION AND DAMAGE MAP
No. 4239

DATE: 03/02/2015 SHEET: 1 OF 2



CONSULTING ENGINEER: *[Signature]* KURT KRAEMER, L.S. TOPOGRAPHICAL SECTION

PRESIDENT, BOROUGH OF STATEN ISLAND: *[Signature]* JAMES B. COOK

COMMISSIONER, DEPARTMENT OF ENVIRONMENTAL PROTECTION: *[Signature]* V. J. MURPHY

ASSOCIATE COMMISSIONER, DIVISION OF PROGRAM MANAGEMENT: *[Signature]* MARK A. CANU

DATE: 03/02/2015

CITY OF NEW YORK
DEPARTMENT OF DESIGN + CONSTRUCTION
DIVISION OF PROGRAM MANAGEMENT

OFFICE OF SITE ENGINEERING
TOPOGRAPHICAL SECTION

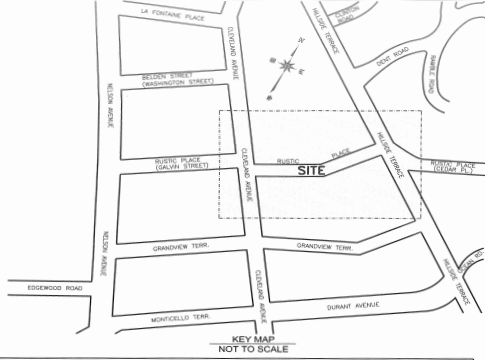
IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF DAHLIA STREET FROM WOODROW ROAD TO A POINT APPROX. 495 FEET THEREOF IN THE BOROUGH OF STATEN ISLAND, RICHMOND COUNTY, CITY AND STATE OF NEW YORK

ACQUISITION AND DAMAGE MAP
No. 4239

DATE: 03/02/2015 SHEET: 2 OF 2

COURT NOTICE MAPS FOR RUSTIC PLACE FROM CLEVELAND AVENUE TO HILLSIDE TERRACE

CITY OF NEW YORK
 BOROUGH OF STATEN ISLAND
 OFFICE OF THE PRESIDENT
 TOPOGRAPHICAL BUREAU
**ACQUISITION AND DAMAGE MAP
 NO. 4245**
 IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
RUSTIC PLACE
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE
 IN THE BOROUGH OF STATEN ISLAND
 RICHMOND COUNTY
 CITY AND STATE OF NEW YORK



PARCEL NO.	ADJACENT TO BLOCK	ADJACENT TO LOT	REPUTED OWNER OF ADJACENT LOT*	AREA IN SQ. FT. TAKEN	REMARKS	REMARKS
1A	5147	18	C MURPHY	502	N/A	BED OF RUSTIC PLACE, NO TITLE
1B	5147	55	C MURPHY	1,812	N/A	BED OF RUSTIC PLACE, COD 8-28-91
2A	5147	56	QUINN, IRMA	37	N/A	BED OF RUSTIC PLACE, NO TITLE
2B	5147	59	QUINN, IRMA	88	N/A	BED OF RUSTIC PLACE, COD 8-28-91
3A	5147	47	PETERS DONALD E	526	N/A	BED OF RUSTIC PLACE, NO TITLE
3B	5147	47	PETERS DONALD E	1,008	N/A	BED OF RUSTIC PLACE, COD 8-28-91
3C	5147	47	PETERS DONALD E	719	N/A	BED OF RUSTIC PLACE, NO TITLE
4A	5147	41	MURIEL A PETERS	2,150	N/A	BED OF RUSTIC PLACE, NO TITLE
5A	5147	33	JESSE OTTENSEN	3,441	N/A	BEDS OF RUSTIC PLACE AND HILLSIDE TERRACE, NO TITLE
6A	5148	20	DOMINIC BAGLIE	1,750	N/A	This part of the street is being taken subject to the encroachment of the brick wall on lot 20 in block 5148, as long as such encroachments shall exist.
7A	5148	18	J LENTRE	1,125	N/A	This part of the street is being taken subject to the encroachment of the brick wall on lot 18 in block 5148, as long as such encroachments shall exist.
8A	5148	25	THEODORE STOLZ	379	N/A	BED OF RUSTIC PLACE, NO TITLE
9A	5148	17	FRANK J BRUNO	1,095	N/A	BED OF RUSTIC PLACE, NO TITLE
10A	5148	18	SOCIAL LYNETTE	1,284	N/A	BED OF RUSTIC PLACE, NO TITLE
11A	5148	14	BARBARA SANCHEZ	960	N/A	BED OF RUSTIC PLACE, NO TITLE
12A	5148	13	MARK NOVIA	600	N/A	BED OF RUSTIC PLACE, NO TITLE
13A	5148	9	SAVIN ROBERT	448	N/A	BED OF RUSTIC PLACE, NO TITLE
13B	5148	9	SAVIN ROBERT	135	N/A	BED OF RUSTIC PLACE, COD 8-28-91
13C	5148	9	SAVIN ROBERT	193	N/A	BED OF RUSTIC PLACE, COD 8-28-91
14A	5148	6	JOHN CATAPANO	488	N/A	BED OF RUSTIC PLACE, NO TITLE
14B	5148	4	JOHN CATAPANO	788	N/A	BED OF RUSTIC PLACE, COD 8-28-91
15A	5148	1	ANTOISEVIC POLKAMP	1,076	N/A	This part of the street is being taken subject to the encroachment of the brick wall on lot 15 in block 5148, as long as such encroachments shall exist.
15B	5148	1	ANTOISEVIC POLKAMP	1,341	N/A	BED OF RUSTIC PLACE, COD 8-28-91
				TOTAL:	22,912	

NOTE: * - THE REPUTED OWNER MAY OR MAY NOT HAVE INTEREST IN THE DAMAGE PARCEL.

NOTES
 ALL BLOCKS AND LOTS HEREIN ARE SHOWN EXACTLY AS THEY ARE AND AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF STATEN ISLAND. THE MAP WAS CREATED ON 10-20-08.
 ALL DIMENSIONS SHOWN IN FEET OR FEET AND INCHES TO THE CENTER OF WALL.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAPS WITH AN ORIGINAL OF THE LAND SURVEYOR'S BLUE INK WRITING OR EMBOSSED SEAL, SHALL BE CONSIDERED TO BE A TRUE AND CORRECT COPY.
 THIS MAP IS A PUBLIC RECORD AND IS SUBJECT TO A LITIGATION UNDER ARTICLE 146, SECTION 1008 PARAGRAPH 2 OF THE NEW YORK STATE EVIDENCE LAW.
 ALL INFORMATION ON THIS MAP EXCEPT THAT PERTAINING TO THE PROPERTY IS FOR REFERENCE ONLY.
 FIELD SURVEY COMPLETED 02-07-15.


CONSULTING ENGINEER
 DIVISION OF LAND USE PLANNING AND INFRASTRUCTURE
 JAMES S. ODDO
 PRESIDENT, BOROUGH OF STATEN ISLAND
 COMMISSIONER, DEPARTMENT OF ENVIRONMENTAL PROTECTION
 MARK A. CANU
 ASSOCIATE COMMISSIONER
 DIVISION OF SAFETY AND SITE SUPPORT

NYS Department of Design and Construction
 DIVISION OF SAFETY AND SITE SUPPORT
 BUREAU OF SITE ENGINEERING
 TOPOGRAPHICAL SECTION
 BUREAU OF SITE ENGINEERING
 TOPOGRAPHICAL SECTION
 IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
RUSTIC PLACE
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE
 IN THE BOROUGH OF STATEN ISLAND
 RICHMOND COUNTY
 CITY AND STATE OF NEW YORK
**ACQUISITION AND DAMAGE MAP
 No. 4245**
 DATE 08/14/2015 SHEET 01 OF 2



NYS Department of Design and Construction
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**ACQUISITION AND DAMAGE MAP
 No. 4245**
 DATE 08/14/2015 SHEET 2 OF 2

COURT NOTICE MAPS FOR VICTORY AND MANOR INTERSECTION PROJECT, STAGE 1



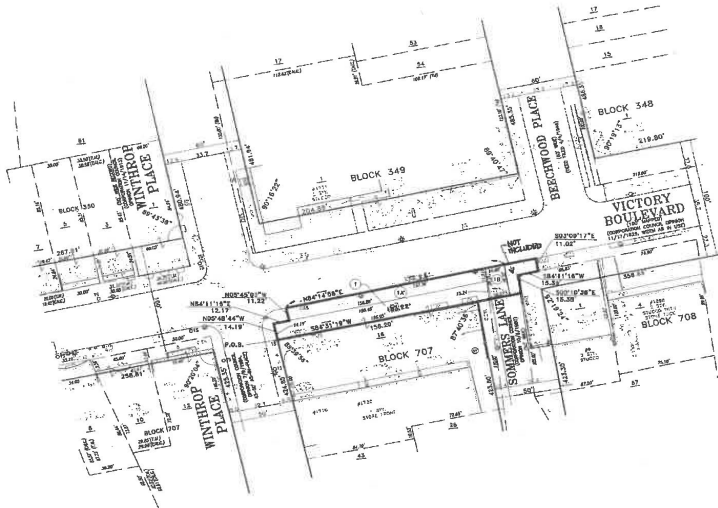
LEGEND

BLOCK 709

U.S. Standard of measurement

ABBREVIATIONS

ASPHALT DRIVEWAY
BRICK
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE CURB
EDGE OF PAVEMENT



REFERENCE MAPS

FINAL MAPS: Y521-2239
Y42-1536

WORKING SHEETS: T233-B
T1023-2

ALL BLOCKS AND LOTS HEREON SHOWN ARE STATEN ISLAND TAX BLOCKS AND TAX LOTS AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF STATEN ISLAND AS SAID TAX MAP EXISTED ON DECEMBER 27, 2013.

CITY OF NEW YORK BOROUGH OF STATEN ISLAND
TOPOGRAPHICAL BUREAU
DAMAGE & ACQUISITION MAP
NO. 4247

IN THE MATTER OF ACQUISITION TITLE BY FREE SIMPLE TO ALL OR PARTS OF
VICTORY BOULEVARD
FROM WINTHROP PLACE TO SOMMERS LANE
IN THE BOROUGH OF STATEN ISLAND
CITY OF NEW YORK

Robert E. Englert, AIA
ROBERT E. ENGLERT, AIA
DIRECTOR OF LAND USE

James S. Oddo
JAMES S. ODDO
PRESIDENT, BOROUGH OF STATEN ISLAND

Polly Trottenberg
POLLY TROTTEBERG
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GALLAS SURVEYING GROUP
11011 160TH STREET, NEW YORK, NY 11554
TEL: 718-428-8888
WWW.GALLASSURVEYING.COM

NO.	DATE	REVISIONS	DESCRIPTIONS
5	5/15/18	REVISE PER DDC COMMENTS	
4	8/19/18	USC REVISION	
3	8/27/18	USC REVISION	
2	8/23/18	REVISE PER DDC COMMENTS TO REMOVE PARCEL AREAS	
1	8/18/18	REVISE TO INCREASE ACQUISITION PARCEL	
NO.	DATE	REVISIONS	DESCRIPTIONS

CITY OF NEW YORK
DEPARTMENT OF DESIGN & CONSTRUCTION
DIVISION OF INFRASTRUCTURE

PREPARED FOR: BUREAU OF PROGRAM MANAGEMENT / ENGINEERING SUPPORT SERVICES UNIT

PREPARED BY: AKRF ENGINEERING, P.C. / 440 PARK AVENUE SOUTH / NEW YORK, N.Y. 10018

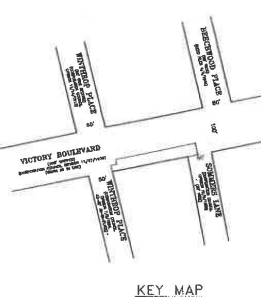
PROJECT: DAMAGE & ACQUISITION MAP NO. 4247

DATE: 6/15/18

SHEET: 1 OF 3

TABLE

NO.	FLOOR	LOT	NO.	AREA IN SQ. FT.	REMARKS	
1	1	707	18	1718 SQUARE FEET APPROX	3,483	18,279



KEY MAP
SCALE 1" = 60'

ASSESSMENT VALUATIONS

NO.	FLOOR	LOT	NO.	AREA IN SQ. FT.	REMARKS	
1	1	707	18	1718 SQUARE FEET APPROX	3,483	18,279

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PROJECT: DAMAGE & ACQUISITION MAP NO. 4247

DATE: 6/15/18

SHEET: 1 OF 3