



THE CITY RECORD

Official Journal of The City of New York

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

VOLUME CXLVI NUMBER 149

FRIDAY, AUGUST 2, 2019

Price: \$4.00

TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

City Council	3885
City Planning Commission	3886
Community Boards	3962
Employees' Retirement System	3962
Landmarks Preservation Commission	3962
Transportation	3963

PROPERTY DISPOSITION

Citywide Administrative Services	3965
Office of Citywide Procurement	3965
Housing Preservation and Development	3965
Police	3965

PROCUREMENT

Campaign Finance Board	3966
Administrative Services	3966
Citywide Administrative Services	3966
Office of Citywide Procurement	3966
Correction	3966
Central Office of Procurement	3966
Board of Elections	3966
Environmental Protection	3966
Agency Chief Contracting Office	3966
Housing Authority	3967
Procurement	3967
Supply Management	3967
Parks and Recreation	3967
Capital Projects	3968
Contracts	3968

Purchasing and Accounting	3969
New York City Police Pension Fund	3969
Probation	3969
Contract Procurement	3969

CONTRACT AWARD HEARINGS

Aging	3969
Citywide Administrative Services	3978
Design and Construction	3978
Emergency Management	3979
Finance	3979
Fire Department	3979
Health and Mental Hygiene	3979
Homeless Services	3980
Human Resources Administration	3980
Information Technology and Telecommunications	3981
Law Department	3981
Office of Management and Budget	3982
Mayor's Office of Contract Services	3982
Small Business Services	3982
Taxi and Limousine Commission	3983
Transportation	3983

SPECIAL MATERIALS

Citywide Administrative Services	3983
Comptroller	3985
Office of Management and Budget	3985
Transportation	3986
Changes in Personnel	3986

LATE NOTICE

Education	3988
Board of Education Retirement System	3988
Fire Department	3988
Fiscal-Contract Development	3988

THE CITY RECORD

BILL DE BLASIO
Mayor

LISETTE CAMILO

Commissioner, Department of Citywide Administrative Services

ELI BLACHMAN

Editor, The City Record

JANAE C. FERREIRA

Assistant Editor, The City Record

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

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

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

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

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing in the Council Committee Room, City Hall, New York, NY 10007, commencing, at 9:30 A.M. on August 6, 2019:



KEW GARDENS HILLS REZONING QUEENS CB - 8 C 190299 ZMQ

Application submitted by Queens Community Board 8, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section Nos. 14a and 14c, changing from an R2 District to a R2X District property, bounded by:

- a line 100 feet southeasterly of 72nd Avenue, 141st Street, a line midway between 72nd Drive and 73rd Avenue, a line 100 feet southwesterly of Main Street, 73rd Avenue, Main Street, 73rd Terrace, a line passing through two points: one on the northerly street line of 75th Road distant 375 feet westerly (as measured along the northerly street line) from the northwesterly intersection of 75th Road and 141st Place, and the other on the southerly street line of 73rd Terrace distant 300 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 73rd Terrace and 141st Place, 75th Road, a line passing through two points: one on the northerly street line of 76th Avenue distant 475 feet easterly (as measured along the northerly street line) from the northeasterly intersection of 76th Avenue and 137th Street, and the other on the southerly street line of 75th Road distant 310 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 75th Road and 141st Place, 76th Avenue, 137th Street, 77th Avenue and Park Drive East; and
- a line 100 feet northerly of 78th Road, Vleigh Place, Union Turnpike and Park Drive East; as shown on a diagram (for illustrative purposes only) dated April 22, 2019.

KEW GARDENS HILLS REZONING QUEENS CB - 8 N 190301 ZRQ

Application submitted by Queens Community Board 8, pursuant to Section 201 of the New York City Charter, for an amendment of Article II, Chapter 1 (Statement of Legislative Intent) of the Zoning Resolution of the City of New York, permitting the R2X Residence District to be mapped.

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 II

RESIDENCE DISTRICT REGULATIONS

Chapter 1

Statement of Legislative Intent

* * *

21-10

PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

* * *

21-12

R2X—Single-Family Detached Residence District

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses that serve the residents of the district or benefit from a residential environment.

This district may be mapped only within the Special Ocean Parkway District and as well as Community Districts 8 and 14 in the Borough of Queens.

* * *

FRANKLIN GUEST HOUSE

BROOKLYN CB - 1

20195667 TCK

Application, pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Madre Hospitality Inc. d/b/a Franklin Guest House, for a new revocable consent to maintain and operate an unenclosed sidewalk café located, at 214 Franklin Street.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, 16th Floor, 250 Broadway, New York, NY 10007, commencing, at 1:00 P.M. on August 6, 2019:

EAST NEW YORK NORTH

BROOKLYN CB - 5

C 190286 HAK

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and the approval of an Urban Development Action area project, for the disposition of property, located at 190 Essex Street (Block 3956, Lot 59), 227 Vermont Street, 225 Vermont Street and 223 Vermont Street (Block 3706, Lots 12,13,14), and 583 Belmont Avenue and 581 Belmont Avenue (Block 4012, Lots 32 and 34).

UPK/306-SEAT PRE-K CENTER

QUEENS CB - 4

20185509 SCQ

Application, pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 306-Seat Pre-K Center to be located on Block 2108, portion of Lot 1, Borough of Queens, Community School District 24.

Accessibility questions: Land Use Division (212) 482-5154, by: Friday, August 2, 2019, 3:00 P.M.



jy31-a6

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, August 14, 2019, at 10:00 A.M.

BOROUGH OF THE BRONX

No. 1

1155-1157 COMMERCE AVENUE

CD 9

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property, located at 1155-1157 Commerce Avenue (Block 3840, Lot 23) for a vehicle maintenance and repair facility.

BOROUGH OF MANHATTAN

Nos. 2 & 3

TERENCE CARDINAL COOKE

No. 2

CD 11

C 190158 ZMM

IN THE MATTER OF an application submitted by Catholic Health Care System, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property, bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, as shown on a diagram (for illustrative purposes only) dated April 8, 2019, and subject to the conditions of CEQR Declaration E-531.

No. 3

CD 11

N 190156 ZRM

IN THE MATTER OF an application submitted by Catholic Health Care System, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter struck out is to be deleted;

Matter within # # is defined in Section 12-10;

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

APPENDIX F

* * *

MANHATTAN

* * *

Manhattan Community District 11

* * *

Map 7 - [date of adoption]

[PROPOSED MAP]



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

Area 7 - [date of adoption] - MIH Program Option 2

No. 4

363 LAFAYETTE STREET

CD 2

C 190317 ZSM

IN THE MATTER OF an application submitted by Lafayette Development Associates LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor, cellar and subcellar of a proposed 10-story building on property, located at 363 Lafayette Street (Block 530, Lot 17), in an M1-5B District.

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

BOROUGH OF QUEENS
Nos. 5, 6 & 7
VERNON BOULEVARD BROADWAY REZONING
No. 5

CD 1 **C 100421 ZMQ**

IN THE MATTER OF an application submitted by Cipico Construction Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6B District property, bounded by 10th Street, a line 100 feet northeasterly of 33rd Road, 11th Street, and 33rd Road;
2. changing from an R5 District to an R7X District property, bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and line 100 feet northeasterly of 33rd Road; and
3. establishing within the proposed R7X District a C1-3 District, bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and line 100 feet northeasterly of 33rd Road;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration

No. 6

CD 1 **N 190151 ZRQ**

IN THE MATTER OF an application submitted by Cipico Construction Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

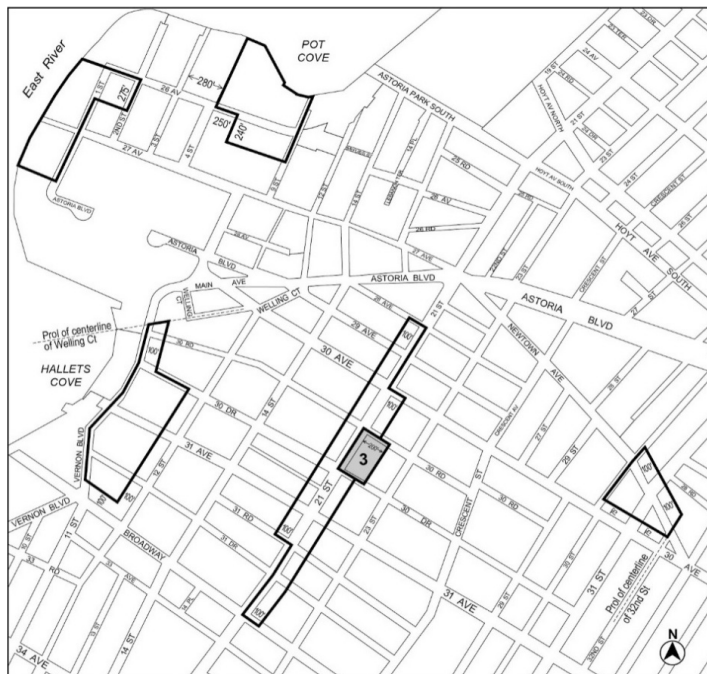
QUEENS

* * *

Queens Community District 1

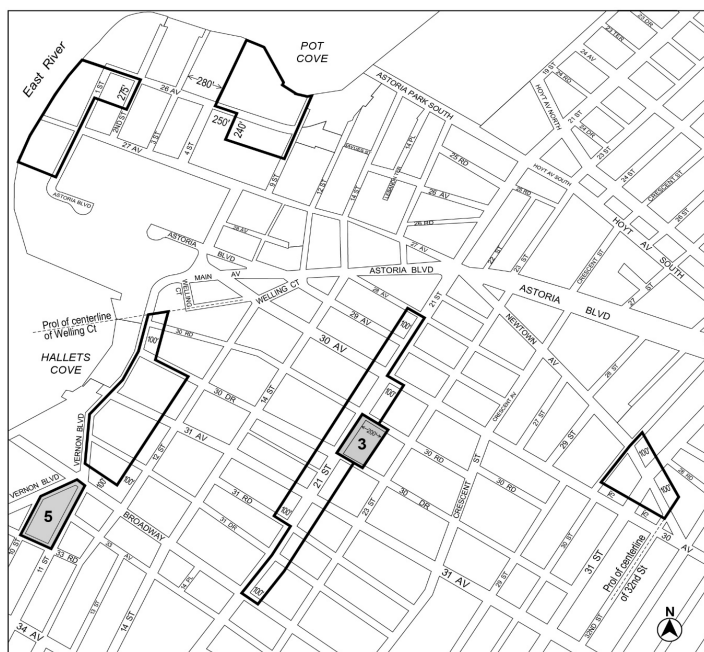
Map 1- (10/31/18) [date of adoption]

[EXISTING MAP]



Inclusionary Housing designated area
 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 Area 3— 10/31/18 MIH Program Option 1 and Option 2

[PROPOSED MAP]



Inclusionary Housing designated area
 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 Area 3— 10/31/18 MIH Program Option 1 and Option 2
 Area 5— [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

No. 7

CD 1 **C 190386 ZSQ**

IN THE MATTER OF an application submitted by Cipico Construction Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify the minimum base height requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large-scale general development, on property, bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street, and 33rd Road (Block 315, Lot 1), in R6B* and R7X/C1-3* Districts.

* Note: The site is proposed to be rezoned by changing an existing R5 District to R6B and R7X/C1-3 Districts under a concurrent related application for a Zoning Map change (C 100421 ZMQ).

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.

Nos. 8 & 9
38TH STREET - 35TH AVENUE REZONING
No. 8

CD 1 **C 180036 ZMQ**

IN THE MATTER OF an application submitted by Empire MG Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R6A District property, bounded by 34th Avenue, 38th Street, a line 240 feet northeasterly of 35th Avenue, and 37th Street; and
2. establishing within the proposed R6A District a C1-3 District, bounded by 34th Avenue, 38th Street, a line 240 feet northeasterly of 35th Avenue, and a line midway between 37th Street and 38th Street;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019 and subject to the CEQR declaration of E-533.

No. 9

CD 1 **N 180037 ZRQ**

IN THE MATTER OF an application submitted by Empire MG Properties, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas

QUEENS

Queens Community District 1

Map 6 [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
Area 6 — [date of adoption] — MIH Program Option 2

Portion of Community District 1, Queens

* * *

No. 10
112-06 71st ROAD REZONING

CD 6 C 190422 ZMQ
IN THE MATTER OF an application submitted by Dr T's Pediatrics PLLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R3-2 District property, bounded by 71st Road, a line 100 feet northeasterly of 112th Street, 72nd Avenue and 112th Street, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

No. 11
91-05 BEACH CHANNEL DRIVE

CD 14 C 180282 ZMQ
IN THE MATTER OF an application submitted by Denis S. O'Connor Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by establishing within an existing R4-1 District, a C2-3 District, bounded by Beach Channel Drive, Beach 91st Street, a line 100 feet southeasterly of Beach Channel Drive, a line 100 feet northeasterly of Beach 92nd Street, a line 75 feet southeasterly of Beach Channel Drive, and Beach 92nd Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-534.

No. 12
130-24 SOUTH CONDUIT AVENUE SELF STORAGE

CD 10 C 190458 ZSQ
IN THE MATTER OF an application submitted by South Conduit Property Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-932 of the Zoning Resolution to allow, within a designated area in a Manufacturing District in Subarea 2, as shown on the maps in Appendix J (Designated Areas Within Manufacturing Districts), the development of a self-service storage facility (Use Group 16D) not permitted, pursuant to the provisions of Section 42-121 (Use Group 16D self-service storage facilities), on portions of the cellar, ground floor and second floor, and on the third, fourth and fifth floors of a proposed 5-story building, on property, located at 130-02 to 130-24 South Conduit Avenue (Block 11884, Lot 150), in an M1-2 District.

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

No. 13
15-33 CLINTONVILLE STREET REZONING C 180291 ZMQ

CD 7
IN THE MATTER OF an application submitted by Enrico Scarda, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3-1 District, a C1-3 District, bounded by Cross Island Parkway Service Road South, a line perpendicular to the northeasterly street line of Clintonville Street distant 85 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clintonville Street and the southerly street line of Cross Island Parkway, and Clintonville Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-535.

Nos. 14 & 15
LEFRAK CITY PARKING GARAGE No. 14

CD 4 C 190439 ZSQ
IN THE MATTER OF an application submitted by the LSS Leasing Limited Liability Company, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-512* of the Zoning Resolution to allow:

- 1. a public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces and 350 attended parking spaces on the ground floor, 2nd floor and roof of an existing 2-story garage building;
2. to allow up to 350 spaces to be located on the roof of such public parking facility;
3. to allow floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS); and
4. to waive the reservoir space requirements of Section 74-512(c) for a public parking garage existing before [date of adoption] that was previously granted a special permit, pursuant to this Section;

on property, located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District, Borough of Queens, Community District 4.

* Note: Section 74-512 is proposed to be modified under a concurrent related application for an amendment of the Zoning Resolution (N 190440 ZQR).

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

No. 15

CD 4 N 190440 ZRQ
IN THE MATTER OF an application submitted by LSS Leasing, Limited Liability Company, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying the provision of required reservoir spaces for existing public parking garages with special permits in C4-4 Districts.

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

* * *

74-50 OFF-STREET PARKING ESTABLISHMENTS

74-51 Public Parking Garages or Public Parking Lots Outside High Density Central Areas

* * *

74-511 In C1 Districts

* * *

74-512 In other Districts

In C2-1, C2-2, C2-3, C2-4, C4-1, C4-2, C4-3, C4-4, C4-5D, C7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces, provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such #public parking garage#, or may permit floor space on one or more #stories# and up to a height of 23 feet above #curb level# to be exempted from the definition of #floor

area# as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such #use#, the Commission shall make the following findings:

- (a) that the principal vehicular access for such #use# is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#, except that in C5 or C6 Districts such access may be located on a local #street#;
- (b) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- (c) that such #use# has adequate reservoir space, at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles;
- (d) that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby;
- (e) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas; and
- (f) that, where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs# or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# where the regulations set forth in Article I, Chapter 3, shall apply, except as provided in Section 13-06 (Previously Filed or Approved Special Permits or Authorizations).

For existing #public parking garages# located within a C4-4 District in Community District 4 in the Borough of Queens where such garage facility existed before [date of adoption] and was previously granted a special permit, pursuant to this Section, the finding set forth in paragraph (c) of this Section shall not apply. In lieu thereof, the number of reservoir spaces required shall be consistent with a finding that the permitted parking facility will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic and pedestrian flow in the surrounding area.

* * *

No. 16-20
PENINSULA HOSPITAL REDEVELOPMENT PLAN
No. 16

CD 14 **C 190325 ZMQ**
IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c:

- 1. eliminating from within an existing R5 District, a C1-2 District, bounded by a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and the easterly street line of former Beach 51st Street;
- 2. changing from an R5 District to a C4-4 District property, bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and Beach 53rd Street; and
- 3. changing from a C8-1 District to a C4-3A District property, bounded by Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 52nd Street;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-532.

No. 17

CD 14 **N 190364 ZRQ**
IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the use provisions of Article VII, Chapter 4 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

ARTICLE VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

* * *

74-74
Large-Scale General Development

* * *

74-744
Modification of use regulations

- (a) #Use# modifications
 - (1) Waterfront and related #commercial uses#
 - (2) Automotive sales and service #uses#
 - (3) Retail establishments
 - (4) #Physical culture or health establishments#

For a #large-scale general development# located within an #MIH site#, in a C4 District within Queens Community District 14, #physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 14

* * *

Map 3 – (date of adoption)



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

Area 3 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 14, Queens

* * *

No. 18

CD 14 **C 190366 ZSQ**
IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify:

- 1. the rear yard requirements of Section 23-533 (Required rear yard equivalents for Quality Housing buildings) and Section 35-53 (Modification of Rear Yard Requirements);
- 2. the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts); and
- 3. the height and setback requirements of Section 23-664 (Modified

height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) and Section 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors);

in connection with a proposed mixed used development, within a large-scale general development, on property, bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4* and C4-3A* Districts.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

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.

No. 19

CD 14 C 190375 ZSQ

IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-744(c)(1) of the Zoning Resolution to modify the surface area requirements of Section 32-64 (Surface Area and Illumination Provisions), in connection with a proposed mixed used development, within a large-scale general development, on property, bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4* and C4-3A* Districts.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

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.

No. 20

CD 14 C 190251 MMQ

IN THE MATTER OF an application submitted by Peninsula Rockaway Limited Partnership, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shorefront Parkway;
- 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. 5033 dated April 17, 2019 and signed by the Borough President.

NOTICE

On Wednesday, August 14, 2019, 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 in conjunction with the above public hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the Peninsula Rockaway Limited Partnership for a zoning map amendment, City Map amendment, zoning text amendments, and Large-Scale General Development (LSGD) special permits. The proposed actions would facilitate a development consisting primarily of income-restricted residential dwelling units plus retail (including a fitness center and a supermarket) and community facility space along with accessory parking and a publicly accessible open space on an approximately 9.34-acre site located in the Edgemere neighborhood of Queens Community District 14. The Proposed Project also includes a privately owned, open internal street network with two new publicly-accessible private streets. In addition to the discretionary approvals noted above, the applicant also, intends to seek public funding and/or financing from various City and New York State agencies and/or programs related to affordable housing development. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 26, 2019.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DCP124Q.

BOROUGH OF STATEN ISLAND

No. 21

WHITLOCK AVENUE BLUEBELT SITE SELECTION

CD 2 C 190431 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property, located at 69 Whitlock Avenue (Block 908, Lot 16) for use as a stormwater drainage feature.

BOROUGH OF BROOKLYN

No. 22

BAY RIDGE PARKWAY-DOCTOR'S ROW HISTORIC DISTRICT

CD 10 N 200008 HKK

IN THE MATTER OF a communication dated July 5, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the Bay Ridge Parkway-Doctors' Row Historic District designation, designated by the Landmarks Preservation Commission on June 25, 2019 (Designation List No. 514). The Bay Ridge Parkway – Doctors' Row Historic District consists of the properties, bounded by a line beginning on the northern curblane of Bay Ridge Parkway, at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curblane of Bay Ridge Parkway, easterly along said curblane to a point on a line extending northerly from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curblane of Bay Ridge Parkway and westerly along said curblane to the point of beginning.

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



jj31-a14

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, August 14, 2019 at 10:00 A.M.

BOROUGH OF THE BRONX

Nos. 1, 2 & 3

STATEN ISLAND AND BRONX SPECIAL DISTRICTS TEXT

UPDATE

No. 1

CD 8 C 190403 ZMX

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

1. eliminating a Special Natural Area District (NA-2) bounded by a boundary line of The City of New York, Riverdale Avenue, a line 300 feet southerly of West 261st Street, Independence Avenue, a line 600 feet northerly of West 256th Street, Arlington Avenue, West 254th Street, Henry Hudson Parkway West, West 252nd Street, Henry Hudson Parkway East, West 253rd Street, The Post Road, West 252nd Street, Tibbett Avenue, West 244th Street, Manhattan College Parkway, Henry Hudson Parkway East, West 246th Street, Henry Hudson Parkway West, West 249th Street, Arlington Avenue, a line perpendicular to the easterly street line of Arlington Avenue distant 268 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Arlington Avenue and the northwesterly street line of West 246th Street, West 246th Street, Independence Avenue, West 240th Street, the centerline of the former West 240th Street and its westerly centerline prolongation, Douglass Avenue, West 235th Street, Independence Avenue, West 232nd Street, Henry Hudson Parkway, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the

westerly prolongation of the southerly street line of West 231st Street, the easterly boundary line of Penn Central R.O.W. (Metro North Hudson Line), the northerly, easterly and southeasterly boundary lines of a park and its southwesterly prolongation, Edsall Avenue (northerly portion), Johnson Avenue, the southerly boundary line of a park and its easterly and westerly prolongations, the U.S. Pierhead and Bulkhead Line, the northwesterly prolongation of the U.S. Pierhead and Bulkhead Line, and the westerly boundary line of a park and its southerly and northerly prolongations; and

- 2. establishing a Special Natural Resources District (SNRD) bounded by a boundary line of The City of New York, Riverdale Avenue, a line 300 feet southerly of West 261st Street, Independence Avenue, a line 600 feet northerly of West 256th Street, Arlington Avenue, West 254th Street, Henry Hudson Parkway West, West 252nd Street, Henry Hudson Parkway East, West 253rd Street, The Post Road, West 252nd Street, Tibbett Avenue, West 244th Street, Manhattan College Parkway, Henry Hudson Parkway East, West 246th Street, Henry Hudson Parkway West, West 249th Street, Arlington Avenue, a line perpendicular to the easterly street line of Arlington Avenue distant 268 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Arlington Avenue and the northwesterly street line of West 246th Street, West 246th Street, Independence Avenue, West 240th Street, the centerline of the former West 240th Street and its westerly centerline prolongation, Douglass Avenue, West 235th Street, Independence Avenue, West 232nd Street, Henry Hudson Parkway, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the easterly boundary line of Penn Central R.O.W. (Metro North Hudson Line), the northerly, easterly and southeasterly boundary lines of a park and its southwesterly prolongation, Edsall Avenue (northerly portion), Johnson Avenue, the southerly boundary line of a park and its easterly and westerly prolongations, the U.S. Pierhead and Bulkhead Line, the northwesterly prolongation of the U.S. Pierhead and Bulkhead Line, and the westerly boundary line of a park and its southerly and northerly prolongations;

Borough of the Bronx, Community District 8, as shown on a diagram (for illustrative purposes only) dated May 6, 2019.

No. 2

CITY WIDE N 190430 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, establishing the Special Natural Resources District (Article XIV, Chapter 3), and modifying related provisions, including regulations related to lower density growth management areas, Article X, Chapter 5 (Special Natural Areas District), Article X, Chapter 7 (Special South Richmond Development District), Article XI, Chapter 9 (Special Hillside Preservation District) and related provisions.

* * *

Matter underlined is new, to be added; Matter ~~struck out~~ is to be deleted; Matter within # # is defined in Section 12-10, 105-01 or 143-01; * * * indicates where unchanged text appears in the Zoning Resolution

* * *

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12 Establishment of Districts

* * *

11-122 Districts Established

* * *

Special Purpose Districts

* * *

Establishment of the Special Forest Hills District

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

Establishment of the Special Fort Totten Natural Area District

In order to carry out the special purposes of this Resolution as set forth

in Article X, Chapter 5, the #Special Fort Totten Natural Area District# is hereby established.

Establishment of the Special Garment Center District

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

* * *

Establishment of the Special Harlem River Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 7, the #Special Harlem River Waterfront District# is hereby established.

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

Establishment of the Special Hudson River Park District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 9, the #Special Hudson River Park District# is hereby established.

* * *

Establishment of the Special Mixed Use District

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

Establishment of the Special Natural Area District

~~In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Natural Area District# is hereby established.~~

Establishment of the Special Natural Resources District

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

Establishment of the Special Ocean Parkway District

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

* * *

Establishment of the Special Sheepshead Bay District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 4, the #Special Sheepshead Bay District# is hereby established.

Establishment of the Special South Richmond Development District

~~In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.~~

Establishment of the Special Southern Hunters Point District

In order to carry out the special purposes of this Resolution, as set forth in Article XII, Chapter 5, the #Special Southern Hunters Point District# is hereby established.

* * *

11-40 EXCEPTIONS, VARIANCES, AUTHORIZATIONS OR PERMITS

* * *

11-45 Authorizations or Permits in Lower Density Growth Management Areas

The provisions of this Section shall apply within #lower density growth management areas#.

* * *

- (b) Notwithstanding the provisions of N040414ZRY, the following provisions shall apply to certain #developments# within the #Special South Richmond Development District#-South Richmond Subdistrict of the #Special Natural Resources District#:

- (1) #Developments#, including minor modifications thereto, within the #Special South Richmond Development District#-South Richmond Subdistrict of the #Special Natural Resources District# that contain #designated open space# and a portion of the #waterfront esplanade#, where such #development# is conditioned upon a restrictive declaration that

includes a site plan for such #development#, including provisions for public access to such #designated open space# and #waterfront esplanade#, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

- (2) #Developments# within the #Special South Richmond Development District# South Richmond Subdistrict of the #Special Natural Resources District# accessed, in part, by #private roads# and consisting, in part, of construction within #streets# that are unimproved, and for which a conservation easement has been granted to the City, and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law, or its successor, and an application for an authorization for such #development# has been filed pursuant to paragraph (a) of Section 26-27 (Waiver of Bulk Regulations Within Unimproved Streets) prior to May 1, 2004, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

* * *

12-10 DEFINITIONS

* * *

Special Forest Hills District

The "Special Forest Hills District" is a Special Purpose District designated by the letters "FH" in which special regulations set forth in Article VIII, Chapter 6, apply.

Special Fort Totten Natural Area District

The "Special Fort Totten Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply.

Special Garment Center District

The "Special Garment Center District" is a Special Purpose District designated by the letters "GC" in which special regulations set forth in Article XII, Chapter 1, apply.

* * *

Special Hillside Preservation District

The "Special Hillside Preservation District" is a Special Purpose District mapped in Staten Island designated by the letters "HS" in which special regulations set forth in Article XI, Chapter 9, apply.

* * *

Special Natural Area District

The "Special Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply. The #Special Natural Area District# includes any district whose designation begins with the letters "NA".

Special Natural Resources District

The "Special Natural Resources District" is a Special Purpose District designated by the letters "NR" in which special regulations set forth in Article XIV, Chapter 3, apply.

Special Ocean Parkway District

The "Special Ocean Parkway District" is a Special Purpose District designated by the letters "OP" in which special regulations set forth in Article XI, Chapter 3, apply.

* * *

Special South Richmond Development District

The "Special South Richmond Development District" is a Special Purpose District designated by the letters "SRD" in which special regulations set forth in Article X, Chapter 7, apply.

* * *

14-40 AREA ELIGIBILITY FOR SIDEWALK CAFES

* * *

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

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

* * *

Table with 3 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Staten Island, South Richmond Development District, Natural Resources District, St. George District, Stapleton Waterfront District.

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

* * *

23-00 APPLICABILITY AND GENERAL PURPOSES

* * *

23-03 Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

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

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

- #Special Bay Ridge District#;
#Special Clinton District#;
#Special Downtown Brooklyn District#;
#Special Downtown Jamaica District#;
#Special Grand Concourse District#;
#Special Hillside Preservation District#;
#Special Long Island City Mixed Use District#;
#Special Natural Resources District#;
#Special Ocean Parkway District#;
#Special South Richmond Development District#;

* * *

23-04 Planting Strips in Residence Districts

R1 R2 R3 R4 R5

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

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

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

- #Special Bay Ridge District#;
#Special Downtown Jamaica District#;
#Special Hillside Preservation District#;
#Special Natural Resources District#;
#Special Ocean Parkway District#;
#Special South Richmond Development District#;

* * *

23-30 LOT AREA AND LOT WIDTH REGULATIONS

Definitions and General Provisions

* * *

**23-32
Minimum Lot Area or Lot Width for Residences**

* * *

However, in #lower density growth management areas# in the Borough of Staten Island, the following rules shall apply:

* * *

(b) The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that the applicable #lot width#, in feet, set forth in the table in this Section shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing a #side lot lines# and any opposing #lot line# that is parallel to, or within 45 degrees of being parallel to, such #side lot line#, where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table.

(c) For the purposes of determining the #lot area# of a #zoning lot#, #lot area# shall exclude the area of a #private road# from the area of the #zoning lot#. For the purposes of this Section, the area of the #private road# shall include the area of the paved roadbed plus a seven-foot wide area adjacent to and along the entire length of the required curbs.

* * *

**Chapter 6
Special Urban Design Regulations**

* * *

**26-20
SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS**

* * *

**26-26
Modification and Waiver Provisions**

(a) The City Planning Commission may, by authorization, allow modifications to, or waivers of, the requirements of Sections 26-20 through 26-27, inclusive, provided that:

- (1)(a) such modifications or waivers will enhance the design quality of the #zoning lot#;
- (2)(b) any decrease in the required width of the paved road bed is in conjunction with a superior parking plan that would not be feasible with a wider road bed; and
- (3)(c) any decrease in the required width of the paved road bed will result in the preservation of existing natural features or a superior landscaping plan that would not be feasible with a wider road bed.

No modification or waiver may be granted which would waive or decrease the width of the paved road bed to less than 34 feet, except as permitted in the #Special Natural Resources District# pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive.

(b) ~~The City Planning Commission may, by authorization, allow modifications to, or waivers of, the requirements of Sections 26-20 through 26-27, inclusive, for #zoning lots# within the #Special South Richmond Development District#, that:~~

- (1) contain #designated open space# and a portion of the #waterfront esplanade#, where such #zoning lots#:
 - (i) have been granted an authorization pursuant to Section 107-65 (Modifications of Existing Topography) within one year prior to February 6, 2002; or
 - (ii) are conditioned upon a restrictive declaration that has received a minor modification by the City Planning Commission; or
- (2) are located wholly or partially within Area M and have filed an application for an authorization pursuant to Section 107-69 (Residential Uses in Area M) within one year prior to February 6, 2002; or
- (3) have been granted authorizations pursuant to Section 107-64 (Removal of Trees) and 107-65 and are located on a #zoning lot# where a change in the City Map has been approved within three years prior to February 6, 2002, and where certified copies of the alteration map for such change in the City Map have not yet been filed in accordance with

Section 198, subsection (c), of the New York City Charter, as of February 6, 2002.

In order to authorize such modifications or waivers pursuant to this paragraph, (b), the Commission shall find that such #zoning lots# will be #developed# pursuant to a good site plan, and that adequate access to all #dwelling units#, adequate parking spaces located outside of the roadbed of the #private road#, adequate spacing of all curb cuts and adequate landscaping will be provided.

**26-27
Waiver of Bulk Regulations Within Unimproved Streets**

* * *

(b) #zoning lots# with #private roads# that access fewer than 20 #dwelling units# consisting in part of construction within #streets# that are unimproved and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law and where such #zoning lot# has received an authorization pursuant to paragraph (a) of Section 26-26;

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

* * *

**Chapter 2
Use Regulations**

**32-11
Use Groups 1 and 2**

C1 C2 C3 C4 C5 C6

Use Groups 1 and 2, as set forth in Sections 22-11 and 22-12. However, in C3A Districts, Use Group 2 shall be limited to #single-# or #two-family detached# or #zero lot line residences#.

In #lower density growth management areas# in the Borough of Staten Island, ~~except C3A Districts, Use Groups 1 and 2 shall be permitted only within #mixed buildings#. However, no #residences# shall be allowed on the following #zoning lots#, except by special permit pursuant to Section 74-49 (Residential Use in C4-1 Districts in Staten Island):~~

- (a) any #zoning lot# in a C4-1 District, where such district occupies at least four acres within a #block#; or
- (b) any other #zoning lot# in a C4-1 District, where such #zoning lot# had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date.

* * *

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

* * *

**33-00
APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS**

* * *

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

C1 C2 C3 C4 C5 C6 C7 C8

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

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:
 - #Special Bay Ridge District#;
 - #Special Clinton District#;
 - #Special Downtown Brooklyn District#;
 - #Special Downtown Jamaica District#;
 - #Special Grand Concourse District#;
 - #Special Hillside Preservation District#;
 - #Special Hudson Yards District#;
 - #Special Little Italy District#;

- #Special Long Island City Mixed Use District#;
- #Special Natural Resources District#;
- #Special Ocean Parkway District#;
- #Special South Richmond Development District#;

* * *

Chapter 6
Accessory Off-street Parking and Loading Regulations

* * *

36-50
ADDITIONAL REGULATIONS FOR PERMITTED OR
REQUIRED ACCESSORY OFF-STREET PARKING SPACES

* * *

36-59
Cross Access Connections in the Borough of Staten Island

C4-1 C8

In the Borough of Staten Island, in the districts indicated, existing or new open parking lots adjacent to one another on the same or separate #zoning lots# that provide #accessory# off-street parking spaces for customers shall be required to provide vehicular passageways for vehicles, pedestrians, or both between such open parking lots. Such vehicular passageways are hereinafter referred to as "cross access connections" and shall be provided in accordance with the requirements of this Section, inclusive.

36-591
Applicability

- (a) Cross access connections shall be required for:
- (1)(a) #developments# where at least 70 percent or more of the #floor area# on the #zoning lot# is occupied by a #commercial# or #community facility use# with an open parking lot that has 36 or more #accessory# parking spaces or is greater than 12,000 square feet in area;
 - (2)(b) #enlargements# on a #zoning lot# with an open parking lot that has 36 or more #accessory# parking spaces or is greater than 12,000 square feet in area, and such parking spaces are #accessory# to #commercial# or #community facility uses#; or
 - (3)(c) #zoning lots# where the number of parking spaces #accessory# to #commercial# or #community facility uses# is increased and such increase results in at least 36 parking spaces or more than 12,000 square feet of open parking lot area.

Such #developments#, #enlargements# or #zoning lots# shall locate provide cross access connections in accordance with the requirements of Sections 36-592 and 36-593 and 36-594.

- (b) Cross access connections shall not be required between one or more #abutting zoning lots#, where the following conditions exist between such #abutting zoning lots#:
- (1) the open parking lot to be connected on the subject #zoning lot# or the #abutting zoning lot# provides #accessory# off-street parking spaces exclusively for any combination of the #uses# listed in the following Use Groups: 1, 2, 3, 6B, 7, 9, 11, 13, 14, 15 or 16;
 - (2) the Commissioner of Buildings certifies that that a fence is necessary along the perimeter of the boundary of the open parking lot because the open parking lot is #accessory# to a #use# that is not retail and is not open to the general public;
 - (3) #abutting zoning lots# share a common #lot line# that is contiguous for less than 60 feet. For the purposes of this Section, "contiguous" shall include the sum of all continuous segments of a #lot line#;
 - (4) there is a recorded cross access easement on an #abutting zoning lot# as required pursuant to Section 36-594, and existing #buildings or other structures# to remain on the subject #zoning lot# are within 50 feet of the #lot line# and would block vehicular cross access connections;
 - (5) except for #zoning lots# that are one acre or greater in area in the #Special Natural Resources District#, where the subject #zoning lot# contains an open parking lot that is less than 150,000 square feet in area, and where:
 - (i) off-street accessory parking spaces are located more than 60 feet from a shared

#lot line# between two #abutting zoning lots#;

- (ii) the subject #zoning lot# is 68 feet or greater in width, measured perpendicular to the #abutting lot line# through the open parking lot, and the elevation difference between the nearest vehicular travel paths of the adjacent open parking lots is greater than three feet; or
 - (iii) the subject #zoning lot# is less than 68 feet in width, measured perpendicular to the #abutting lot line# through the open parking lot, and the elevation difference between the nearest vehicular travel paths of the adjacent open parking lots is greater than one and a half feet;
- (6) between two #abutting zoning lots# that do not front on the same #street#, and where:
- (i) existing or proposed #buildings or other structures# would block pedestrian cross access connections;
 - (ii) no open parking areas are proposed on the subject #zoning lot# within 60 feet of the #lot line# where pedestrian cross access would be required; or
 - (iii) the #aggregate width of street walls# exceed 90 percent of the length of the #street line# of the subject #zoning lot#;

- (7) wetlands regulated by the New York State Department of Environmental Conservation or by the United States Army Corps of Engineers, or pursuant to Section 143-16 (Aquatic Resource Protections), are located between the open parking areas or their access driveways along the entire length of #abutting lot lines#, except where blocked by existing #buildings# on the subject #zoning lot#, provided the Commissioner of Buildings shall determine that there is no way to locate a cross access connection that protects such wetlands. The Commissioner may request reports from licensed engineers or landscape architects in considering such waivers.

36-592
Certification of cross access connections

No excavation, foundation or building permit shall be issued for any #development# or #enlargement# requiring a cross access connection, and no certificate of occupancy shall be amended for any increase in the number of parking spaces requiring a cross access connection until the Chairperson of the City Planning Commission certifies to the Department of Buildings that the requirements of Section 36-59, inclusive, have been met.

36-593 592
Site planning criteria for cross access connections

Every potential cross access connection meeting the criteria of this Section shall be shown on the site plan required pursuant to Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations).

- (a) The connection shall be a minimum of 22 feet in width as measured along a #lot line# or boundary between separate properties when located on the same #zoning lot#, and at least 23 feet from any #street line#.
- (b) The connection shall be an extension of a travel lane of the subject open parking lot and align to the maximum extent practicable with a travel lane on any adjacent open parking lot.
- (c) The connection shall have a grade not greater than 15 percent.
- (d) The connection shall be placed in an area that is not blocked by an existing #building or other structure# that is within 50 feet of the #lot line# or other lot line boundary of the subject property.
- (e) The connection shall be placed in an area that will not require the removal of significant natural features such as wetlands or trees with a caliper of six inches or more, on the same or adjacent #zoning lots#.
- (a) All connections shall be located at least 23 feet from any #street line#, except where connecting to a driveway that does not have #abutting# parking spaces and that provides access to an open parking lot, in which case the connection shall be at least 60 feet from any #street line#.

(b) All cross access connections between two #abutting zoning lots# that front on the same #street# shall provide vehicular access as follows:

- (1) Each connection shall be, to the extent practicable, an extension of a travel lane or connect to a driveway accessing an open parking lot.
- (2) Each connection shall be a minimum of 22 feet in width as measured along a #lot line#. Where the connection is within 60 feet of a pedestrian walkway on the subject #zoning lot#, the connection shall also include a pedestrian pathway with a minimum width of six feet, for a total minimum width of 28 feet. The sides of the pedestrian pathway shall be separated from adjacent vehicle travel paths by a curb, bollard, or vegetation maintained at a maximum height of three feet.
- (3) All connections shall have a proposed slope not greater than 15 percent.
- (4) All connections shall be placed in an area that is not blocked by an existing #building or other structure# on the #abutting zoning lot# that is within 50 feet of the #lot line# of the subject #zoning lot# unless the only cross access location that would otherwise comply with all cross access rules is blocked by such #building or other structure# on the #abutting zoning lot#.

(c) A cross access connection between two #abutting zoning lots# that do not front on the same #street# shall only be required to provide pedestrian access as follows:

- (1) the pedestrian access connection easement shall be a minimum of nine feet in width as measured along a #lot line#;
- (2) the pedestrian access connection pathway shall have a proposed slope not greater than 1:12 for a paved walkway not less than three feet wide, or as otherwise required to meet standards for access determined by the Americans with Disabilities Act; and
- (3) the sides of the pedestrian pathway shall be separated from adjacent vehicle travel paths or parking spaces by a curb, bollards or vegetation maintained at a maximum height of three feet.

No screening or landscaping along a #lot line# shall be required in the connection area, except as required for pedestrian pathways pursuant to this Section.

36-594-593

Establishment of location of required cross access connection

One cross access connection shall be provided on the subject property at each #zoning lot line# or other boundary on the same #zoning lot#, where the properties divided by such #lot line# or boundary are contiguous by at least 60 feet, and where the adjacent properties are located in C4-1, C8 or Manufacturing Districts. At least one cross access connection shall be provided on the subject #zoning lot# to each #abutting zoning lot# located in C4-1, C8 or Manufacturing Districts.

The location of required cross access connections shall be established as follows:

- (a) where an easement has not been previously recorded against any adjacent property an #abutting zoning lot# in accordance with Section 36-595 36-594 (Recordation and notice requirements), an easement shall be recorded against the subject property documenting the locations of all potential cross access connections identified all potential cross access connections shall be located pursuant to Section 36-593 36-592 (Site planning criteria for cross access connections) and the locations shall be selected to facilitate compliance with the criteria set forth in Section 36-592 on the #abutting zoning lot#. The easement shall provide for at least one future cross access connection to each adjacent property, at any of the locations; or
- (b) where an easement has been previously recorded against an adjacent property# abutting zoning lot# in accordance with Section 36-595 36-594 (Recordation and notice requirements), an easement providing for at least one a cross access connection to such #abutting zoning lot# shall be located to align with the one of locations identified in the previously recorded easement, meeting the criteria set forth in Section 36-593 shall be recorded against the subject property. Such cross access connection shall also align with one of the locations identified in the previously recorded easement against an adjacent property. If the previously recorded easement has identified more than one location for a cross

access connection along such #lot line# or other boundary, the owner of the subject property #zoning lot# shall select one of these locations for the construction of a cross access connection. The location selected on the subject #zoning lot# shall comply with the criteria set forth in Section 36-592.

Each property owner shall construct their portion of the cross access connection in accordance with the requirements of Sections 36-593 36-592 and 36-595 36-594 after easements are required to be recorded on both #abutting zoning lots#.

If such cross access connection has been established in a location that contained parking spaces upon the effective date of the easement, as set forth in Section 36-595 36-594, such connection shall be counted as four required parking spaces and shall be separated from any adjacent parking spaces by a an island that shall not be subject to the landscaping provisions of Section 37-922 (Interior landscaping). The island shall be either a planting island at least four feet wide and densely planted with shrubs maintained at a maximum height of three feet or, if providing a cross access connection at least 28 feet wide, shall include one paved pedestrian walkway at least six feet wide that provides pedestrian access to the #abutting zoning lot#.

Relocation of a previously recorded cross access connection, where a new location is acceptable to the owners of both #zoning lots# and such cross access connection complies with all requirements of Section 36-59, inclusive, shall be permitted as-of-right, provided the terms of the prior easement are modified accordingly to reflect the new easement.

36-595594

Recordation and notice requirements

An easement through all required cross access connections for vehicular or pedestrian passage between and among adjacent parking lots, in a form acceptable to the Department of City Planning Buildings, shall be recorded in the Office of the Richmond County Clerk. The easement shall be recorded prior to the issuance of any permit by the Department of Buildings. An easement so recorded shall not become effective unless and until a corresponding easement has been recorded against an adjacent property #abutting zoning lot#; whether on the same or adjacent #zoning lot#, pursuant to this Section. Nothing herein shall be construed to limit the ability of a property owner or lessee to prohibit parking by non-customers.

If an easement pursuant to this Section has previously been recorded against any adjacent property #abutting zoning lot#, the owner of the subject property #zoning lot# shall notify the owner of the adjacent property #abutting zoning lot# of the easement location selected by sending such owner a copy of the recorded easement. Proof of notification shall be a condition of certification under this Section. Prior to issuance of a temporary certificate of occupancy or permit sign-off, as applicable, the subject property #zoning lot# owner shall further notify the adjacent property #abutting zoning lot# owner that the cross access connection must be constructed on the adjacent property #abutting zoning lot# within six months of the date of such notice. No temporary certificate of occupancy for any #development#, #enlargement# or increase in the number of parking spaces on the subject property# zoning lot#, or permit sign-off, if applicable, shall be issued until the applicant has demonstrated to the Department of Buildings that such owner of the adjacent property# abutting zoning lot# has been duly notified.

Failure to provide the cross access connection in accordance with the requirements of this Section and to allow for vehicular passage between and among the adjacent parking lots within six months of the date of the notice shall constitute a violation of this Zoning Resolution by the adjacent property owner. Failure to provide the cross access connection in accordance with the requirements of this Section and to allow for vehicular or pedestrian passage between and among the adjacent parking lots at the time of the aforementioned temporary certificate of occupancy or permit sign-off, if applicable, shall constitute a violation of this Zoning Resolution by the owner of the subject property #zoning lot#.

36-596

Certification that no connection is required, relocation of previously certified connections and voluntary connections

(a) Certification that no connection is required

The Chairperson shall certify to the Department of Buildings that no cross access connection is required along a #lot line#, or other boundary between separate parking lots when located on the same #zoning lot#, due to the presence of the following conditions, and provided that no alternate location along such #lot line# or other boundary between properties exists:

- (1) grade changes greater than 15 percent;
- (2) existing #buildings or other structures# to remain that are located within 50 feet of the subject #zoning lot# or property; or
- (3) wetlands or trees with a caliper of six inches or more.

- (b) Relocation of previously certified connection
The Chairperson may relocate a previously-certified cross-access connection where such new location is acceptable to the owners of both properties and such connection complies with all requirements of this Section.
- (c) Certification for voluntary connection
The Chairperson may certify a non-required cross access connection provided such connection complies with all requirements of Section 36-59, inclusive.

**36-595
Certification for modifications of cross access connections**

The Chairperson of the City Planning Commission may certify a cross access connection that does not meet the requirements of Section 36-59, inclusive, provided the Chairperson certifies that, due to existing #buildings or other structures# that are located within 50 feet of a #lot line#, it is not possible to design a complying parking lot with a complying cross access connection.

Turning diagrams and ground clearance diagrams shall be provided to indicate that vehicles can maneuver safely between the parking lots, and such cross access connections are adequately located so as not to impair adequate ingress, egress and circulation with respect to abutting #streets# or #uses#.

The Chairperson may request reports from licensed engineers or landscape architects in considering such modifications or waivers.

**36-597596
Authorizations for waivers or modifications of cross access connections**

The City Planning Commission may authorize modifications or waivers of the requirements of Section 36-59, inclusive, provided the Commission finds that:

- (a) due to the irregular shape of the #zoning lot# or the location of connections along other #lot lines# or boundaries between properties on the same #zoning lot#, it is not possible to design a complying parking lot with a complying cross access connection or the proposed site plan with a connection that does not follow the provisions of Section 36-592 (Site planning criteria for cross access connections) is the only one that is feasible; or
- (b) for open parking lots that are 150,000 square feet in area or greater, site planning constraints necessitate the placement of a new or #enlarged building# against a #lot line# or other boundary between properties that precludes a cross access connection along such #lot line# or boundary, and no other site plan is feasible.

The Commission may request reports from licensed engineers or landscape architects in considering such modifications or waivers.

The Commission may also approve an alternative cross access connection not meeting the requirements of Section 36-59, inclusive, provided that turning diagrams and ground clearance diagrams indicate that vehicles can maneuver safely between the parking lots, and such cross access connections are adequately located so as not to impair adequate ingress, egress and circulation with respect to abutting #streets# or #uses#.

* * *

**Chapter 7
Special Regulations**

* * *

**37-20
SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND**

**37-21
Special Screening Requirements between Residential and Non-Residential Uses**

In all C1, C2, and C4-1 and C8 Districts in the Borough of Staten Island, all #developments# or horizontal #enlargements# containing non-#residential uses# shall be screened from adjoining adjacent to #zoning lots# containing only #residential uses# shall be screened by a planting strip, at least five feet wide. Such #zoning lots# containing non-#residential uses# shall be referred to as the 'subject #zoning lot#' and shall comply with the following provisions:

- (a) Along a #front lot line#
Where the adjacent #zoning lot# containing only #residential uses# is located in a #Residence District#, is located across a #street# from the subject #zoning lot# and is within 100 feet of the subject #zoning lot#, the subject #zoning lot# shall provide the following:

- (1) a #building# located within 15 feet of the #front lot line# with glazing that meets the standards of Section 37-34 (Minimum Transparency Requirements); or
- (2) for any portion of the #front lot line# that does not meet the standards of paragraph (a)(1) of this Section, screening shall be provided by a planting strip at least four feet wide with shrubs with a maximum height of three feet, except as may be interrupted by normal entrances or exits;

- (b) Along a #side lot line#
Where the #abutting zoning lot# containing only #residential uses# is located across a #side lot line# from the subject #zoning lot#, the subject #zoning lot# shall provide along such #side lot line# a planting strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting. No chain link fences shall be permitted along such #side lot line#.

- (c) Along a #rear lot line#
Where the #abutting zoning lot# containing only #residential uses# is located across a #rear lot line# from the subject #zoning lot#, and where there is no existing or proposed #building# within 10 feet of such #rear lot line# or portion thereof, the subject #zoning lot# shall provide along the #rear lot line# a planting strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting.

along the common #side lot line#, densely planted with evergreen shrubs at least four feet high at time of planting and of a variety expected to reach a height of six feet within three years. No chain link fences shall be permitted.

However, no such screening shall be required where both such #buildings zoning lots# front upon a #street line# that forms the boundary of a #block# front mapped entirely as a #Commercial District#.

* * *

**ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 4
Special Regulations Applying in Flood Hazard Areas**

* * *

**64-90
SPECIAL APPROVALS**

**64-91
Modification of Certain Certification Requirements in the Special South Richmond Development District Special Natural Resources District**

The provisions of this Section shall apply without requiring a #building# to comply with #flood-resistant construction standards# as established in paragraph (a) of Section 64-12 (Applicability to Developments in the Waterfront Area).

In the #Special South Richmond Development District# #Special Natural Resources District#, Sections 107-22 143-51 (Designated Open Space), inclusive, and 107-23 143-52 (Waterfront Esplanade) shall not apply to the reconstruction or repair of #buildings# that were damaged due to the effects of #Hurricane Sandy#, provided that:

- (a) the dimensions of the #building# footprint are no greater than the footprint that existed on October 28, 2012; and
- (b) there is no increase in impervious surfaces on the #zoning lot#.

In addition, the provisions of Section 107-22 143-51, inclusive, shall not apply to a #site alteration# that is not a #development# or #enlargement# where the Commissioner of Buildings determines it is the minimum necessary to enable the reconstruction of a #building#. The Commissioner may request reports from licensed engineers or landscape architects in considering such determination.

* * *

**Appendix A
Special Regulations for Neighborhood Recovery**

* * *

**64-A30
SPECIAL BULK REGULATIONS FOR THE RECONSTRUCTION OF BUILDINGS EXISTING ON OCTOBER 28, 2012**

* * *

**64-A352
Special provisions for narrow lots**

R1 R2 R3 R4 R5 R6

* * *

(b) In the #Special South Richmond Development District# #Special Natural Resources District#, the provisions of Sections 107-42 (Minimum Lot Area and Lot Width for Residences) and 107-462 (Side yards) 143-343 (Minimum lot area and lot width in the South Richmond Subdistrict) and 143-352 (Side yards in South Richmond) shall not apply. In lieu thereof, the regulations of the applicable underlying #Residence District# shall apply pursuant to Section 23-32 (Minimum Lot Area or Lot Width for Residences) and Section 23-46 (Minimum Required Side Yards) and may be modified, as applicable, by the regulations of this Appendix.

* * *

ARTICLE X SPECIAL PURPOSE DISTRICTS

* * *

Chapter 5 Special Fort Totten Natural Area District

105-00 GENERAL PURPOSES

The "Special Fort Totten Natural Area District" (hereinafter also referred to as the "Special 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 guide development in areas of outstanding natural beauty in order to protect, maintain and enhance the natural features of such areas;
(b) to preserve land having qualities of exceptional recreational or educational value to the public;
(c) to protect aquatic, biologic, botanic, geologic, topographic and other natural features having ecological and conservation values and functions;
(d) to reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
(e) to preserve hillsides having unique aesthetic value to the public; and
(f) to preserve, protect and enhance the combination of historically significant buildings and other structures, public open spaces, outstanding scenic views and pedestrian and vehicular circulation system which by their siting create a unique balance between buildings and open spaces and which, together with the harmonious scale of development and landscaping, add to the quality of life in the area;
(g) to improve the quality of new development in the area by fostering the provision of specified public amenities and recreational facilities in appropriate locations and by making these facilities directly accessible to the public; and
(h) to promote the most desirable use of land and the direction of building development in accordance with a well-considered plan, to promote stability of residential development, to promote the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings and thereby protect the City's tax revenues.

* * *

105-01 Definitions

* * *

Critical root zone

The "critical root zone" of a tree is the area containing the roots of a tree that must be maintained and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of four radial feet and maximum of 22 radial feet, measured from the surface of the tree trunk at grade.

Designated open space

The "designated open space" is an #open space# as shown on the District Plan.

Hillside

A "hillside" is ground where the ratio of change in elevation to horizontal distance results in a 10 percent or greater slope or #average percent of slope#.

Natural feature

A "natural feature" is a specific natural feature belonging to one of the types listed in Section 105-10 (NATURAL FEATURES) and existing within a the #Special Fort Totten Natural Area District#.

* * *

Steep slope buffer

A "steep slope buffer" is a 15-foot wide area having a slope of less than 25 percent that adjoins the entire length of the crest of a #steep slope#.

Street

For the purpose of this Section, a "street" is a way existing within the #Special Fort Totten Natural Area District# as shown on the District Plan (Appendix A) complying with the definition of #street# in Section 12-10, except that the #street# width shall be limited to existing dimensions. No modification of existing dimensions shall be permitted without prior certification of the City Planning Commission.

Tier I site

A "Tier I site" is a #zoning lot# or other tract of land having an #average percent of slope# of less than 10 percent.

* * *

105-02 General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Fort Totten Natural Area District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter, in order to protect outstanding #natural features# described herein. Except as modified by the express provisions of this Chapter, the regulations of the underlying district remain in effect.

The provisions of this Chapter shall apply to:

- (a) any #development#, #enlargement# or #site alteration#;
(b) any subdivision of a #zoning lot# existing on the effective date of the Special District designation into two or more #zoning lots#; and
(c) any public improvement projects located within the #Special Fort Totten Natural Area District#, which shall be subject to the provisions of Sections 105-92 (Special Provisions for City-owned Land) and 105-93 (Inter-agency Coordination), except for any such projects which were approved by the Board of Estimate prior to the effective date of the Special District designation.

Prior to issuance by the Department of Buildings or other City or State agencies, of a permit for any #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District#, or for any #site alteration# for which no permit is required by the Department of Buildings or other City or State agencies, an application shall be submitted to the City Planning Commission for review and approval pursuant to Section 105-40 (SPECIAL REVIEW PROVISIONS), except those #developments#, #enlargements# and #site alterations# that are not subject to the provisions of Section 105-40, as specified in Section 105-021 (Actions not requiring special review).

* * *

105-022 Requirements for application

An application to the City Planning Commission for certification, authorization or special permit and to the Department of Buildings respecting any #development#, #enlargement# or #site alteration#, to be made within any the #Special Fort Totten Natural Area District#, shall include the following:

* * *

- (b) photographs showing the location and condition of such #natural features# for verification with pre-existing aerial survey and/or other photographs for each the #Special Fort Totten Natural Area District#;
(g) any other information necessary to evaluate the request; and
(h) for #developments#, #enlargements# and #site alterations# on #Tier II sites#, the application shall also include:
(1) an alignment and paving plan for any #private road# with a typical cross-section; and
(2) a construction plan prepared by a registered landscape architect, registered architect, licensed surveyor or professional engineer showing the proposed location for the #staging area#, the proposed method for protecting trees, understory

shrubs and ground cover during construction, as well as a description of the equipment to be employed in processing and disposing of soil and other material to be removed from the site; and if the #critical root zone# is proposed to be modified, a #tree protection plan# for any tree proposed for preservation; and

(i) In addition, an application for #development# within Area B, as shown on the map in Appendix A of this Chapter, shall include the existing and proposed site plan showing the location and the scale of the existing and proposed #buildings or other structures#, the location of all vehicular entrances and exits and off-street parking facilities, the changes that will be made in the location and size of the #open space#, and such other information as may be required by the Commission. The application shall include a landscaping plan, #building# sections and elevation and an appropriate model of the planned community.

The Commission shall require, where relevant, a subdivision plan and, in the case of a site plan providing for common #open space# or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

For a #site alteration#, #enlargement# or #development# within any the #Special Fort Totten Natural Area District#, the Commission may modify one or more requirements set forth in paragraphs (a) through (h) (i) of this Section, when such modification is requested by the applicant in writing and when the Commission determines that the requirements are unnecessary for evaluation purposes.

Appendix B of this Chapter should be used as a guide to assist in identifying the #natural features# on the survey required in this Section.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a permit is required for a #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District# from any City or State agency, an application for such permit shall be filed simultaneously with such agency and the Commission.

* * *

105-03 District Plan

The regulations of this Chapter are designed to implement the #Special Fort Totten Natural Area District# Plan. The District Plan includes the following:

Appendix A - Special Fort Totten Natural Area District Plan Maps

* * *

105-20 PROTECTION OF NATURAL FEATURES

All #natural features# within a the #Special Fort Totten Natural Area District# shall be protected by the regulations of this Chapter in accordance with the provisions set forth in Sections 105-02 (General Provisions), 105-30 (PRESERVATION OF NATURAL FEATURES) and 105-50 (REGULATIONS FOR PROTECTION OF NATURAL FEATURES).

* * *

105-30 PRESERVATION OF NATURAL FEATURES

The provisions of this Section are applicable to all #developments#, #enlargements# and #site alterations# within the #Special Fort Totten Natural Area District#, pursuant to Section 105-02 (General Provisions). When pursuant to Sections 105-41 (Certification) or 105-021 (Actions not requiring special review), it is not necessary for an applicant for a #development#, #enlargement# or a #site alteration# to apply for an authorization or special permit, such #development#, #enlargement# or #site alteration# shall nonetheless comply with the #natural feature# preservation requirements of this Section, inclusive.

* * *

105-32 Botanic Environment and Tree Planting Requirements

Any vegetation that cannot be saved as a result of #site alteration#, #enlargement# or #development# shall be replaced with alternative vegetation to be approved by the City Planning Commission. All #developments#, #enlargements# and #site alterations# shall comply with the tree planting requirements set forth in this Section, whether or not existing trees are removed as a result of such #development#, #enlargement# or #site alteration#.

The replanting of elements of vegetation that are parts of an association or community shall be such as to reestablish, as rapidly as is reasonable, the vigor and character of the association. When necessary to establish ecological balance, the Commission may also require additional vegetation to be planted.

(a) Tree planting

For the purposes of this Section, the following minimum standard shall apply for tree planting:

(1) For any #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District#, trees of at least three-inch #caliper#, pre-existing or newly planted, shall be provided on the #zoning lot# at the rate of one tree for each 1,000 square feet of #lot area# or portion thereof or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

* * *

105-33 Residential Lot Coverage Regulations on Tier II Sites or on Sites Granted an Authorization Pursuant to Section 105-422

The maximum permitted percentage of #lot coverage# for #residences# on a #zoning lot# shall be 22.5 percent where the average percent of slope is between 10 and 14.9 percent, 20 percent where the average percent of slope is between 20 and 24.9 percent, and 17.5 percent where the average percent of slope is between 10 and 14.9 percent, determined by Table I or Table II of this Section, as applicable.

TABLE I PERMITTED PERCENTAGE OF LOT COVERAGE ON A TIER II ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE

Table with 8 columns: #Residence District#*, R6, #Average Percent of Slope#, R1, R2, R3, R4, R5, 1-2 Family, Other. Rows include slope ranges like 10-14.9, 15-19.9, 20-24.9 and corresponding percentages.

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

If an authorization is granted for a #development#, #enlargement# or #site alteration# on a #zoning lot# or portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section 105-422, the maximum permitted percentage of #lot coverage# for such #zoning lot# shall not exceed 12.5 percent, the maximum set forth in Table II of this Section.

TABLE II PERMITTED PERCENTAGE OF LOT COVERAGE ON ANY ZONING LOT OR PORTION OF ANY ZONING LOT WITH A STEEP SLOPE GRANTED AN AUTHORIZATION PURSUANT TO SECTION 105-422

Table with 8 columns: #Residence District#*, R6, R1, R2, R3, R4, R5, 1-2 Family, Other. Rows include percentages like 12.5, 12.5, 12.5, 20.0, 25.0, 27.0, 18.0.

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

105-34 Grading Controls for Tier II Sites

With the exception of #private roads# and driveways, no grading shall take place beyond 15 feet of the location of a #building# foundation, measured from the foundation perimeter. The following grading requirements shall apply to all #Tier II sites#.

- (a) Cut slopes shall be no steeper than two horizontal to one vertical; subsurface drainage shall be provided as necessary for stability.
- (b) Fill slopes shall be no steeper than two horizontal to one vertical; fill slopes shall not be located on natural slopes 2:1 or steeper, or where fill slope toes out within 12 feet horizontally of the top of an existing or planned cut slope.
- (c) Excavating for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the #Special Fort Totten Natural Area District#.

* * *

**105-36
Controls During Construction**

The following requirements must be met during construction and identified on the construction plan:

- (a) No construction equipment of any kind shall operate beyond 15 feet of the perimeter of a #building# foundation except those vehicles engaged in the construction of #private roads#, driveways or required #accessory# parking areas. This provision may be waived by the Commissioner of Buildings should it be determined that the particular conditions of the site make a 15-foot limit infeasible or impractical.
- (b) Construction fences shall be erected around all vegetation proposed for preservation and all #areas of no disturbance#, and those portions of the fence that are downhill from the construction site shall have hay bales placed adjacent to them.
- (c) Excavating for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the #Special Fort Totten Natural Area District#.

* * *

**105-40
SPECIAL REVIEW PROVISIONS**

The provisions of this Section shall apply to all #developments#, #enlargements# or #site alterations# located within a the #Special Fort Totten Natural Area District#.

Prior to the issuance by the Department of Buildings of any permit for a #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District#, the City Planning Commission shall certify to the Department of Buildings that the #development#, #enlargement# or #site alteration# is approved pursuant to Sections 105-41, 105-42, 105-43 or 105-44, inclusive.

* * *

**105-42
Authorizations to Alter Natural Features**

For a #development#, #enlargement# or #site alteration# located within the #Special Fort Totten Natural Area District#, the City Planning Commission may authorize:

* * *

- (d) alteration of aquatic features, pursuant to Section 105-426 in NA-1, NA-2 and NA-3 Districts.

The Commission may prescribe appropriate additional conditions and safeguards to protect the character of the #Special Fort Totten Natural Area District#.

* * *

**105-421
Modification of topographic features on Tier I sites**

The topographic features, including natural topography and #topsoil#, existing at the time of designation of a the #Special Fort Totten Natural Area District# may be modified by the City Planning Commission, provided that the Commission finds that:

* * *

**105-422
Authorization of a development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer**

* * *

The #lot coverage# regulations of Table H of Section 105-33 (Residential Lot Coverage Regulations on Tier II Sites or on Sites Granted an Authorization Pursuant to Section 105-422) shall apply to any #residential development#, #enlargement# or #site alteration# granted an authorization pursuant to this Section.

**105-423
Relocation of erratic boulders**

No erratic boulder with a diameter at any point of six feet or more may be moved from its location at the time of designation of a the #Special Fort Totten Natural Area District# to another location within the Special District during #development#, #enlargement# or #site alteration# except in compliance with the provisions of this Section.

Prior to the moving of an erratic boulder from its present location to a location elsewhere within the #Special Fort Totten Natural Area District#, an application shall be filed with the City Planning Commission showing the present location and the proposed location. Moving of an erratic boulder will be permitted only by authorization of the Commission under the following circumstances:

- (a) where such a boulder is located in an area to be occupied by #buildings#, driveways, parking areas or recreation areas and it is not possible to avoid such location by minor adjustments in the arrangement of such #buildings#, driveways, parking areas or recreation areas on the site;
- (b) where the boulder's continued existence in its present location would create hazards or dangers; or
- (c) where authorizations granted by the Commission under the provisions of this Chapter require or clearly contemplate the boulder's relocation from its present position.

In issuing an authorization under this Section, the Commission shall require an appropriate relocation site, visible, if possible, from a public #street#, park, or public place, preferably on the #zoning lot# or elsewhere within the #Special Fort Totten Natural Area District#. The Commission may prescribe appropriate conditions to enhance the setting of the relocated boulder.

* * *

**105-425
Modification of botanic environment and tree preservation and planting requirements**

* * *

Where on-site replanting of vegetation would result in overcrowding or would adversely affect the ecology of the site, the Commission may authorize planting of one or more trees on adjoining public sidewalks or in a nearby public area within the #Special Fort Totten Natural Area District#. The Commission may also allow the substitution of other plant material, provided a detailed landscaping plan is filed with the Commission for approval and certification.

* * *

**105-43
Authorizations to Modify Bulk, Parking, Grading and Private Roads Regulations**

For a #development#, #enlargement# or #site alteration# located within the #Special Fort Totten Natural Area District#, the City Planning Commission may authorize:

* * *

**105-434
Modification of requirements for private roads and driveways**

For any #development#, #enlargement# or #site alteration#:

- (a) — the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II site# as set forth in Section 105-35 (Tier II Site Requirements for Driveways and Private Roads), as well as the requirements of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts) provided that:
 - (1)(a) the #development# or #enlargement# is not feasible without such modification, or that the requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;
 - (2)(b) such modification is the least modification required to achieve the purpose for which it is granted;
 - (3)(c) the modification will not disturb the drainage pattern and soil conditions of the area;
 - (4)(d) the modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
 - (5)(e) such modification will enhance the quality of the design of the #development#, #enlargement# or #site alteration#; or
- (b) — located on a #zoning lot# containing historic buildings designated by the Landmarks Preservation Commission within the New York City Farm Colony-Seaview Hospital

Historic District, as shown on Map 2 in Appendix A of this Chapter, the City Planning Commission may authorize modifications or waivers of the requirements for private roads as set forth in Section 26-20 (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS) through Section 26-27 (Waiver of Bulk Regulations Within Unimproved Streets), inclusive, and Section 26-30 (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) through 26-35 (Screening), inclusive, provided that such modification or waiver:

- (1) results in greater environmental conservation or preservation of existing natural features;
- (2) results in a superior site and landscape plan that will not unduly disturb the drainage pattern and soil conditions of the area;
- (3) results in greater preservation of historic buildings or other architectural elements of the Historic District designated by the Landmarks Preservation Commission;
- (4) enhances vehicular and pedestrian connections between buildings on the site and the surrounding neighborhood;
- (5) will not impair the essential character of the Historic District and the surrounding area;
- (6) is the least required to achieve the purpose for which it is granted; and
- (7) will not reduce the required minimum width of the private road to a width less than 34 feet unless the Fire Department has approved such reduction and determined that emergency vehicles can adequately access and move within the site.

* * *

**105-44
Special Permits**

For any development, enlargement or site alteration within the Special Fort Totten Natural Area District, the City Planning Commission may grant special permits for modification of the underlying district regulations in accordance with the provisions of Sections 105-441 and 105-442.

* * *

**105-441
Modification of use regulations**

In addition to any use modifications which may be granted under the provisions of Section 105-701 (Applicability of large-scale residential development regulations), the City Planning Commission may permit semi-detached or attached single-family residences in R2 Districts and attached single- or two-family residences in R3-1 Districts.

Furthermore, except in the Special Natural Area District-1 (NA-1), the Commission may permit semi-detached or attached single-family residences in R1-2 Districts provided that the development or enlargement is on a tract of land of at least four acres, and provided the Commission finds that:

* * *

**105-50
REGULATIONS FOR PROTECTION OF NATURAL FEATURES**

The provisions of this Section establish regulations for City Planning Commission review of development, enlargement or site alteration plans from the standpoint of the adequacy of protection for natural features within the Special Fort Totten Natural Area District. Plans that are deficient in this regard may be rejected or required to be modified, even though they comply with all other applicable regulations of this Chapter.

- (1) For a steep slope, these additional requirements apply:
 - (1) In all Residence Districts, for residential developments on individual zoning lots substantially within a steep slope area, the lot area per dwelling unit requirement shall not be less than 12,500 square feet. Except in R1 Districts located in Special Natural Area District-1 (NA-1), the Commission may, for a tract of land of at least four acres substantially within the steep slope area, modify, by authorization, the lot area per dwelling unit requirement set forth in this paragraph, (1)(1), for the steep slope area, and may allow development to be concentrated in clusters to preserve the steep slope areas in their natural state, provided that such clusters are located to the extent feasible in areas of

comparatively flat topography and will not require unnecessary grading on adjacent slopes or the creation of new steep slopes.

* * *

**105-60
MAINTENANCE OF NATURAL FEATURES**

For any development, enlargement or site alteration on a tract of land within the Special Fort Totten Natural Area District, the City Planning Commission may require a maintenance plan for a natural feature. Where a maintenance plan is required, approval of the development plan and the granting of any certification, authorization or special permit shall be conditioned upon the Commission's approval of the maintenance plan.

* * *

**105-701
Applicability of large-scale residential development regulations**

The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), shall apply except as modified by the provisions of this Section.

Any zoning lots developed, used predominantly for residential uses, may be treated as a large-scale residential development and authorizations or special permits for such zoning lot may be granted in accordance with the provisions of Article VII, Chapter 8, as modified herein or in Section 105-80 (JOINT APPLICATIONS), regardless of whether such zoning lot will have the area, number of buildings or number of dwelling units specified in the definition of large-scale residential development, as set forth in Section 12-10 (DEFINITIONS).

However, in R1 Districts located in the Special Natural Area District-1 (NA-1), no modification of minimum required lot area as set forth in Section 23-32 (Minimum Lot Area or Lot Width for Residences) shall be allowed for any development pursuant to paragraph (c) of Section 78-311 (Authorizations by the City Planning Commission) or Section 78-32 (Bonus for Good Site Plan) but modifications of required front or rear yards and height and setback regulations on the periphery of such zoning lot, pursuant to paragraphs (c) and (d) of Section 78-312 (Special permits by the City Planning Commission), shall apply. Modification of side yards of all zoning lots, including zoning lots in R1 Districts, shall be subject to the provisions of Section 105-432 (Modification of yard, height and setback regulations, and parking location regulations).

Bonuses which may be granted for large-scale residential developments, pursuant to Section 78-32 through Section 78-35 (Special Bonus Provisions), may not be granted for zoning lots which have less than 10 acres and less than the number of buildings or number of dwelling units required by the definitions of a large-scale residential development.

* * *

**105-702
Applicability of lower density growth management area regulations**

The regulations for developments or enlargements within lower density growth management areas are modified as follows:

- (a) Parking location regulations
 - #Accessory parking spaces shall be permitted within a front yard.
- (b) Private road regulations

The provisions of paragraph (b) of Section 105-35 (Tier II Requirements for Driveways and Private Roads) shall apply to Tier II sites accessed by private roads.

**105-90
FUTURE SUBDIVISION**

Within the Special Fort Totten Natural Area District, any zoning lot existing on the effective date of the Special District designation may be subdivided into two or more zoning lots, provided that natural features are preserved to the greatest extent possible under future development options.

* * *

**105-91
Special District Designation on Public Parks**

When the Special Fort Totten Natural Area District is designated on a public park or portion thereof, any natural features existing on December 19, 1974, within such area shall not be removed, destroyed or altered unless authorized by the City Planning Commission. As a condition for granting such authorization, the Commission shall find that any alteration of natural features is the

least alteration required to achieve the purpose intended and such authorization is consistent with the intent of the #Special Fort Totten Natural Area District#.

* * *

**105-93
Inter-agency Coordination**

Where an authorization or permit is required from the City Planning Commission pursuant to this Chapter and where a permit is required from the Departments of Transportation or Buildings for land contour work, by the Department of Environmental Protection for storm water drainage systems for #buildings# or adjacent areas or where construction of a public improvement project is undertaken by a City agency, the Department of City Planning and the agencies involved shall jointly determine the conditions under which such proposed #development#, #enlargement# or #site alteration# within a the #Special Fort Totten Natural Area District# will best meet the purposes of the Special District. Applications for any required permit or authorizations shall be filed simultaneously with each agency requiring a permit.

**105-94
Special Natural Area Districts Specified
Special Regulations**

**105-941
Special Natural Area District-1:
Emerson Hill, Dongan Hills, Todt Hill, Lighthouse Hill and the Central Wetlands Area of Staten Island**

The central, serpentine, hilly spine of Staten Island is composed of Emerson Hill, Dongan Hills, Todt Hill and Lighthouse Hill. These hills are richly endowed with steep slopes, rock outcrops, erratic boulders and ponds, lakes, swamps, creeks and many trees of the glaciated Oak-Chestnut association.

To the south and west of the serpentine hills are tidal wetlands, a habitat for marine life and water fowl. The wetlands include parts of Latourette Park, Fresh Kills Park and New Springville Park. The high and low wetlands of Latourette Park and New Springville Park and most of the low wetlands of Fresh Kills Park remain in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.

**105-942
Special Natural Area District-2:
Riverdale, Spuyten Duyvil and Fieldston, The Bronx**

The Riverdale Ridge of The Bronx is composed of part of Riverdale, Spuyten Duyvil and Fieldston. This ridge contains steep slopes, rock outcrops, ponds, brooks, swampy areas and mature trees.

The western foot of the ridge contains marshes, feeding areas for water fowl. The shore line of the Hudson River estuary contains the aquatic food web necessary to sustain marine life.

The marshes and most of the Hudson River shore line are included in Riverdale Park. Much of the Riverdale Ridge and Riverdale Park are in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.

**105-943
Special Natural Area District-3:
Shore Acres Area of Staten Island**

The Shore Acres area of Staten Island owes its unique character to Shore Acres Pond, which is fed predominantly by springs percolating from an underground aquifer through Pleistocene strata of sand and gravel.

The Pond is a resting place for migratory and local fowl as well as a watering hole for opossums which are abundant along the wooded cliffs of the Narrows. The Pond has shaped its built environment, including the street layout, landscaping and orientation of neighboring homes. The surrounding area is distinguished by rolling topography with orientation of the northeastern edge toward Lower New York Bay and the Narrows.

The natural drainage area is in need of protection to ensure survival and maintenance of the Pond which in turn is essential to the preservation of this special area.

**105-944
Special Fort Totten Natural Area District-4**

(a) General purposes

The "Special Fort Totten Natural Area District"-4 (hereinafter referred to as the Special District), established in this Resolution, is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following general purposes:

- (1) to preserve, protect and enhance the combination of historically significant buildings and other structures, public open spaces, outstanding scenic views and pedestrian and vehicular circulation system which by their siting create a unique balance between buildings and open spaces and which, together with the harmonious scale of development and landscaping, add to the quality of life in the area;
- (2) to protect aquatic, biologic, geologic, topographic and other natural features having ecological and conservation values and functions;
- (3) to improve the quality of new development in the area by fostering the provision of specified public amenities and recreational facilities in appropriate locations and by making these facilities directly accessible to the public; and
- (4) to promote the desirable use of land improvements in accordance with the District Plan and in conformance with the character of the Fort Totten area and thus conserve the value of land and buildings and thereby protect the City's tax revenue.

(b) Definitions

(1) Designated open space

The "designated open space" is an #open space# as shown on the District Plan.

(2) Street

For the purpose of this Section, a "street" is a way existing within the #Special Fort Totten Natural Area District#-4 as shown on the District Plan (Appendix A) complying with the definition of #street# in Section 12-10, except that the #street# width shall be limited to existing dimensions. No modification of existing dimensions shall be permitted without prior certification of the City Planning Commission.

(c) General requirements

(1) Requirements for applications

An application to the Commission for any #development# within the Special District shall be subject to the requirements of Section 105-021 (Actions not requiring special review). In addition, an application for #development# within Area B shall include the existing and proposed site plan showing the location and the scale of the existing and proposed #buildings or other structures#, the location of all vehicular entrances and exits and off-street parking facilities, the changes that will be made in the location and size of the #open space#, and such other information as may be required by the Commission. The submission shall include a landscaping plan, #building# sections and elevation and an appropriate model of the planned community.

The Commission shall require, where relevant, a subdivision plan and, in the case of a site plan providing for common #open space# or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

(a)(2) Pier #development#

The City Planning Commission may permit, by special permit, pier #development#, only upon finding that the proposed #development# shall have no significant adverse impact on the Special District or surrounding environment. The Commission may prescribe appropriate conditions and safeguards to minimize possible adverse effects on the surrounding area.

(d) Special regulations

(b)(1) Demolition

Except in Area E, no demolition permit or alteration permit for alterations which may affect the character or design of the facade of a #building or other structure# shall be issued by the Department of Buildings, except as permitted by the Commission, unless it is an unsafe #building or other

structure# and demolition or alteration is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, or its successor, of the New York City Administrative Code. An applicant for any such permit shall notify the Landmarks Preservation Commission of the application.

The City Planning Commission, by special permit, may allow:

- (i)(1) the alteration of such #building or other structure#, provided that such alteration treatment of the facade relates harmoniously to the character and materials of the original facade and to the adjoining #buildings or other structures#; or
- (ii)(2) the demolition of such #buildings or other structures#, other than those deemed unsafe as defined by the Department of Buildings, provided that the Commission finds that the existing #building or other structures# are not suitable for rehabilitation.

Where a #building or other structure# has been demolished pursuant to this Section, the Commission may, by special permit, allow the replacement of the demolished structure provided that the design of the new structure in terms of scale, #lot coverage#, #building# height and exterior treatment of the facade shall replicate as nearly as possible the design and site plan of the original #building#.

(c)(2) Special height regulations

In order to preserve the unique character of the Special District and to protect the views of and to the water within the Special District, Section 23-631 (General provisions) shall apply except that the maximum height for any #development# or #enlargement# shall be 32 feet or three #stories#, whichever is less.

(d)(3) Location of zoning district boundaries at the shore line

Zoning district boundary lines shall coincide with the shore line lawfully existing on April 28, 1983, or any natural or lawful alteration thereof.

A zoning district boundary line which intersects the shore line lawfully existing on April 28, 1983 shall be prolonged, in a straight line, to such naturally or lawfully altered shore line. Lawfully approved piers or other lawfully approved structural extensions of the shore line, as may be so altered, shall not generate development rights.

(e)(4) Designated open space

Any #development# or #site alteration# on a #zoning lot# which contains #designated open space# as shown on the District Plan, shall require certification by the Commission that such #designated open space# shall not be reduced in size or altered in shape and shall be preserved in its natural state by the owner of the #zoning lot#.

Planting, landscaping or provision of footpaths or sitting areas are permitted in any part of #designated open space#, provided that such improvements do not involve removal of trees or alteration of existing topography, and do not obstruct pedestrian movement within the public pedestrian ways.

#Designated open space# may be used for active recreational facilities provided that the Commission certifies that such #uses# have minimal impact on tree removal, topographic alteration or drainage conditions.

All #designated open spaces# shall be directly accessible to the public from public rights-of-way between dawn and dusk. A prominent plaque or other permanent #sign# shall be displayed on all #designated open spaces# in a prominent location, designated by the Commission, visible from the adjacent public right-of-way. Such plaque or permanent #sign# shall have a #surface area# of not less than three nor more than six square feet, and shall contain the following statement:

“This area is open to the public between sunrise and sunset.”

(f)(5) District plan

The District Map for the #Special Fort Totten Natural Area District#-4 identifies specific areas comprising the District Plan in which special zoning regulations carry out the general purposes of the #Special Fort Totten Natural Area District#-4. The District Plan is set forth in Appendix A and is made an integral part hereof. These areas and the

specific paragraphs of this Section which contain regulations pertaining thereto are as follows:

- Area A - Historic Fort Area, paragraph (d)(6)(g)
- Area B - Planned Community Area, paragraph (d)(7)(h)
- Area C - Water Related Area, paragraph (d)(8)(i)
- Area D - Bay Area, paragraph (d)(9)(j)
- Area E - Development Area, paragraph (d)(10)(k)

(g)(6) Historic Fort Area (Area A)

Within Area A (Fort Area) there shall be no #development# nor #enlargement# of existing #buildings or other structures# except that the Commission may authorize necessary renovation to protect existing structures. In all cases the Commission shall refer all applications to the Landmarks Preservation Commission and Department of Parks and Recreation or other City agencies with primary responsibilities in the conservation area, for its report thereon.

(h)(7) Planned Community Area (Area B)

In order to protect the unique scale, character and design relationships between the existing #buildings# and public #open spaces# and parade grounds, no #development#, #enlargement# nor alteration of landscaping or topography shall be permitted, except as set forth herein and as provided by paragraph (d)(1) (b) of this Section.

(1)(i) Special permit

For any #development#, #enlargement# or alteration of landscaping or topography, the Commission may, by special permit, allow:

- (i)(a) the unused total #floor area#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within the development to be distributed without regard for #zoning lot lines#;
- (ii)(b) the total #open space# or #lot coverage# required by the applicable district regulations for any #zoning lot# within the development to be distributed without regard for #zoning lot lines#;
- (iii)(c) minor variations in the #yard# and #court# regulations required by the applicable district regulations;
- (iv)(d) minor variations in the height and setback regulations required by the applicable district regulations;
- (v)(e) modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot);
- (vi)(f) permitted or required #accessory# off-street parking spaces to be located anywhere within the #development# without regard to #zoning lot lines#, or the provisions of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts), subject to findings of Section 78-41 (Location of Accessory Parking Spaces), or where such requirement substantially injures the functioning of the existing area, authorize waiver of all or part of the required parking.
- (vii)(ii) Findings

As a condition precedent to the granting of a special permit under the provisions of paragraph (d)(7)(i) (h)(1) of this Section, the Commission shall make the following findings:

- (a) that the #development#, #enlargement# or said

alteration is related to the existing #buildings or other structures# in the Planned Community Area (Area B) in scale and design, and that the #development# will not seriously alter the scenic amenity and the environmental quality of the area;

- (b) that the #development# or #enlargement# be sited in such a manner as to preserve the greatest amount of #open space# and landscaping that presently exists, consistent with the scale and design of the existing #buildings# and the landscaping surrounding the new landscaping arrangement and conditions of the community;
- (c) that the #development# or #enlargement# is sited such that it will not require at the same time, or in the foreseeable future, new access roads or exits, off-street parking or public parking facilities that will disrupt or eliminate major portions of #open space# and landscaping or will generate large volumes of traffic which will diminish the environmental quality of the community;
- (d) that minimal landscaping is to be removed during construction and such areas will be fully restored upon completion of construction.

The Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions, and limitations of any special permit hereunder to minimize adverse effects on the character and quality of the community.

(2)(iii) Parade ground

Unless ownership is retained in a governmental agency, the parade ground #designated open space# shall be commonly owned with a #zoning lot# within Area B or Area E and the maintenance of the parade ground shall be the collective responsibility of said owner or owners. The parade ground shall be used for open recreational #uses# and may contain minor #accessory# structures to said #use#. The parade ground shall be directly accessible from the adjoining #streets# along its entire perimeter. There shall be no fences nor walls around or within the parade ground.

(i)(8) Water Related Area (Area C)

In order to protect the unique aquatic and botanic characteristics of the area, there shall be no #development# in Area C except as provided by paragraph (d)(1)(b) of this Section.

(j)(9) Bay Area (Area D)

In order to promote waterfront related activities, only the following #uses# of the C3 District shall be permitted in Area D:

- (i) #residential uses#, which #uses# are permitted only above the ground floor of those #buildings# existing prior to April 28, 1983;
- (ii) all #uses# of Use Group 14, except for boat showrooms or sales, and the storage, repair, or painting of boats other than crew sculls used for intercollegiate competition;
- (iii) all retail or service establishment #uses# of Use Group 6, except automobile supply stores.

(k)(10) Development Area (Area E)

Any #zoning lot developed# predominantly for #residential uses# may be considered a #large-scale residential development#, and authorizations or special permits for such #zoning lot# may be granted in accordance with the provisions of Article VII, Chapter 8, except that the #accessory uses# of Section 78-22 (Accessory Uses in Large-Scale Residential Developments) shall not apply.

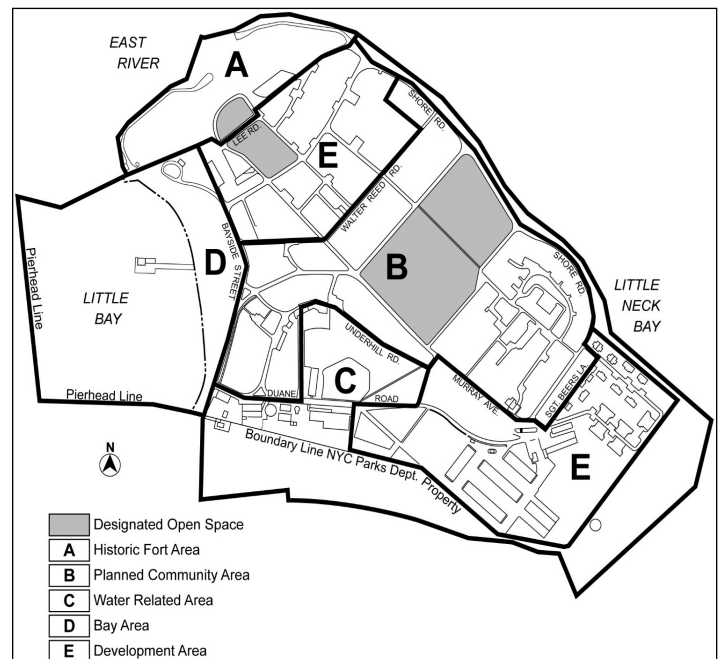
Any #zoning lot developed# predominantly for #community facility uses# may be treated as a #large-scale community facility development#, and authorizations or special permits for such #zoning lot# may be granted in accordance with the provisions of Article VII, Chapter 9.

In Area E, the Commission may authorize clustering of #single-family# and #two-family residences# and a modification of housing types in order to maximize the preservation of existing #natural features# in the area, and to provide adequate view protection, and to relate these new structures with the existing structures in the general vicinity. Clustering shall be limited to a maximum #street wall# of 100 feet.

Any and all bonuses permitted in Sections 78-32 through 78-353, inclusive, shall not apply to #development# in Area E.

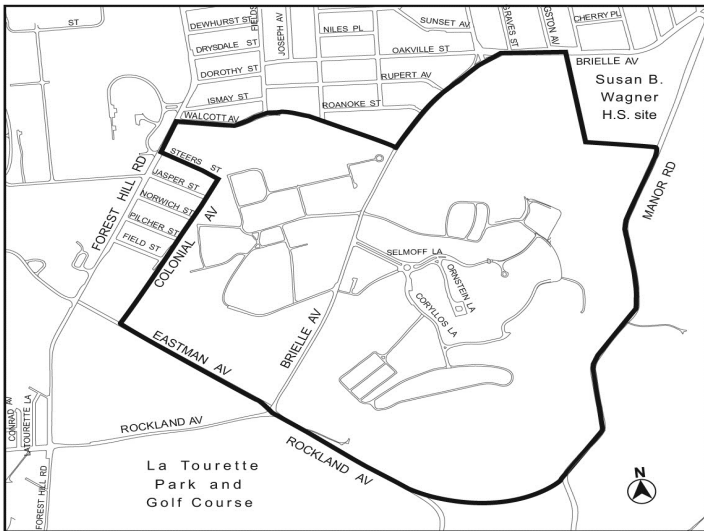
**Appendix A
Special Natural Area District Plan Maps Special Fort Totten
Natural Area Plan Map**

Map 1. Special Fort Totten Natural Area District-4 Plan Map, Borough of Queens



Map 2. New York City Farm Colony-Seaview Hospital Historic District, Borough of Staten Island

[TO BE DELETED]



* * *

**Chapter 7
Special South Richmond Development District**

[ENTIRE CHAPTER TO BE DELETED]

* * *

**ARTICLE XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 9
Special Hillside Preservation District**

[ENTIRE CHAPTER TO BE DELETED]

* * *

**ARTICLE XIV
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
Special Natural Resources District**

CONTENTS

143-00 GENERAL PURPOSES

- 143-01 Definitions
- 143-02 General Provisions
 - 143-021 Zoning lots subject to different zoning requirements
 - 143-022 Applications to the City Planning Commission prior to [date of adoption]
 - 143-023 Permits issued prior to [date of adoption]
- 143-03 District Plan and Maps
- 143-04 Subdistricts and Ecological Areas
- 143-05 Application Requirements

143-10 NATURAL RESOURCES

- 143-11 Natural Resource Protection Requirements
 - 143-111 Controls during construction
 - 143-112 Invasive species
- 143-12 Modifications of Certain Natural Features
 - 143-121 Grading standards
 - 143-122 Retaining wall standards
 - 143-123 Rock outcrops and erratic boulders
- 143-13 Tree Regulations
 - 143-131 Tree credits
 - 143-132 Determining tree requirements
 - 143-133 Planting standards for tree credits
 - 143-134 Tree preservation requirement
- 143-14 Biodiversity Requirement
 - 143-141 Determining biodiversity requirements
 - 143-142 Landscape elements
 - 143-143 Planting standards for landscape elements
 - 143-144 Planting requirements for buffer area adjacent to designated aquatic resources
- 143-15 Special South Richmond Landscaping and Buffering Provisions
 - 143-151 Landscaped buffer along Residence District boundaries
 - 143-152 Landscaped buffer for commercial or manufacturing development adjacent to residences
 - 143-153 Landscaped buffer for open parking areas

- 143-154 Waiver of landscaped buffer
- 143-16 Aquatic Resource Protections
- 143-161 Permitted encroachment area
- 143-162 Location of permitted encroachment

143-20 SPECIAL USE REGULATIONS

- 143-21 Residential Uses in South Richmond Subdistrict
 - 143-211 Affordable independent residences for seniors in Subarea SH
 - 143-212 Special use regulations in Subarea M

143-30 SPECIAL BULK REGULATIONS

- 143-301 Special bulk regulations for certain community facility uses in lower density growth management areas
- 143-31 Floor Area and Density Regulations
 - 143-311 Floor area regulations in the South Richmond Subdistrict
 - 143-312 Maximum number of dwelling units in R3 and R4 Districts within the South Richmond Subdistrict

143-32 Lot Coverage

143-33 Hard Surface Area

143-34 Lot Area and Lot Width

- 143-341 Minimum lot area for zoning lots containing designated aquatic resources
- 143-342 Minimum lot area within Escarpment Areas
- 143-343 Minimum lot area and lot width in the South Richmond Subdistrict
- 143-344 Special provisions for existing small lots

143-35 Yard Regulations in the South Richmond Subdistrict

- 143-351 Front yards in the South Richmond Subdistrict
- 143-352 Side yards in the South Richmond Subdistrict
- 143-353 Side yard regulations for other residential buildings in the South Richmond Subdistrict
- 143-354 Side yards for permitted non-residential use in the South Richmond Subdistrict
- 143-355 Special provisions for arterials in the South Richmond Subdistrict
- 143-356 Building setbacks along railroad rights-of-way in the South Richmond Subdistrict

143-36 Special Yard Regulations for the Protection of Natural Features

- 143-361 Permitted obstructions in yards
- 143-362 Front yard reductions
- 143-363 Rear yard reductions
- 143-364 Measurement of yards in unimproved streets
- 143-365 Special rear yard equivalent regulations

143-37 Height and Setback Regulations

- 143-371 Modified height and setback for the protection of natural features
- 143-372 Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources
- 143-373 Height and setback in South Richmond Subdistrict

143-38 Court and Open Area Regulations

- 143-381 Open area requirements for residences
- 143-382 Court regulations in the South Richmond Subdistrict

143-39 Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space

143-40 SPECIAL PARKING REGULATIONS

- 143-41 Location of Parking Spaces in Lower Density Growth Management Areas
- 143-42 Parking Modifications for the Protection of Natural Features
- 143-43 Parking Waiver Not Applicable in the South Richmond Subdistrict
- 143-44 Access Restrictions Along Arterial Streets in the South Richmond Subdistrict
- 143-45 Special Surfacing Regulations

143-50 SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK

- 143-51 Designated Open Space
 - 143-511 Certification for public pedestrian ways
 - 143-512 Certification for active recreational facilities
- 143-52 Waterfront Esplanade
- 105-53 Boundary Adjustments of Designated Open Space

143-60 SPECIAL REGULATIONS FOR PLAN REVIEW SITES

- 143-61 General Provisions
 - 143-611 Habitat preservation area standards

- 143-612 Amenities allowed in connection with reduced habitat preservation area
- 143-613 Planting regulations for plan review sites
- 143-614 Open area and lot coverage requirements for community facilities
- 143-615 Requirements for private roads
- 143-616 Minor enlargements or site alterations on plan review sites
- 143-617 Site planning requirements

143-62 Authorization for Plan Review Sites
143-63 Development Plan

- 143-631 Establishment of a development plan
- 143-632 Certification for preliminary plan site
- 143-633 Authorization for conceptual plan site

143-64 Habitat Preservation Area

- 143-641 Modification of habitat preservation area standards
- 143-642 Special permit for modification of habitat preservation area
- 143-643 Natural area dedicated for public use

143-65 Residential Sites

- 143-651 Modification of permitted residential building types
- 143-652 Modification of bulk regulations for residential sites

143-66 Modification of Bulk Regulations for Certain Community Facilities

143-67 Certification to Permit Tree Removal

143-70 CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE SOUTH RICHMOND SUBDISTRICT

143-71 Public Schools in the South Richmond Subdistrict
143-72 Authorizations Applicable Within the South Richmond Subdistrict

- 143-721 Affordable independent residences for seniors in Subarea SH
- 143-722 Residential uses in Subarea M

143-73 Special Permits Applicable Within the South Richmond Subdistrict

- 143-731 Exceptions to height regulations in the South Richmond Subdistrict

143-00
GENERAL PURPOSES

The "Special Natural Resources District" (hereinafter also referred to as the "Special 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, to:

- (a) guide development in order to preserve, maintain and enhance aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions;
- (b) protect and enhance ecological communities existing within parklands through planting regulations and limits on the extent of paved areas and other unvegetated areas that are based on the proximity of properties to such natural areas;
- (c) preserve land having qualities of recreational or educational value to the public;
- (d) reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
- (e) preserve natural features having unique aesthetic value to the public;
- (f) promote and preserve the character of the neighborhoods within the district;
- (g) promote balanced land use and the development of future land uses and housing in the South Richmond Subdistrict, including private and public improvements such as schools, transportation, water, sewers, drainage, utilities, open space and recreational facilities, on a schedule consistent with the City's Capital Improvement Plan, and to ensure the availability of essential public services and facilities for new development in an efficient and economic manner;
- (h) provide clear standards balancing ecology and development for small properties;
- (i) ensure a basic standard of ecological protection for larger properties identified as containing significant natural features, while also ensuring a predictable development outcome; and
- (j) promote the most desirable use of land, guiding future development in accordance with a well-considered plan, and to conserve the value of land and buildings and thereby protect the City's tax revenues.

143-01
Definitions

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS). Maps referenced in this Section (Definitions) are located in Appendix A through D of this Chapter.

Area adjacent to aquatic resources

An "area adjacent to aquatic resources" is an area of land within 100 feet of #designated aquatic resource#, except that land separated from a #designated aquatic resource# by a #street# which is open and in use by the general public, or is separated by a #private road#, shall be exempt from this definition. In addition, for a #designated aquatic resource# that is not regulated by the New York State Department of Environmental Conservation, only land within 100 feet of such #designated aquatic resource# that is within a #plan review site# that is one acre in size or greater shall be included in this definition.

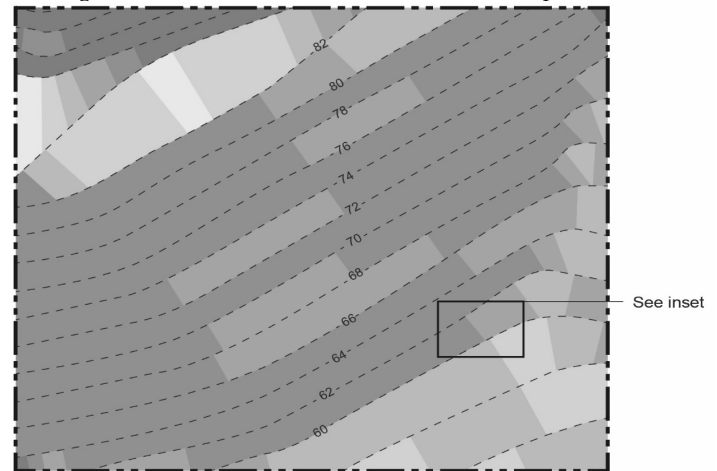
Area of existing slope

An "area of existing slope" is an area of land with a slope, as measured at the time of application, categorized as follows (S): 10 through 24.9 percent; 25 through 34.9 percent; 35 through 44.9 percent; 45 through 64.9 percent; 65 through 84.9 percent; and 85 percent or greater. Such slope category percentages shall be established in plan view based on contour intervals (I) of two feet or less by considering the distance (D) between two contour lines.

$$S = \frac{I^2 - I^1}{D}$$

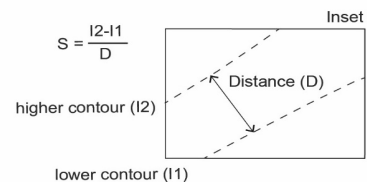
Such slopes may be verified using contours on 2017 New York City LiDAR (Light Detection and Ranging) data or a survey conducted less than two years before the date of the application, or as or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable.

Slopes of less than 10 percent shall be excluded from an #area of existing slope#. #Areas of existing slope# are used for the purposes of determining the maximum #lot coverage# and #hard surface area# on certain #zoning lots# as set forth in Sections 143-32 (Maximum Lot Coverage) and 143-33 (Hard Surface Area) of this Chapter.



Categories of Slope (S)

- S: 10 - 24.9%
- S: 25 - 34.9%
- S: 35 - 44.9%
- S: 45 - 64.9%
- S: 65 - 84.9%
- S: >85%



AREA OF EXISTING SLOPE

Area of no disturbance

An "area of no disturbance" is an area designated on the site plan that must be protected from any type of disturbance, including: #site alteration#, operation of construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, or construction of #hard surface areas#. #Areas of no disturbance# shall include:

- (a) within the Escarpment Area, an #area of existing slope# of 25 percent or greater when located more than 20 feet from a #building# except as provided in Section 143-121 (Grading standards);
- (b) #rock outcrops# except as provided in Section 143-123 (Rock outcrops and erratic boulders);
- (c) the #critical root zone# of each tree proposed for preservation, except as provided in Section 143-133 (Planting standards for tree credits);
- (d) all vegetation proposed to be preserved as #landscape elements# pursuant to Section 143-143 (Planting standards for landscape elements)
- (e) #designated aquatic resources# and #buffer areas# except as modified pursuant to Section 143-16 (Aquatic Resource Protections); and
- (f) for #plan review sites#, any area of trees, slopes, or other natural feature deemed significant and feasible to preserve by the City Planning Commission.

Arterial

An "arterial" is any portion of #street# listed herein and located within the South Richmond Subdistrict.

Amboy Road
Arthur Kill Road
Huguenot Avenue
Hylan Boulevard
Page Avenue
Richmond Avenue
Richmond Parkway – frontage roads
West Shore Expressway – service roads
Woodrow Road

In accordance with the primary function of an #arterial# to accommodate vehicular through traffic, access is restricted to #arterials# pursuant to Section 143-355 (Special provisions for arterials in South Richmond). In addition, along portions of arterials as indicated on Map 2 in the Appendix D to this Chapter, Section 143-355 (Special provisions for arterials in South Richmond) applies.

Designation of an #arterial# pursuant to this definition shall not modify underlying regulations pertaining to Sections 32-66 and 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) and APPENDIX H (Designation of Arterial Highways) of the Zoning Resolution.

Biodiversity point

A "biodiversity point" is a value given to a #landscape element# for the purposes of determining compliance with minimum areas of vegetation required, as set forth in Section 143-14 (Biodiversity Requirement).

Buffer area

A "buffer area" is an area within 60 feet of a #designated aquatic resource# regulated by the New York State Department of Environmental Conservation. For #plan review sites# of one acre or more, a #buffer area# also includes areas within 30 feet of all other #designated aquatic resources#; such 30-foot #buffer area# shall only be applicable within such #plan review sites#.

Caliper (of a tree)

"Caliper" of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.

Designated aquatic resources

A "designated aquatic resource" is a freshwater wetland regulated by the New York State Department of Environmental Conservation and, within #plan review sites# with an area of one acre or more, a #designated aquatic resource# also includes other freshwater wetland or water features including, but not limited to, streams, intermittent streams, vernal pools, ponds and lakes identified by the Department of City Planning as serving an ecological function.

The delineation of #designated aquatic resources# regulated by the New York State Department of Environmental Conservation shall be determined by such agency. All other #designated aquatic resources# shall be delineated by an #environmental professional# using the standards specified by the Department of City Planning and subject to review and approval by the Department.

Designated open space

"Designated open space" is a portion of the #open space network# located on a #zoning lot# as shown on Map 1 in Appendix D of this Chapter, and is to be preserved in its natural state in accordance with

the provisions of Section 143-50 (SPECIAL SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK).

Environmental professional

An "environmental professional" is an individual who has expert knowledge of the natural environment and is capable of performing a site assessment pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning. #Environmental professionals# shall be limited to:

American Society for Horticultural Science (A.S.H.S.)
Certified Professional Horticulturist
Ecological Societies of America (E.S.A.) Certified Ecologist
New York Botanical Garden Certified Urban Naturalist
Registered Landscape Architect
Society for Ecological Restoration (S.E.R.) Certified Ecological
Restoration Professional Society of Wetland Scientists
(S.W.S.) Professional Wetland Scientist
Wildlife Society Certified Wildlife Biologist

Erratic boulder

An #erratic boulder# is a solid mass of rock deposited during glacial retreat that is above natural grade, and measures more than six feet in any dimension.

Ground layer

The "ground layer" is the layer of vegetation closest to the ground, with a height of up to three feet, and is composed of non-woody herbaceous plants including, but not limited to, ferns, flowering plants and grasses.

Habitat area

A "habitat area" is an area that includes forests, wetlands, grasslands, shrublands or other natural cover that provides shelter, resources and opportunities for reproduction for wildlife. #Habitat area# includes #designated aquatic resources# and may occur in some cases within #designated open space#. Zones of potential #habitat area# are shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning. For #plan review sites# that are over one acre in size and are located within such zones shown on the map, #habitat area# shall be identified pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

Habitat preservation area

A "habitat preservation area" is an area identified as #habitat area# to be preserved in perpetuity pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Hard surface area

"Hard surface areas" are areas that include, but are not limited to, driveways, #private roads#, walkways, patios, decks, swimming pools, retaining walls, any other paved surfaces, and any areas that, when viewed directly from above, would be covered by a #building# or any part of a #building#. #Hard surface areas# do not include #rock outcrops# or other such naturally occurring surfaces.

Invasive species

"Invasive species" or "invasive" plants are species that are listed in the New York State Invasive Plant list, at 6 NYCRR 575.3 and 575.4, or as amended. Species categorized as regulated or as prohibited by 6 NYCRR 575.3 and 575.4 may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

In addition, plants listed as Problematic Species in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013) shall be #invasive species#. Plants listed therein may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

Landscape element

A "landscape element" is an arrangement of #ground layer# or #shrub layer# vegetation intended to provide ecosystem services, including, but not limited to, wildlife habitat, food for wildlife, soil erosion protection, pollination, stormwater infiltration, or the facilitation of plant, water, nutrient or soil cycles. #Landscape elements# are described and assigned a #biodiversity point# value in Section 143-142 (Landscape elements).

Open space network

The "open space network" is a planned system of open spaces within the South Richmond Subdistrict as shown on Map 1 in Appendix D of this Chapter, and includes #public parks#, #designated open space# and the #waterfront esplanade#.

Plan review site

A "plan review site" shall include any site existing on [date of certification], or on the date of application for a permit from the

Department of Buildings, that:

- (a) contains one or more acres, where there is a proposed #development#, #enlargement#, #site alteration# or subdivision of such #zoning lot# into two or more #zoning lots#;
- (b) is located in a Resource Adjacent Area, an Escarpment Area, or an #area adjacent to aquatic resources# and is proposed to contain the following, which did not exist on [date of certification]:
- (1) four or more #buildings#, not including #accessory buildings#;
 - (2) eight or more #dwelling units#; or
 - (3) subdivisions that result in four or more #zoning lots#;
- (c) is in a Historic District or contains a Historic Landmark designated by the Landmarks Preservation Commission and, in either case, is proposed to contain a #development# or is proposed to be subdivided into two or more #zoning lots#; or
- (d) includes the proposed construction, widening or extension of a #private road#.

The area of a #plan review site# shall include all contiguous tracts of land under single fee ownership or control, including #abutting zoning lots# under the same ownership or control, and with respect to which each party having any interest therein is a party in interest, and such tract of land is declared to be treated as one #plan review site# for the purposes of this Chapter. However, such #abutting zoning lots# that are contiguous for less than 10 linear feet shall not be considered part of a single #plan review site#. In addition, at the option of an applicant, tracts of land which would be contiguous except for their separation by a #street# may be considered by the Commission to be part of a single #plan review site#.

Any #plan review site# for which an application is made, in accordance with the provisions of this Chapter, for an authorization, special permit or modification thereto shall be on a tract of land that at the time of application is under the control of the applicants as the owners or holders of a written option to purchase. No authorization, special permit or modification to such #plan review site# shall be granted unless the applicants acquired actual ownership (single fee ownership or alternate ownership arrangements according to the definition of #zoning lot# in Section 12-10 for all #zoning lots# comprising the #plan review site#) of, or executed a binding sales contract for, all of the property comprising such tract. However, a tract of land which is the subject of an application for an authorization or special permit under the provisions of this Chapter may include adjacent property, provided that the application is filed jointly by the owners, or holders of a written option to purchase, of all properties involved.

The provisions of Section 143-60, (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive, shall apply to any #plan review site#.

Qualifying lot

A "qualifying lot" is a #zoning lot# where the maximum permitted #lot coverage# has been limited to 20 percent or less, and where special provisions protecting natural features apply.

Rock outcrop

A "rock outcrop" is the portion of a bedrock formation that appears above natural grade and measures more than three feet in any horizontal dimension.

Root zone, critical

The "critical root zone" of a tree is the area containing the roots of a tree that must be considered and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk. The #critical root zone# encompasses and extends beyond the #structural root zone#.

Root zone, structural

The "structural root zone" of a tree is the area around the base of the tree that must be fully protected from compaction or excavation to ensure its survival. The area of the #structural root zone# is measured as five radial inches for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk.

Shrub layer

The "shrub layer" is the layer of vegetation above the #ground layer# and below the tree canopy, and is composed of woody plants that typically have multiple stems at or near the base and have a mature height range from three feet to 15 feet.

Site alteration

A "site alteration" is an alteration of any tract of land, including an alteration in unimproved portions of privately owned mapped #streets#, that consists of newly constructed or relocated #hard surface area#, removal of trees with a #caliper# of six inches or more, modification of #designated aquatic resources#, modification of #rock outcrops#, relocation or modification of #erratic boulders# or change in the ground elevation of land that is greater than two feet of cut or fill.

The use of heavy machinery for excavation or similar purpose shall be considered a #site alteration# except that soil borings or test pits shall not be considered a #site alteration# where #areas of no disturbance# are protected pursuant to the provisions of Section 143-11 (Controls During Construction).

Target species

A "target species" is a species listed under 'trees' in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013). Any trees not listed under such guide, and not #invasive species#, shall be considered non-#target# species.

Tree credit

A "tree credit" is a value given to a tree for the purposes of calculating its relative value pursuant to vegetation requirements. #Tree credits# are based on the #caliper# of a tree and whether or not the tree is a #target species#. #Tree credits# are described in Sections 143-13 (Tree Regulations) and 143-131 (Tree credits) of this Chapter.

Tree protection plan

A "tree protection plan" is a plan for preserved trees provided in accordance with Section 143-133 (Planting standards for tree credits). #Tree protection plans# shall be prepared by a registered landscape architect or a certified arborist (Registered Consulting Arborist, as certified by the American Society of Consulting Arborists (A.S.C.A.), or Certified Arborist/Certified Master Arborist as certified by the International Society of Arboriculture (I.S.A.), and shall include:

- (a) relevant portions of the proposed site plan and locations of #areas of no disturbance#;
- (b) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;
- (c) where construction staging is proposed to be located within a #critical root zone#, or where heavy machinery is proposed to pass through a #critical root zone#; soil compaction is mitigated by the installation of root protection measures and pneumatic decompaction with appropriate soil amendments;
- (d) specification that all excavation within the #critical root zone# shall be done by hand or by pneumatic excavation, and shall be monitored on site by a certified arborist;
- (e) a drawing specifying the #structural root zone# of the preserved tree. No excavation or other disturbance shall be permitted within the #structural root zone#, except to permit the planting of new #ground layer# vegetation in containers no larger than one-quarter gallon in size;
- (f) clearance pruning and root pruning as necessary, which shall be done only under the supervision of a certified arborist;
- (g) a schedule for site monitoring during construction;
- (h) a procedure to communicate protection measures to contractors and workers; and
- (i) post-construction treatment.

Waterfront esplanade

The "waterfront esplanade" is a pedestrian way to be provided for public use within the #open space network# along the Raritan Bay waterfront within the South Richmond Subdistrict, as shown on Map 1 in Appendix D of this Chapter. Provisions for #waterfront esplanades# are set forth in Section 143-52 (Waterfront Esplanade).

143-02**General Provisions**

The provisions of this Chapter shall apply within the #Special Natural Resources 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.

A #development#, #enlargement#, #site alteration# or subdivision of either a #zoning lot# or a #plan review site# shall require a certification, authorization or special permit from the City Planning Commission, as provided in the following Sections:

Section 143-211	<u>Affordable independent residences for seniors in Subarea SH</u>
Section 143-50	<u>SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK</u>
Section 143-60	<u>SPECIAL REGULATIONS FOR PLAN REVIEW SITES</u>
Section 143-70	<u>CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE SOUTH RICHMOND SUBDISTRICT</u>

However, property within the jurisdiction and control of the Department of Environmental Protection shall be exempt from the provisions of this Chapter where such property is an existing or planned portion of the Staten Island Bluebelt.

143-021 **Zoning lots subject to different zoning requirements**

Whenever a portion of a #zoning lot# is located partially within the #Special Natural Resources District# and partially outside of such Special District, it shall be regulated in its entirety by the provisions of this Chapter, except that any subdivision of such portion located outside of such Special District shall not be subject to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Whenever a #zoning lot# is located in two or more of the Ecological Areas described in Section 143-04 (Ecological Areas and Subdistricts), it shall be regulated by the provisions of this Section.

The provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) shall apply to #zoning lots# divided by zoning district boundaries between two underlying zoning districts with different #use#, #bulk# or parking regulations. Where the provisions of this Section are in conflict with the provisions of Article VII, Chapter 7, the provisions of this Section shall control.

Except as otherwise provided in this Section or Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), each portion of a #zoning lot# or #plan review site# shall be regulated by the provisions applicable to the Ecological Area in which such portion is located.

The requirements of Section 143-14 (Biodiversity Requirement) shall apply as follows: #biodiversity point# requirements for the entire #zoning lot# shall be the weighted average achieved by multiplying the percentage of the #zoning lot# in which different requirements apply based on the #biodiversity points# required, and totaling the sum of such products. Such requirements may be satisfied by plants meeting the applicable provisions anywhere on the #zoning lot#.

#Floor area# may be distributed on a single #zoning lot# without regard to boundaries between Resource Adjacent Areas, Escarpment Areas and Base Protection Areas.

#Lot coverage# shall be calculated separately for each portion of the #zoning lot#. However, an adjusted average shall be calculated pursuant to the provisions of Section 77-24 (Lot Coverage) for the purposes of determining the applicability of regulations relating to #qualifying lots#.

The provisions of Section 143-36 (Modified Yard Regulations for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided any portion of the #zoning lot# is within a Resource Adjacent Area, an Escarpment Area, or an #area adjacent to aquatic resources#.

The regulations of Section 143-371 (Modified height and setback for the protection of natural features) shall apply only to those portions of a #zoning lot# located within Resource Adjacent Areas or within an #area adjacent to aquatic resources#, except if the #zoning lot# is a #qualifying lot#, in which case the entire #zoning lot# shall be subject to the regulations of Section 143-371.

The provisions of Section 143-42 (Parking Modifications for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided that 50 percent or more of the #lot area# is located within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

143-022 **Applications to the City Planning Commission prior to [date of adoption]**

- (a) Applications for authorization or special permit referred, certified or granted prior to [date of adoption]
- (1) Applications for authorization or special permit which were referred out or certified as complete prior to [date of adoption] may be continued pursuant to the terms of such authorization or special permit or as such terms may be subsequently modified, and the City Planning Commission may grant or deny such application in accordance with the regulations in effect on the date that such application was certified or referred out for public review.
 - (2) Applications for authorization or special permit granted by the Commission prior to [date of adoption] may be continued, in accordance with the terms thereof or as such terms may be subsequently modified, pursuant to the regulations in effect on the date that such authorization or special permit was granted.

Continuance of such application shall be subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

- (b) Applications for certification filed prior to [date of certification]
- Any application for a certification of future subdivision, or certification that no authorization is required, which was filed by an applicant prior to [date of certification] may be continued pursuant to the terms of such certification, and the Commission may grant or deny such application in accordance with the regulations in effect at the time such application was filed.

143-023 **Permits issued prior to [date of adoption]**

For "other construction" as specified in Section 11-332 (Extension of period to complete construction), such construction having permits issued prior to [date of adoption] may be continued under regulations existing at the time of issuance of such permits, provided that such construction is completed prior to [three years from date of adoption].

143-03 **District Plan and Maps**

The regulations of this Chapter implement the #Special Natural Resources District# Plan.

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

Appendix A. Special Natural Resources District and Subdistricts

Map 1: Staten Island Subdistricts
Map 2: The Bronx: Riverdale-Fieldston Subdistrict

Appendix B. Resource Adjacent Areas in The Bronx

Appendix C. Staten Island Ecological Areas

Map 1: Escarpment Areas (Maps 1.1 through 1.7)
Map 2: Resource Adjacent Areas (Maps 2.1 through 2.31)

Appendix D. South Richmond Subdistrict

Map 1: Open Space Network in South Richmond Subdistrict (Maps 3.1 to 3.6)
Map 2: Arterial Setback Plan in South Richmond Subdistrict
Map 3: Special Areas LL, M and SH South Richmond Subdistrict

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

143-04 **Subdistricts and Ecological Areas**

In order to carry out the purposes and provisions of this Chapter, four subdistricts are designated, with three Ecological Areas superimposed on such subdistricts. In each of these Subdistricts, certain regulations apply that do not apply in the remainder of the #Special Natural Resources District#.

- (a) Subdistricts are established within the #Special Natural Resources District#. The Subdistricts are as follows:
- South Richmond Subdistrict, Staten Island Hillside Subdistrict, Staten Island

Shore Acres Subdistrict, Staten Island
Riverdale-Fieldston Subdistrict, The Bronx

The subdistricts are shown on Maps 1 and 2 in Appendix A (Special Natural Resources District and Subdistricts) of this Chapter.

The South Richmond Subdistrict additionally includes three subareas, shown on Map 3 in Appendix D, in which special regulations apply. These Subareas, together with the Sections of this Chapter specially applying to each, are as follows:

<u>Subareas within the South Richmond Subdistrict</u>	<u>Sections having special application</u>
Subarea LL	143-343, 143-35
Subarea M	143-212, 143-311, 143-712
Subarea SH	143-211, 143-711

(b) Ecological Areas are established within the #Special Natural Resources District#. The regulations of the Ecological Areas supplement and modify the regulations of the Subdistricts. In each of these Ecological Areas, certain special regulations apply that do not apply in the rest of the #Special Natural Resources District#. The Ecological Areas consist of:

- (1) Resource Adjacent Areas are designated on those portions of land within 100 feet of and adjacent to #habitat areas# on public lands. Resource Adjacent Area boundaries are shown along the boundaries of public lands on Maps 1 and 2 of Appendix B (The Bronx) and Maps 2.1 through 2.31 of Appendix C (Staten Island) of this Chapter. Resource Adjacent Areas shall be measured perpendicular to the Resource Adjacent Area boundaries shown on such maps.
- (2) Escarpment Areas are designated on land that contains steep slopes located through the serpentine hills of the central and northern portions of Staten Island. These areas are shown on Maps 1.1 through 1.7 of Appendix C.
- (3) Base Protection Areas are all other areas within the #Special Natural Resources District# that do not fall within Resource Adjacent Areas or Escarpment Areas. Base Protection Areas do not include #areas adjacent to aquatic resources#.

**143-05
Application Requirements**

An application to the Department of Buildings for any #development# or #enlargement# shall include the materials set forth in paragraphs (a) or (b) of this Section, as applicable, in addition to any materials otherwise required by the Department of Buildings. An application to the Department of Buildings for any #site alteration# shall include the materials set forth in paragraph (c). An application to the Chairperson of the City Planning Commission for certification, or to the Commission for authorization or special permit, shall include the application materials set forth in paragraph (d) of this Section.

Surveys submitted to the Department of Buildings or the Commission shall be prepared by a licensed surveyor. Site plans shall be prepared by a registered architect or professional engineer. Drainage plans and soil reports shall be prepared by a professional engineer.

Landscape plans, including those that satisfy the requirements set forth in paragraph (a)(6) of this Section, may be prepared and submitted to the Department of Buildings by a registered architect or registered landscape architect. However, such plans submitted to the Commission shall be prepared by a registered landscape architect.

(a) Applications for #developments#, #enlargements# that increase #lot coverage# by 400 square feet or more, or #enlargements# that result in an increase in #floor area# of 20 percent or greater that increase the #lot coverage# by any amount, shall include the following materials:

- (1) A site context map that shows the location of the #zoning lot#, zoning district boundaries, boundaries between Resource Adjacent Areas, Escarpment Areas and Base Protection Areas, #designated aquatic resources#, #areas adjacent to aquatic resources#, #buffer areas# and #designated open space#, as applicable, within 100 feet of the #zoning lot#.
- (2) A survey, dated no more than two years from the date of application, or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable, that establishes

existing conditions related to topography at two-foot contours, the location of trees that are of six inch #caliper# or greater, #rock outcrops# and #erratic boulders#, #designated aquatic resources#, #buffer areas#, #buildings or other structures# and all other #hard surface areas#.

- (3) A compliance report that compares the survey described in paragraph (a)(2) of this Section with the most recent plans approved by the City Planning Commission or the Department of Buildings, as applicable.
 - (4) Photographs, representing current conditions at the time of the application, showing the location and condition of trees proposed to be preserved and any #rock outcrops# or #erratic boulders# within or adjacent to the subject area within which construction or disturbance is proposed.
 - (5) A set of architectural drawings, including:
 - (i) a site plan representing changes in topography at two-foot contours, when applicable, location of new #buildings or other structures# or #enlargements#, and modified locations of #hard surface areas#, with detailed zoning calculations as per Section 143-30 (SPECIAL BULK REGULATIONS); and
 - (ii) plans, elevations and section drawings detailing all new and modified #buildings or other structures# and #hard surface areas#;
 - (6) A set of landscape drawings for the entire #zoning lot# or subject area with a key plan showing:
 - (i) the location and details of newly proposed or modified #hard surface areas#;
 - (ii) the location, #critical root zone#, #caliper# and species of all trees, newly planted or preserved, to be counted as #tree credits# with tree schedule pursuant to Section 143-13 (Tree Requirement), inclusive;
 - (iii) the location of all newly planted vegetation to be counted as part of a #landscape element# for #biodiversity points#, or otherwise required pursuant to Section 143-14 (Biodiversity Requirement), inclusive;
 - (iv) the boundaries and square footage of all existing vegetation to be preserved and counted as part of a #landscape element# for #biodiversity points# or otherwise required pursuant to Section 143-14, inclusive;
 - (v) for sites with #areas of existing slope#, a grading plan, showing all existing and proposed contours at two-foot intervals, all categories of slope affected by areas of encroachment, pursuant to Section 143-32 (Lot Coverage), critical spot elevations, and at least one longitudinal and one latitudinal cross-section located within areas of modified topography at the greatest areas of topographical change, showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted;
 - (vi) where applicable, #designated aquatic resources# and #buffer areas# pursuant to Section 143-16 (Aquatic resource protections);
 - (7) a drainage plan and soil report, as applicable, showing direction of water flow over land, and locations of stormwater collection or infiltration; and
 - (8) A set of construction plans detailing erosion controls, #area of no disturbance#, location of temporary fence, staging area, trenching for utilities and foundations, areas used by construction equipment and other provisions pursuant to Section 143-11 (Controls During Construction).
- (b) Applications for #enlargements# that result in an increase of #lot coverage# of less than 400 square feet and that result in an increase in #floor area# of less than 20 percent

shall include materials described in paragraphs (a)(1), (a)(5), (a)(6)(i) and (a)(6)(ii) of this Section. Applications for #enlargements# that do not result in an increase in #lot coverage# shall include materials described in paragraphs (a)(1) and (a)(5) of this Section.

(c) Applications for #site alterations# that modify the location or size of #hard surface area# totaling:

- (1) an area 400 square feet or greater, or that remove more than 12 #tree credits#, shall include the materials set forth in paragraphs (a)(1), (a)(2), (a)(4) and (a)(6) of this Section, as applicable; or
- (2) an area of less than 400 square feet shall include the materials set forth in paragraphs (a)(6)(i) and (a)(6)(ii) of this Section.

(d) In addition to materials required pursuant to Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), all applications to the Commission:

- (1) shall include the materials set forth in paragraph (a) of this Section;
- (2) shall include an area map and an aerial photograph illustrating the #plan review site# and any #designated resource area# or #designated open space# partially or wholly within 600 feet of such #zoning lot#;
- (3) for any subdivision, #zoning lot# merger or other change to #lot lines#, the site plan shall include the proposed layout of individual #zoning lots# and all proposed improvements thereupon, in addition to all the other requirements of this Section;
- (4) may also be required by the Commission to include:
 - (i) a schedule for carrying out the proposed construction;
 - (ii) a maintenance plan for any common areas, including #private roads# and any #habitat preservation areas# to be commonly held; and
 - (iii) any other information necessary to evaluate the request.

The Chairperson of the City Planning Commission may modify one or more requirements set forth in paragraph (d) of this Section, when such modification is requested by the applicant in writing and when the Chairperson determines that the requirements are unnecessary for evaluation purposes.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a wetland permit from the New York State Department of Environmental Conservation is required for a #development#, #enlargement# or #site alteration#, a copy of an approved wetland delineation shall be submitted.

**143-10
NATURAL RESOURCES**

The provisions of this Section, inclusive, apply to all tracts of land, including #site alterations# in unimproved portions of privately owned mapped #streets#.

For #plan review sites# subject to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), the regulations relating to tree and biodiversity requirements set forth in Sections 143-13 and 143-14, inclusive, shall be modified in accordance with the provisions of Section 143-613 (Planting regulations for plan review sites).

No permanent certificate of occupancy or final sign-off, as applicable, shall be issued by the Department of Buildings unless an inspection report is filed with the Department of Buildings, stating that the planting requirements of the following provisions, as applicable, have been satisfied based on a field inspection:

- Section 143-13 (Tree Requirement)
- Section 143-14 (Biodiversity Requirement)
- Section 143-15 (Special South Richmond Landscaping and Buffering Provisions) and
- paragraph (d) of Section 143-122 (Retaining wall standards)

For #zoning lots# with #developments# or #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that involve an increase in #lot coverage#, the certificate of occupancy shall specify that the #zoning lot# is subject to the provisions of Sections 143-13 and 143-14.

**143-11
Natural Resource Protection Requirements**

**143-111
Controls during construction**

[Note: provisions relocated from Sections 105-36, 119-113, 119-217 and modified]

The provisions of this Section shall apply to all tracts of land with proposed #development#, #enlargement# or #site alteration#, except that a #site alteration# consisting only of the removal of trees totaling 12 #tree credits# or fewer shall not be required to comply with the provisions of this Section.

The following requirements shall be met during construction and clearly identified on the construction plan as set forth in Section 143-05 (Application Requirements):

- (a) Equipment access roads, loading and unloading areas, concrete washout locations, fueling locations, utility trenching locations with soil stockpiling and staging areas;
- (b) The staging area shall be as close to the construction area as practical, or within the nearest #hard surface area# of sufficient size for such purpose;
- (c) Deep mulch blankets or other methods to avoid soil compaction shall be provided in all locations used for equipment access, staging or storage, except where such uses are located on # hard surface areas#;
- (d) Construction fences shall be erected so as to be located between all areas of construction activity and all #areas of no disturbance#;
- (e) Excavating for the purpose of producing fill shall be prohibited; and
- (f) Any exposed earth area, other than areas excavated for #buildings#, shall have straw, jute matting or geotextiles placed on it and be seeded with annual rye grass within two days of exposure. All areas downhill of areas of disturbance shall have temporary structural measures for erosion and sediment controls in accordance with New York State Standards and Specifications for Erosion and Sediment Control.

A compliance report, verifying that the requirements of this Section have been met, shall be maintained on site and shall be available for review by the Department of Buildings. Such compliance report shall be based on a review of the property during each calendar week that heavy construction equipment is present on site.

**143-112
Invasive species**

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land in the #Special Natural Resources District# and in no case shall any existing #invasive species# be counted towards fulfillment of the requirements of Section 143-13 (Tree Regulations), inclusive, or be included as preserved vegetation within a #landscape element# or counted as #biodiversity points# pursuant to Section 143-14 (Biodiversity Requirement), inclusive.

**143-12
Modifications of Certain Natural Features**

**143-121
Grading standards**

[Note: provisions relocated from Sections 105-34 and 119-213 and modified]

- (a) In the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, the following grading requirements shall apply to all tracts of land with #areas of existing slope#:
 - (1) cut slopes shall be no steeper than one horizontal to one vertical, and subsurface drainage shall be provided as necessary for stability;
 - (2) fill slopes shall be no steeper than three horizontal to one vertical; and
 - (3) tops and toes of cut slope or fill slopes shall be set back from #lot lines# and #buildings or other structures# for a horizontal distance of three feet plus one-fifth the height of the cut or fill but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.
- (b) Within the Escarpment Area, for tracts of land with #areas of existing slope# with a slope category of 25 percent or greater and that are more than 150 square feet in area, no topographical changes shall be permitted beyond 20 feet

of a #building#, excluding #accessory buildings#, except that driveways with a maximum width of 10 feet may be permitted beyond 20 feet of such #building#.

143-122
Retaining wall standards

For the purposes of applying the provisions of this Section, retaining walls shall not include walls that are part of a #building#.

(a) **Maximum height**

Within 10 feet of a #street line#, individual retaining walls shall not exceed an average height of four feet, as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of six feet.

Beyond 10 feet of a #street line#, retaining walls shall not exceed an average height of six feet as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of eight feet.

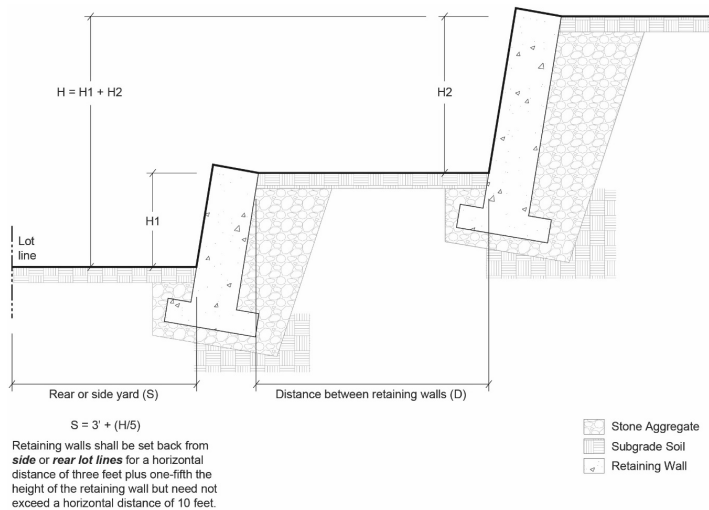
(b) **Minimum distance between retaining walls**

Where the aggregate height of any two adjacent retaining walls exceeds a height of three feet, as measured in elevation, a minimum average distance shall be provided between such retaining walls, in accordance with the following:

Aggregate height of any two walls (in feet)	Minimum average distance between walls (in feet)
3-5	3
5-10	5
10 or more	10

(c) **Minimum distance between retaining walls and #side# or #rear lot lines#**

Retaining walls shall be set back from #side# or #rear lot lines# for a horizontal distance of three feet plus one-fifth the height of the retaining wall but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.



RETAINING WALL STANDARDS

(d) **Planting requirements**

Where the aggregate height of any two retaining walls exceeds a height of 10 feet, as measured in elevation, and such retaining walls are located within 10 feet of each other, planting shall be provided between such walls consisting of at least 75 percent of the linear footage of such retaining walls, through any combination of perennials, annuals, decorative grasses or shrubs. The height of planted material shall be at least three feet at the time of planting.

143-123
Rock outcrops and erratic boulders

The provisions of this Section shall apply in all #Residence Districts#. To the greatest extent possible, #rock outcrops# and #erratic boulders# shall be maintained in their existing state and location, and shall be disturbed only as set forth in this Section.

Disturbance of more than 400 square feet of #rock outcrop# area, measured both in plan and in elevation, shall not be permitted within a single #zoning lot#, except that an application may be made to the City Planning Commission for an authorization to permit disturbance in excess of 400 square feet. Such application shall be subject to the conditions and findings of Section 143-62 (Authorization for Plan Review Sites).

(a) No #rock outcrop# shall be removed or disturbed in any way within a #front yard#, except as set forth in paragraph (c).

(b) Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within 50 feet of the #front lot line# in R1 Districts, or within 30 feet of the #front lot line# in all other Residence Districts, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation.

(c) Nothing in paragraphs (a) or (b) shall preclude the construction of a single driveway no more than 10 feet in width and a single walkway or staircase no more than five feet in width in the area between the #street wall# and its extensions and the #street line#. For driveways providing access to more than one dwelling unit, the maximum width shall be 20 feet, or where the driveways are separated by a distance of 60 feet, two driveways with a maximum width of 10 feet each.

(d) No #rock outcrop# shall be removed or disturbed in any way within a #rear yard#, except as set forth in this paragraph (d). Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within a #rear yard#, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation. Elevation view shall be based on the view of the #rear yard# from the #rear yard line#.

(e) No #erratic boulder# shall be removed or destroyed in any way, except that they may be relocated from their existing location to anywhere within 50 feet of the #front lot line# in an R1 District or within 30 feet of the #front lot line# in all other Districts.

143-13
Tree Regulations

All #developments# and #enlargements# that involve an increase in #lot coverage#, and #site alterations# shall comply with the tree requirements set forth in this Section, inclusive.

Trees with #tree credits# or trees that are of six inch #caliper# or greater may only be removed in compliance with the provisions of this Section, inclusive. However, for the removal of unsafe trees determined by the Department of Buildings or the Department of Parks and Recreation to constitute a hazardous condition, and for trees that are destroyed by natural causes, compliance with the provisions of this Section and Section 143-14 (Biodiversity Requirement), as applicable, shall be required only after one year has passed since such event.

Trees required under previous Special District regulations shall be maintained in good health except as provided in this Section, inclusive.

Trees that are required pursuant to other Sections of this Resolution and that meet the standards of this Section, inclusive, may be used towards fulfillment of the requirements of Section 143-131, except that street trees required pursuant to the following Sections shall not be counted towards the fulfillment of such requirements: 23-03 (Street Tree Planting in Residence Districts), 26-23 (Requirements for Planting Strips and Trees), 33-03 (Street Tree Planting in Commercial Districts) and 43-02 (Street Tree Planting in Manufacturing Districts).

143-131
Tree credits

In order to satisfy the tree requirements set forth in Section 143-132 (Determining tree requirements), trees shall be assigned #tree credits# in accordance with this Section. Such trees shall be newly planted or preserved in accordance with the provisions set forth in Section 143-133 (Planting standards for tree credits).

INDIVIDUAL TREE CREDIT VALUES

Individual Tree Designation	Description	#Tree Credits#: #Target species#	#Tree Credits#: Non-#target species#
Old tree	A preserved tree of 50 inch #caliper# or greater, or at least 144 years of age*	36	18
Mature tree	A preserved tree of 34 inch #caliper# or greater, or at least 98 years of age*	18	12
Large tree	A preserved tree of 22 inch #caliper# or greater, or at least 62 years of age*	6	4
Medium tree	A preserved tree of 14 inch #caliper# or greater, or at least 38 years of age*	4	3
Standard tree	A preserved tree of six inch #caliper# or greater, or at least 24 years of age*	3	2
Young tree	A newly planted tree of two inch #caliper# or greater	2	1
Sapling	A newly planted tree of between one and two inch #caliper#	1	n/a

* In cases where #tree credits# are determined by the age of a tree, such determination shall be made by a professional arborist. Age may be determined by a core sample, and may be extrapolated to other trees of the same species and similar size on the same #zoning lot#.

Where there is a cluster of four or more trees, of which at least one tree is within 15 feet of three other trees measured on center, and such cluster consists of preserved trees that are six inch #caliper# or greater, or newly planted trees that are one inch #caliper# or greater, for each tree comprising the tree cluster, #tree credits# shall be 1.5 times the #tree credit# value of each preserved #target# tree or 1.25 times the #tree credit# value of each preserved non-#target# tree or newly planted tree.

For the purposes of applying the provisions of this Section, trees classified as "newly planted" may retain such classification provided they appear on an approved site plan after [date of adoption] filed with the Department of Buildings, remain in good health and continue to comply with the standards set forth in Section 143-133 (Planting standards for tree credits), until such trees meet the requirements to be classified as a standard tree.

143-132 Determining tree requirements

In order to satisfy the tree requirements set forth in this Section, trees shall be assigned #tree credits# in accordance with Section 143-131 (Tree credits).

(a) #Zoning lots# containing #residential uses# in #Residence Districts#

#Tree credits# shall be determined as follows for #zoning lots# in #Residence Districts# that contain #residential use#:

- (1) the minimum number of #tree credits# on a #zoning lot# shall be three #tree credits# per 750 square feet of #lot area# in R1, R2 and R3 Districts, or two

#tree credits# per 750 square feet of #lot area# in R4, R5 and R6 Districts;

- (2) the minimum number of trees that are one inch #caliper# or greater shall be one tree per 1,000 square feet of #lot area#; and
- (3) for #zoning lots# with a #lot width# greater than 40 feet, the total number of #tree credits# located in the area between all #street walls# of a #building# and their prolongations and the #street line# shall be greater than or equal to the #lot width# divided by 10 and rounded to the nearest whole number, except that such #tree credits# need not exceed 16.

(b) All other #zoning lots#

For #zoning lots# in #Residence Districts# without #residential uses#, and for #zoning lots# in all #Commercial# or #Manufacturing Districts# the minimum number of #tree credits# on a #zoning lot# shall be:

- (1) 1.5 per 750 square feet of #lot area#; and
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(c) Trees within unimproved portions of mapped #streets#

For the purposes of this Section, trees located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-13 (Tree Regulations), where:

- (1) the unimproved portion of the privately owned mapped #street# is not required for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for a #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

Where #tree credits# or numbers of trees required for a #zoning lot# result in a fraction, the requirements of Section 143-13 (Tree Regulations), inclusive, shall be satisfied by providing a whole number of #tree credits# or trees in excess of such fractional amount.

143-133 Planting standards for tree credits

#Tree credits# shall only be assigned to trees planted or preserved in accordance with the provisions set forth in this Section. #Invasive species# are prohibited from being planted on a #zoning lot# or tract of land and in no case shall they be counted towards fulfillment of the requirements of Section 143-132 (Determining tree requirements).

(a) **Newly planted trees**

Newly planted trees shall be eligible for #tree credits# provided that each tree shall be no smaller than the applicable #caliper# specified in the table in Section 143-131 (Tree credits), and shall be planted no closer to nearby trees than:

- (1) five feet between saplings; or
- (2) 7 feet, 6 inches between young trees, saplings and preserved trees.

Such distances shall be measured on center. If two trees of different size designations are planted next to each other, the greater distance shall control.

In addition, newly planted trees shall have no #hard surface area# within their #critical root zone#.

(b) **Preserved trees**

#Tree credits# shall only be assigned to preserved trees, provided no area shall be disturbed within their #structural root zones#, and provided no more than 10 percent of the #critical root zone# is disturbed by any combination of the following:

- (1) proposed #hard surface area#; or
- (2) modifications to topography, including any excavation or fill, except for newly planted vegetation within a container that is sized one quarter-gallon or smaller.

However, preserved trees with more than 10 percent and no more than 30 percent of their #critical root zones# disturbed by proposed #hard surface area#, topographic modification, construction staging, use of heavy machinery or newly planted vegetation as set forth in this

paragraph may be counted towards the assigned #tree credit# value set forth in Section 143-131 (Tree credits) only if such trees have a #tree protection plan#.

For the purposes of this paragraph (b), a deck or porch that is elevated above natural grade shall not be considered as disturbance within a #critical root zone# or #structural root zone#, except for the area of excavation required for the structural support of such #hard surface area#.

Removal of #hard surface area# from the #critical root zone# of a tree, when conducted pursuant to a #tree protection plan# shall not be considered disturbance.

For the purposes of assigning #tree credits#, preserved trees that are less than six inches in #caliper# may be treated as a newly planted "young tree" or "sapling," as applicable, for #zoning lots# where the total #tree credit# of all trees existing prior to any proposed #development#, #enlargement# or #site alteration# is less than the amount required pursuant to Section 143-132 (Determining tree requirements). A survey of existing site conditions showing the location of all existing trees that are six inches in #caliper# or greater shall be provided.

143-134

Tree preservation requirement

In all #Residence Districts#, removal of live trees that are six inch #caliper# or greater, where the trunks of such trees are located within 15 feet of a #rear lot line#, shall be permitted only under the following circumstances:

- (a) where such trees are located in areas to be occupied by #buildings#, or within a distance of eight feet of an existing or proposed #building#, provided that it is not possible to avoid such removal by adjustments in the location of such #buildings#;
- (b) for #zoning lots# no greater than 3,800 square feet of #lot area#, where such trees are located in areas to be occupied by swimming pools, or within a distance of eight feet of an existing or proposed swimming pool, provided that it is not possible to avoid such removal by adjustments in the location of such swimming pools;
- (c) where such trees are located in an area to be occupied by a driveway or area required for #accessory# parking, provided that it is not possible to avoid such removal by adjustments in the location of such driveway or parking area;
- (d) where a total of over 30 percent of the #critical root zone# of such trees would be impacted by proposed disturbances, provided that it is not possible to avoid such impacts by adjustments in the location of proposed #buildings#, swimming pools, driveways, #private roads# or parking areas;
- (e) where a defect exists in such tree with a rating of "Moderate," "High," or "Extreme," as described in the Best Management Practices for Tree Risk Assessment published by the International Society of Arboriculture (ISA) and as determined by a professional arborist possessing a current Tree Risk Assessment qualification issued by the ISA; and where it is not possible or practical to mitigate such defect by any means other than removal of the tree; or
- (f) where any portion of a #rear lot line# of a #zoning lot# is located within 70 feet of the #front lot line# of such #zoning lot#.

Notwithstanding the removal of any trees permitted pursuant to paragraphs (a) through (f) of this Section, such #zoning lot# shall comply with all other requirements of Section 143-13 (Tree Regulations), inclusive.

143-14

Biodiversity Requirement

The biodiversity planting requirements of this Section shall apply within the #Special Natural Resources District#.

- (a) **Applicability of biodiversity requirement to #developments#, #enlargements# and certain #site alterations#**

The planting requirements set forth in this Section, inclusive, shall apply on #zoning lots# or other tracts of land, to:

- (1) #developments#;
- (2) #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that result in an increase in #lot coverage#;
- (3) the removal of more than 12 #tree credits#;
- (4) newly constructed or relocated #hard surface area# with an area of 400 square feet or more; or

- (5) for #zoning lots# previously subject to paragraphs (a)(1), (a)(2), (a)(3) or (a)(4) of this Section, the establishment of a new category of #landscape element# where such newly planted vegetation counts toward #biodiversity points# previously satisfied by another type of #landscape element#.

The minimum biodiversity requirement on a #zoning lot# shall be as set forth in Section 143-141 (Determining biodiversity requirements). Required vegetation shall be grouped within #landscape elements# and assigned #biodiversity points# in accordance with Section 143-142 (Landscape elements). Vegetation within #landscape elements# shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements). #Buffer areas# shall be planted pursuant to the provisions set forth in Section 143-144 (Planting requirements for buffer area adjacent to designated aquatic resources).

For #zoning lots# that have planted or preserved #landscape elements# pursuant to the provisions of this Section, inclusive, such vegetation may be subsequently altered, provided that the required area of vegetation is not reduced below the area required for such #landscape element#.

However, where Section 37-90 (PARKING LOTS) applies, and the open parking area covers at least 40 percent of the #zoning lot# or #plan review site#, as applicable, the provisions of Sections 143-141, 143-142 and 143-143 shall be deemed satisfied by the provision of landscaping pursuant to Section 37-90.

- (b) **Requirements for maintaining vegetation on all other lots**

For #zoning lots# with #buildings# constructed prior to [date of adoption] that are not subject to the biodiversity requirements of paragraph (a) of this Section, the provisions of Sections 143-141 (Determining biodiversity requirements), 143-142 (Landscape elements) and 143-143 (Planting standards for landscape elements) shall not apply. However, such #zoning lots# shall not be altered in any way that will create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of paragraph (b) of this Section, as follows.

Existing square footage of vegetation that is not lawn or trees shall not be reduced to less than:

- (1) 15 percent of the #lot area# in Resource Adjacent Areas and in #areas adjacent to aquatic resources#;
- (2) 10 percent of the #lot area# in Escarpment Areas; or
- (3) five percent of the #lot area# in Base Protection Areas.

143-141

Determining biodiversity requirements

In order to satisfy the biodiversity requirements set forth in Section 143-14 (Biodiversity Requirements), inclusive, vegetation shall be assigned #biodiversity points#. All #zoning lots# shall have #biodiversity points# greater than or equal to the point requirement set forth in of this Section, as applicable:

- (a) six #biodiversity points# in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (b) four #biodiversity points# in Escarpment Areas;
- (c) four #biodiversity points# for #zoning lots# that contain #residential uses# in R1, R2 and R3 Districts in Base Protection Areas;
- (d) two #biodiversity points# for #zoning lots# that do not contain #residential uses# in R1, R2 and R3 Districts in Base Protection Areas; and
- (e) two #biodiversity points# in Base Protection Areas containing R4, R5, R6 Districts and Commercial and Manufacturing Districts.

In the event of a conflict between the provisions of one paragraph of this Section and another paragraph, the more restrictive shall control.

143-142

Landscape elements

In order to satisfy the #biodiversity point# requirements set forth in Section 143-141 (Determining biodiversity requirements), vegetation shall be categorized into one of the #landscape elements# set forth in the table in this Section. All vegetation shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements), or

BIODIVERSITY POINT VALUE PER REQUIRED AREA

#Landscape element#	#Biodiversity points#	Design requirements
Basic Garden	1	2.5 percent of #lot area#
Wildlife Garden	1	2 percent of #lot area#
Green Roof—Intensive	1	12.5 percent of the #lot coverage#
Green Roof—Extensive	1	15 percent of the #lot coverage#

The total area of a #landscape element# shall not be less than as set forth in the Table in this Section. In addition, the following design requirements shall apply:

(a) Basic gardens, wildlife gardens and green roofs

The minimum horizontal dimension of each basic garden, wildlife garden or green roof shall be eight feet, except that, for #zoning lots# with a #lot area# less than 3,800 square feet, each wildlife garden or green roof shall have a minimum horizontal dimension of four feet.

(b) Wildlife garden buffers

For #developments# on #zoning lots# located in a Resource Adjacent Area, wildlife gardens shall be located within buffers as specified in this paragraph (b), and special planting standards shall apply to such gardens pursuant to Section 143-143 (Planting standards for landscape elements). To fulfill #biodiversity point# requirements, wildlife garden buffers shall be located along #side# and #rear lot lines#, or portions thereof, adjacent to a Resource Adjacent Area boundary line, as shown on the Map in Appendix B of this Chapter and Map 2 of Appendix C of this Chapter. For wildlife garden buffers along #side lot lines#, or portions thereof, the minimum width shall be eight feet. For wildlife garden buffers along #rear lot lines#, or portions thereof, the minimum depth shall be 10 feet. The width or depth of wildlife garden buffers shall be measured perpendicular to such #side# or #rear lot lines#, respectively.

However, where #buildings# or other #hard surface area# lawfully existing as of [date of adoption] are located so as to be in conflict with the requirements of this paragraph (a), such areas that are in conflict may be exempt from such requirements.

(c) #Landscape elements# within unimproved portions of mapped #streets#

For the purposes of this Section, #landscape elements# located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-14 (Biodiversity Requirement), where:

- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than thirty days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

**143-143
Planting standards for landscape elements**

Vegetation planted or preserved within #landscape elements# shall be in good health and shall comply with the provisions set forth in this Section. Trees shall not count toward the vegetation coverage requirements of #landscape elements#: coverage requirements shall only be satisfied through #ground# and #shrub layer# plantings. Vegetation required pursuant to other Sections of this Resolution that meet the standards of this Section may be used towards fulfillment of the requirements of Section 143-141 (Determining biodiversity requirements).

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land and in no case shall existing #invasive species# be included as preserved vegetation within a #landscape element# or counted as #biodiversity points#.

(a) Basic gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied.

(b) Wildlife gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#.

(c) Wildlife garden buffers

In Resource Adjacent Areas, the #shrub layer# shall occupy at least 20 percent of the wildlife garden buffer and the #ground layer# shall occupy at least 40 percent of such buffer. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#. Such wildlife garden buffer area shall also have three #tree credits# per 750 square feet of area within such wildlife garden buffer area.

Trees required within wildlife garden buffers shall be planted or preserved in accordance with Section 143-133 (Planting standards for tree credits). Such trees shall contribute toward satisfying the requirements of Section 143-13 (Tree Regulations).

(d) Green roofs

The minimum depth of planting medium for “intensive green roofs” shall be eight inches, and the minimum depth of planting medium for “extensive green roofs” shall be three inches. A minimum of six different species shall be provided for “intensive green roofs” and a minimum of four different species shall be provided for “extensive green roofs.”

Illustrative Example

The following example, while not part of the Zoning Resolution, is included to demonstrate how biodiversity planting requirements are calculated.

Example of calculations for a “basic garden” on a 5,000 square-foot lot

Basic gardens are assigned one #biodiversity point# for each 2.5 percent of the #lot area# they occupy, as set forth in the table in Section 143-142 (Landscape elements). For a #zoning lot# with a #lot area# of 5,000 square feet, a basic garden of 500 square feet, or 10 percent, would achieve the required four #biodiversity points#. In this example, because of design considerations, two areas are established for basic gardens: one along a side lot line, eight feet wide by 20 feet deep (providing 1.28 #biodiversity points#), and another across the front of the lot, 40 feet wide by 8 feet 6 inches deep (providing 2.72 #biodiversity points#).

Paragraph (b) of Section 143-143 (Planting standards for landscape elements) specifies that both the #ground layer# and #shrub layer# each need to be at least 15 percent of the square footage of each #landscape element#. That means that both the #ground layer# and #shrub layer# each need to have a coverage of at least 24 square feet in the side garden, and at least 51 square feet in the front garden. Additional vegetation required for the remaining 70 percent coverage may be either in the #ground layer# or #shrub layer#.

**143-144
Planting requirements for buffer area adjacent to designated aquatic resources**

Vegetation shall be planted or preserved in #buffer areas# adjacent to #designated aquatic resources# in accordance with this Section. For #designated aquatic resources# regulated by the New York State Department of Environmental Conservation (DEC), vegetation other than lawn shall be located in a #buffer area# and shall be planted or preserved in a manner determined by DEC.

For #plan review sites# containing #designated aquatic resources# not regulated by DEC, vegetation other than lawn shall be planted in a #buffer area# that extends for 30 feet measured from the edge of the #designated aquatic resource#. Vegetation shall be planted or preserved as directed by the City Planning Commission pursuant to Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES). Such #buffer area# boundary shall be demarcated by a split rail fence or a similar boundary marker, with a gate permitted for maintenance purposes.

For #zoning lots# that are not #plan review sites# or a portion thereof, the planting required pursuant to this Section shall be waived in the following instances:

- (a) For all #uses# lawfully existing on [date of adoption], planting shall not be required within portions of #buffer areas# that contain #buildings# and other #hard surface areas#, to the extent that such #buildings# and other #hard surface areas# lawfully existed in those locations on [date of adoption]. In addition, planting shall not be required within portions of #buffer areas# within five feet of any #building# lawfully existing on [date of adoption]; and
- (b) For a #residential building# lawfully existing on [date of adoption], and for a #development# or #enlargement# of a #residential building# on a #zoning lot# existing both on [date of certification] and on the date of application for a building permit, planting shall not be required within portions of #buffer areas# that:
 - (1) are open areas where disturbance is permitted pursuant to Section 143-161 (Permitted encroachment area); and
 - (2) are within a #front yard#.

Vegetation planted or preserved pursuant to the provisions of this Section may be counted towards satisfying the requirements of Section 143-13 (Tree Regulations), inclusive, and the biodiversity requirements of Sections 143-141, 143-142 and 143-143.

**143-15
Special South Richmond Landscaping and Buffering Provisions**

The provisions of this Section, inclusive, requiring landscape screening along #Residence District# boundaries, between #residences# and #commercial# or #manufacturing uses# and along open parking areas, shall apply within the South Richmond Subdistrict.

**143-151
Landscaped buffer along Residence District boundaries**

[Note: provisions relocated from Section 107-481 and modified]

For any #commercial# or #manufacturing development# on a #zoning lot# adjoining a #Residence District# boundary, there shall be within the open area required by the provisions of Sections 33-29 and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) along the #lot line# adjoining the #Residence District#, a strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at the time of planting, or evergreen trees and spaced at 10 feet on center. Such screening shall be maintained in good condition at all times.

However, this requirement shall not apply along a #rear lot line# or portion of a #rear lot line# where there is an existing or proposed #building# within 10 feet of such #rear lot line# or portion thereof.

**143-152
Landscaped buffer for commercial or manufacturing development adjacent to residences**

[Note: provisions relocated from Section 107-482 and modified]

Where an existing #residential use# is located adjacent to a #development# containing a #commercial# or #manufacturing use#, the #side# or #rear lot line# adjacent to such #residential use# shall be planted with a strip at least four feet wide consisting of densely planted evergreen shrubs at least four feet high at the time of planting, or evergreen trees and spaced at 10 feet on center. Such screening shall be maintained in good condition at all times.

However, this requirement shall not apply along a #rear lot line# or portion of a #rear lot line# where there is an existing or proposed #building# within 10 feet of such #rear lot line# or portion thereof.

**143-153
Landscaped buffer for open parking areas**

[Note: provisions relocated from Section 107-483(b) and modified]

Any #development# with open #accessory# off-street parking areas consisting of 10 or more spaces shall provide a landscaped buffer in accordance with the provisions of this Section. Where the provisions of 37-90 (PARKING LOTS) apply, those provisions shall instead control.

The parking area shall be screened from all adjoining #zoning lots# by a landscaped area at least four feet in width, densely planted with shrubs maintained at a maximum height of four feet. Such parking area shall also be screened from all adjoining #streets# by a perimeter landscaped area at least seven feet in width. Such perimeter landscaped area may be interrupted only by vehicular entrances and exits. Sidewalks that provide a direct connection between the public sidewalk and a pedestrian circulation route within the parking area may also interrupt a perimeter landscaped area. All screening shall be maintained in good condition at all times.

**143-154
Waiver of landscaped buffer**

[Note: provisions relocated from Section 107-483(c) and modified]

The landscaped buffer requirements of Section 143-15 (Special South Richmond Landscaping and Buffering Provisions), inclusive, may be waived if the Commissioner of Buildings certifies that planting is unfeasible due to:

- (a) unique geological conditions, such as excessive subsurface rock conditions or high water table;
- (b) underground municipal infrastructure; or
- (c) a City, State or Federal mandated brownfield remediation that requires the site to be capped.

Such waiver shall be based on a report prepared by a licensed engineer, architect or landscape architect that such conditions exist.

**143-16
Aquatic Resource Protections**

For #zoning lots# containing #designated aquatic resources# or #buffer areas#, the provisions of this Section, inclusive, shall apply.

No removal of trees or other vegetation, no disturbance of topography, no #development#, no horizontal #enlargement# and no increase in #hard surface area# shall be permitted within a #designated aquatic resource# or #buffer area#, except as provided in this Section, inclusive, or as otherwise approved by the New York State Department of Environmental Conservation. However, removal of #invasive species# and the construction of unpaved trails using hand tools shall be permitted within a #designated aquatic resource# or #buffer area# where permitted by the New York State Department of Environmental Conservation or the City Planning Commission, as applicable.

For #designated aquatic resources# and adjacent areas that are regulated by the New York State Department of Environmental Conservation, nothing in the regulations of this Chapter shall modify state regulations requiring application to such agency for proposed #development# or other state-regulated activity.

Section 143-161 (Permitted encroachment area) establishes the size and shape of a permitted encroachment area. Section 143-162 (Location of permitted encroachment) establishes the #zoning lots# that are eligible to encroach upon #designated aquatic resources# and #buffer areas# and rules to minimize such encroachment. Section 143-39 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space) establishes rules to allow clustering of #buildings# outside of #designated aquatic resources# and #buffer areas# in order to minimize encroachment.

**143-161
Permitted encroachment area**

For the purposes of this Section and Section 143-162 (Location of permitted encroachment), the "permitted encroachment area" shall be as described in paragraph (a) in #Residence Districts# and as described in paragraph (b) in #Commercial# or #Manufacturing Districts#. The permitted encroachment area is the largest area allowed to be disturbed within a #designated aquatic resource# or #buffer area#.

- (a) Permitted encroachment area in #Residence Districts#
 - In all #Residence Districts#, the permitted encroachment area shall be a combination of permitted #lot coverage# and an area adjacent to a #building#.
 - (1) Permitted #lot coverage#
 - The maximum permitted #lot coverage# on a #zoning lot# shall be determined by the applicable Zoning District as indicated in the following table:

Zoning District	#Lot coverage# (in square feet)
R1-1	1200
R1-2	800
R2 or R3 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

A #building# shall be located on a #zoning lot# so that its #lot coverage# shall avoid or minimize disturbance of #designated aquatic resources# and #buffer areas#, except that the minimum width of a #building# need not be less than 15 feet, and the shape, in plan view, of the outermost walls of such #building# need not be other than a rectangle.

- (2) Permitted encroachment adjacent to a #building#
An area with a depth of five feet, as measured perpendicular to the #building# wall, shall be exempt from the planting requirements of Section 143-144, and shall be permitted around a single #building# that contains the primary #use# on the #zoning lot#, except the depth of such area shall be 20 feet adjacent to a rear #building# wall that is opposite a #street# or #private road#. For #zoning lots# with multiple #street# frontages, such depth of 20 feet may be utilized only once. Within this area, an encroachment of fill for lawn, #hard surface area# or other similar encroachment shall be permitted within a #buffer area# or #designated aquatic resource#.

The provisions of Section 143-36 (Modified Yard Regulations for the Protection of Natural Features) shall be used, as applicable, to facilitate a #building# location that, combined with the permitted encroachment adjacent to such #building#, minimizes the area of encroachment on a #designated aquatic resource# or #buffer area#, as applicable.

- (b) Permitted encroachment area in #Commercial# or #Manufacturing Districts#
In #Commercial Districts# or #Manufacturing Districts#, the permitted encroachment area shall not exceed a #hard surface area# of 4,500 square feet. Such #hard surface area# shall be arranged to avoid or minimize encroachment upon #designated aquatic resources# and #buffer areas#, except that the minimum width of the #hard surface area# need not be less than 40 feet and the shape of the outermost boundaries, in plan view, of such #hard surface area# need not be other than a rectangle.

143-162
Location of permitted encroachment

On a #zoning lot#, existing both on [date of certification], and on the date of application for a building permit, encroachment on a #designated aquatic resource# or #buffer area# shall only be permitted as follows:

- (a) Where the permitted encroachment area is located utilizing the applicable modified #yards#, but cannot be located fully outside of a #designated aquatic resource# or #buffer area#:
 - (1) the permitted encroachment area may encroach into a #buffer area# to the minimum extent necessary to accommodate such permitted encroachment area;
 - (2) where encroachment into a #buffer area# pursuant to paragraph (a)(1) of this Section does not accommodate the entire permitted encroachment area, only then shall encroachment into a #designated aquatic resource# be permitted, to the minimum extent necessary to accommodate such permitted encroachment area.
- (b) A single driveway with a width of 10 feet, or greater where required by the New York City Fire Department, shall be permitted to access a permitted encroachment area, and may encroach into a #buffer area# or #designated aquatic resource# to the minimum extent necessary.
- (c) the provisions of Section 143-42 (Parking Modifications for the Protection of Natural Features) shall be used, as applicable, to facilitate the location of required off-street parking that minimizes the area of encroachment on a #designated aquatic resource# and #buffer area#. Required #accessory# off-street parking spaces need not be located within a #building# in order to minimize the area of encroachment;
- (d) in #Residence Districts#, if it is necessary to locate proposed #accessory# off-street parking spaces within a #designated aquatic resource# or #buffer area#, no more than one #dwelling unit# shall be permitted.

143-20
SPECIAL USE REGULATIONS

143-21
Residential Uses in South Richmond Subdistrict

In the South Richmond Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the underlying #Residence District use# regulations shall be modified to prohibit #zero lot line buildings#.

Within Subareas SH and M of the South Richmond Subdistrict, additional special #use# regulations are set forth in the following Sections.

143-211
Affordable independent residences for seniors in Subarea SH

[Note: provisions relocated from Section 107-411 and modified]

In Subarea SH, as shown on Map 3 in Appendix D of this Chapter, any #development# or #enlargement# containing #affordable independent residences for seniors# shall be permitted upon certification of the Chairperson of the City Planning Commission that:

- (a) such #development# or #enlargement# will contain no more than 250 #dwelling units# of #affordable independent residences for seniors#, individually or in combination with other #developments# or #enlargements# within Subarea SH that have received prior certification pursuant to this Section;
- (b) a site plan has been submitted showing a detailed plan demonstrating compliance with the provisions of this Chapter; and
- (c) such #residences# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio# shall be as set forth for R3-2 Districts in Section 23-142 (Open space and floor area regulations in R1 and R2 Districts with a letter suffix and R3 through R5 Districts). The provisions of Section 23-144 (Affordable independent residences for seniors) shall not apply.

Any #development# or #enlargement# that results in a total of more than 250 #dwelling units# of #affordable independent residences for seniors# in Subarea SH shall be permitted only upon authorization of the City Planning Commission, pursuant to Section 143-721 (Affordable independent residences for seniors in Subarea SH).

143-212
Special use regulations in Subarea M

[Note: provisions relocated from Section 107-491 and modified]

In Subarea M, as shown on Map 3 in Appendix D of this Chapter, the regulations of the underlying districts and the Special District are supplemented or modified as follows:

- (a) #Residential uses# existing prior to August 17, 1995, shall be considered conforming and when an existing #building# containing such #uses# is damaged or destroyed by any means, it may be reconstructed within two years of such event to its #bulk# prior to such damage or destruction or to R3X District #bulk# requirements, whichever is greater.
- (b) #Residential extensions# shall be subject to R3X District regulations as modified by the applicable Special District regulations except that an existing #detached building# may contain non-#residential uses# in addition to not more than two #dwelling units#.
- (c) Non-#residential uses# shall be located below the lowest #story# occupied in whole or in part by #residential uses#.
- (d) #Floor area# in a #building# originally designed for #residential use# that has been continuously vacant for two or more years prior to the date of filing an alteration application, may be re-occupied for #residential use#.
- (e) #Residential developments#, and #residential enlargements# that result in an increase in #lot coverage# shall be subject to the provisions of Section 143-722 (Residential Uses in Subarea M).

143-30 SPECIAL BULK REGULATIONS

The special #bulk# regulations of this Section, inclusive, shall apply throughout the #Special Natural Resources District#.

143-301
Special bulk regulations for certain community facility uses in lower density growth management areas

[Note: provisions relocated from Section 107-412 and modified]

The #bulk# regulations of this Chapter applicable to #residential buildings# shall also apply to all #zoning lots# in #lower density growth management areas# that contain #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; or
- (b) child care services as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where:
 - (1) such #zoning lot# contains #buildings# used for houses of worship; or
 - (2) for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal

to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

**143-31
Floor Area and Density Regulations**

**143-311
Floor area regulations in the South Richmond Subdistrict**

[Note: provisions relocated from Sections 107-44, 107-491(e), 107-492 and modified]

The following provisions shall apply within the South Richmond Subdistrict and shall modify the underlying district regulations:

- (a) The provisions of Sections 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards) and 33-15 (Floor Area Bonus for Front Yards) shall not apply to any #community facility use# and
- (b) In Subarea M, as shown on Map 3 in Appendix D of this Chapter, the following provisions shall apply:
 - (1) The maximum #floor area ratio# for two or more #uses# on a #zoning lot# shall be determined by the #use# that is permitted the greatest #floor area ratio#, provided that the #floor area# occupied by each #use# does not exceed the amount permitted by the #floor area ratio# for that #use#; and
 - (2) #Residential enlargements#, not to exceed 500 square feet of #floor area#, shall be permitted subject to R3X District regulations as modified by the applicable Special District regulations, provided that there is no increase in the number of #dwelling units# and that such #enlargements# do not result in an increase in #lot coverage#.

**143-312
Maximum number of dwelling units in R3 and R4 Districts within the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-42 and modified]

In R3 and R4 Districts within the South Richmond Subdistrict, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of #dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for #single-# and #two-family semi-detached residences# in R3-1 and R3-2 Districts.

**143-32
Lot Coverage**

R1 R2 R3

In the districts indicated, for #zoning lots# containing predominantly #residential uses#, the #lot coverage# and #open space# regulations of the underlying districts shall not apply. In lieu thereof, the provisions set forth in this Section shall apply. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential uses# shall be defined as a #zoning lot# containing predominantly #residential uses#.

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include #accessory buildings# permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). Such #accessory buildings#, and #buildings or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

The maximum permitted #lot coverage# shall be as set forth in paragraph (a) of this Section. However, in the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, the provisions of paragraph (b) modify the maximum #lot coverage# of a #zoning lot# in cases of encroachment of #areas of existing slope#. In no case shall the #lot coverage# resulting from paragraphs (a) or (b) be required to be less than the #lot coverage# set forth in paragraph (c) of this Section. Paragraph (d) sets forth an exemption from #lot coverage# for a #building# or portion of a #building# containing required off-street #accessory# parking spaces in certain instances.

- (a) Basic maximum #lot coverage#

**TABLE I
BASIC MAXIMUM LOT COVERAGE**

Area	Maximum permitted #lot coverage# (in percent)
Base Protection Area: R1 District	25

Base Protection Area: R2 and R3 Districts	30
Escarpment Area	25
Resource Adjacent Area and #areas adjacent to aquatic resources#	15

- (b) #Lot coverage# determined by slope encroachment

In the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, where an area of encroachment is proposed in an #area of existing slope# that is greater than 150 square feet in cumulative area, the maximum #lot coverage# shall be determined by the steepest slope category encroached upon that has an area greater than 150 square feet cumulatively, as set forth in Table II of this Section. Where there is no encroachment upon a slope category with an area greater than 150 square feet cumulatively, the maximum #lot coverage# shall be determined by the slope category with the largest area encroached upon. When the maximum permitted #lot coverage# indicated in Table II exceeds the maximum permitted #lot coverage# set forth in Table I, the more restrictive shall apply.

For the purposes of this Section “encroachment” shall be the area of proposed changes in ground elevation by more than two feet of cut or fill, including areas proposed for excavation to such depth for #buildings#, #hard surface areas#, structural elements for decks and for any other #site alteration# related to such grade change of more than two feet.

**TABLE II
MAXIMUM LOT COVERAGE FOR ENCROACHMENT WITHIN AREAS OF EXISTING SLOPE**

Slope category (in percent) #area of existing slope#	Maximum permitted #lot coverage# (in percent)
85 or greater	12.5
65–84.9	15
45–64.9	17.5
35–44.9	20
25–34.9	22.5
10.0–24.9	25

- (c) Notwithstanding any other provisions of this Section, in no case shall the resulting maximum #lot coverage#, in square feet, be required to be less than the permitted #lot coverage# set forth in Table III.

**TABLE III
PERMITTED LOT COVERAGE**

Zoning District	Permitted #lot coverage# (in square feet)
R1-1	1,200
R1-2	800
R2 or R3 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

- (d) Exemption from #lot coverage# for enclosed #accessory# parking spaces

For #qualifying lots#, an #accessory building# enclosing required off-street #accessory# parking spaces, or a portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces, shall be exempt from #lot coverage# requirements if such #accessory building# or portion of a #building#:

- (1) is located on a slope that rises above the adjacent #street# or #private road#;

- (2) is no more than 10 feet in height above #curb level#;
- (3) is located entirely within 25 feet of a #street# or #private road#; and such #building# or portion either:
 - (i) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (ii) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

Such #accessory building# or portion of a #building# shall not be exempt from #hard surface area# limitations.

**143-33
Hard Surface Area**

The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#.

R1 R2 R3

- (a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-32 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.

TABLE I

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R3 DISTRICTS

Maximum permitted #lot coverage# (in percent)	Maximum permitted #hard surface area# (in percent)
12.5	40
15	45
17.5	45
20	50
22.5	50
25	50
30	65

R1 R2 R3 R4 R5 R6 C1 C2 C3 C4 C8 M1 M2 M3

- (b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.

TABLE II

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS

Zoning district	Maximum permitted #hard surface area# (in percent)
R1 R2 R3 R4 R5 R6	75
C1 C2 in Escarpment Area, Resource Adjacent Area, or in #areas adjacent to aquatic resources#	85
C1 C2 in Base Protection Area	90
C3	75
C4 C8 M1 M2 M3	85

**143-34
Lot Area and Lot Width**

The minimum #lot area# and #lot width# regulations set forth in Article II, Chapters 3 and 4, as applicable, shall be modified as set forth in this Section, inclusive.

**143-341
Minimum lot area for zoning lots containing designated aquatic resources**

Where the sum of all areas containing #designated aquatic resources# and #buffer areas# on the #zoning lot# constitutes more than 10 percent of the #lot area#, such area shall be excluded for the purposes of calculating #lot area# necessary to meet minimum #lot area# requirements of Section 23-32 (Minimum Lot Area or Lot Width for Residences), Section 143-342 (Minimum lot area within Escarpment Areas) or Section 143-343 (Minimum lot area and lot width in the South Richmond Subdistrict), as applicable.

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on [date of certification] and on the date of application for a building permit.

**143-342
Minimum lot area within Escarpment Areas**

R1 R2 R3

In the districts indicated, within Escarpment Areas, Section 23-32 (Minimum Lot Area or Lot Width for Residences) shall be modified as follows:

- (a) In R1 Districts, the minimum required #lot area# per #single-family residence# shall be 12,500 square feet;
- (b) In R2 Districts, and for #detached single- or two-family residences# in R3 Districts, the minimum required #lot area# for each #single-# or #two-family residence#, where permitted, shall be 6,250 square feet;
- (c) In R3 Districts, for #attached# or #semi-detached single- or two-family residences#, the minimum required #lot area# for each #attached# or #semi-detached single-# or #two-family residence# shall be 4,000 square feet;
- (d) In R3 Districts, for all other #residences#, the minimum required #lot area# for each #dwelling unit# shall be 2,650 square feet; and
- (e) In R1, R2, and R3 Districts, the following provisions shall also apply:
 - (1) Where at least 50 percent of the area of a #zoning lot# has slopes of less than 25 percent, the provisions of Section 23-32 shall apply without modification;
 - (2) For #zoning lots# subject to the provisions of paragraphs (a), (b) or (c) of this Section, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:
 - (i) has less than the minimum #lot area# required pursuant to this Section; and
 - (ii) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts both on [date of certification] and on the date of application for a building permit.

**143-343
Minimum lot area and lot width in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-421 and modified]

The following provisions shall apply within the South Richmond Subdistrict and modify the underlying #residence district# regulations:

- (a) Minimum #lot area# and #lot width# for #residences#
For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements adjusted by #building# height#, shall apply as set forth in the table in this paragraph (a). Where two or more #buildings# that

are #single-# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10 (DEFINITIONS), provided that the applicable #lot width#, in feet, set forth in the table shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between a #side lot line# and any opposing #lot line# that is parallel to, or within 45 degrees of being parallel to, such #side lot line#, where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum #lot width#, in feet, set forth in the table.

However, one #single-family detached residence# or, where permitted, one #single-# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land that:

- (1) has less than the minimum #lot area# or #lot width# required pursuant to this Section; and
- (2) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on December 8, 2005 and on the date of application for a building permit.

District	Type of #Residence#	Height (in stories)	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)
R1-1	#detached#	1-4	9,500	100
R1-2	#detached#	1-2	5,700	40
		3	5,700	50
		4	5,700	60
R2	#detached#	1-4	3,800	40
R3-1	#detached#	1-2	3,800	40
		3-4	3,800	45
R3-1	#semi-detached#	1-2	2,375 ³	24 ³
R3-2		3-4	3,800	40
R3-2	#detached#	1-2	3,800	40
		3-4	4,275	45
	#attached#	1-2	1,700	18
		1-2	2,375 ¹	24 ¹
		3-4	2,280	24
3-4	3,800 ¹	40 ¹		
R3A	#detached#	1-3	3,325	35
R3X ²	#detached#	1-2	3,800	40
		3	4,750	50
		4	5,700	60
R4A	#detached#	1-3	3,325	35
R4-1	#semi-detached#	1-3	2,375 ³	24 ³
	#detached#	1-3	3,325	35

¹ For #attached buildings# that #abut# an #attached building# on a separate #zoning lot# on one side and on the other side are bounded by #yards# or open area.

² In Area LL as shown on the District Plan (Map 3 in Appendix D) of this Chapter, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet.

³ For #two-family semi-detached residences# with a height of one or two #stories# in R3-1 and R3-2 Districts and for all #two-family semi-detached residences# in R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

(b) Minimum #lot area# and #lot width# for #zoning lots# containing certain #community facility uses#

In R1, R2, R3-1, R3A, R3X, R4-1 and R4A Districts, the provisions of this paragraph (b) shall apply to #zoning lots# containing #buildings# used for:

- (1) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; and
- (2) child care service as listed under the definition of #school# in Section 12-10, except where:
 - (i) such #zoning lot# contains #buildings# used for houses of worship; or
 - (ii) for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where these #uses# are located on the same #zoning lot#, the applicable #lot area# requirement shall be allocated separately to each such #use#. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between a #side lot line# and any opposing #lot line# that is parallel to, or within 45 degrees of being parallel to, such #side lot line#, where such #lot lines# would be nearer to one another at any point than 60 feet.

For such #zoning lots# containing multiple #buildings# used in any combination for ambulatory diagnostic or treatment health care facilities, child care services or #residences#, the applicable minimum #lot area# and #lot width# requirements shall be allocated separately to each such #building#.

**143-35
Yard Regulations in the South Richmond Subdistrict**

In the South Richmond Subdistrict, required #yards# shall be provided in accordance with the provision of this Section, inclusive. However, for certain #zoning lots#, the provisions set forth in this Section may be modified in accordance with the provisions set forth in Section 143-36 (Modified Yard Regulations for the Protection of Natural Features).

**143-351
Front yards in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-461 and modified]

In all #Residence Districts#, the #front yard# requirements of the underlying districts set forth in Section 23-45 shall apply, except that in R2 Districts without a letter suffix, R3-1, R3-2, R4 Districts without a letter suffix and R5 Districts without a letter suffix, #front yards# shall be at least 18 feet in depth. On #corner lots#, one #front yard# may have a depth less than 18 feet as permitted by the underlying district regulations. These provisions may be modified, where applicable, by the provisions of 143-362 (Front yard reductions).

**143-352
Side yards in the South Richmond Subdistrict**

[Note: provisions relocated from Section 107-462 and modified]

In all districts, except R1 Districts, for all #single-# or #two-family detached# and #semi-detached residences#, #side yards# shall be provided pursuant to the #residence district#, type of #residence# and number of #stories# of the #building# as set forth in the following table:

REQUIRED SIDE YARDS

District	Type of #residence#	Number of stories	Number of #side yards# required	Required total width	Minimum width of any #side yard#
R2	#detached#	1-2	2	15	5
R3-1	#semi-detached#	3-4	2	20	5
R3-2		1-2	1	9	9
		3-4	1	15	15
R3A	#detached#	1-4	2	15	5
R4A					
R3X*	#detached#	1-2	2	15	5
		3	2	20	8
		4	2	25	10
R4-1	#detached#	1-4	2	15	5
	#semi-detached#	1-4	1	9	9

* In Subarea LL, as shown on Map 3 in Appendix D of this Chapter, two #side yards# with a total width of at least 16 feet shall be required for all #residences#, and each #side yard# shall have a minimum width of eight feet.

In R1 Districts, the #side yard# regulations of Section 23-46 shall apply, except that on a #corner lot#, one #side yard# shall be at least 20 feet in width.

In R2, R3, R4A and R4-1 Districts, the #side yard# regulations set forth in the Table in this Section shall apply, except that on a #corner lot#, one #side yard# shall be at least 20 feet in width.

143-353
Side yard regulations for other residential buildings in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-463 and modified]

For all #residential buildings# other than #single-# or #two-family detached# or #semi-detached residences#, the provisions of Section 23-462 (Side yards for all other buildings containing residences) shall apply, except that no #side yard# shall have a width less than 10 feet.

Furthermore, for #attached residences# that #abut# an #attached building# on a separate #zoning lot# on one side and are bounded by open area on the other side, one #side yard# with a minimum width of nine feet shall be required for such one or two #story residences#, and one #side yard# with a minimum width of 15 feet shall be required for such three or four #story residences#.

143-354
Side yards for permitted non-residential use in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-464 and modified]

For #community facility buildings# or other #buildings# used for permitted non-#residential uses# in #Residence Districts#, the provisions of Section 24-35 (Minimum Required Side Yards) shall apply to such #community facility buildings# or the provisions of Section 23-464 (Side yards for buildings used for permitted non-residential uses) shall apply to such other #non-residential buildings#, except that no #side yard# shall have a width less than 10 feet and, in the case of #buildings# more than three #stories# in height, the required total width of both #side yards# shall not be less than 25 feet.

Where greater widths of #side yards# are required by the provisions of Sections 23-464 or 24-35 than by the provisions of this Section, such requirement of greater width shall apply.

143-355
Special provisions for arterials in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-251(b) and modified]

In all districts, along portions of #arterials#, as indicated on Maps 2.1 through 2.4 in Appendix D of this Chapter, #buildings# shall be set back 20 feet from the #front lot line# for the full length of the #front lot line abutting# such #arterial#. Such setback area shall be unobstructed from its lowest level to the sky except that, where a setback area is at least 35 feet in depth, such setback area may be used for required #accessory# off-street parking or loading facilities, provided such facilities are not enclosed. No portion of such required setback area may be used for open storage.

In the case of the service roads of the West Shore Expressway, #buildings# shall be set back 30 feet from the #front lot line# and required off-street parking and loading facilities shall be permitted

within such setback area.

Within all required setback areas, one tree of two inch #caliper# or greater, pre-existing or newly planted, shall be provided for each 400 square feet of such setback area.

However, in #Commercial# or #Manufacturing Districts#, along all #arterials# except the service roads of the West Shore Expressway, #buildings# may be located within 20 feet of the #front lot line#, provided that:

- (a) the #street wall# of the building shall be located within 15 feet of the #street line# for a minimum of 50 percent of the frontage of the #zoning lot#;
- (b) the #street wall# of the building facing the #arterial# shall comply with the standards set forth in Section 37-34 (Minimum Transparency Requirements);
- (c) the area of the #building# within 30 feet of the #street wall# facing the #arterial# does not contain Use Groups 16, 17 or 18;
- (d) the sidewalk fronting the #arterial# shall have a minimum width of 10 feet; and
- (e) the area of the #zoning lot# between the sidewalk and all #street walls# of the #building# shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such planting shall not be required for those portions of the #zoning lot# between the sidewalk and #buildings#, or portions thereof, containing Use Group 6 #uses#, and except that such plantings shall not be required at the entrances to and exits from the #building#, or within driveways accessing off-street parking spaces located within such #building#.

143-356
Building setbacks along railroad rights-of-way in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-253 and modified]

#Buildings# on #zoning lots# immediately adjacent to or directly opposite the Staten Island Rapid Transit right-of-way, shall be set back 20 feet from the #lot line# adjacent to or directly opposite the right-of-way of such railroad. Such setback area shall be measured perpendicular to such #lot line#. Such setback area shall be unobstructed from its lowest level to the sky, except that such setback area may be used for #accessory# off-street parking or loading facilities, and for obstructions permitted in a #rear yard# pursuant to Sections 23-44, 24-33, 33-23 or 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), as applicable. Such setback area may be used for #public parking garages# or #public parking lots#, where permitted pursuant to underlying regulations.

Within such #building# setback area, there shall be provided one tree of two inch #caliper# or greater, pre-existing or newly planted, for each 400 square feet of such open area.

143-36
Special Yard Regulations for the Protection of Natural Features

In order to facilitate the protection of natural features, the provisions of this Section, inclusive, shall modify the #yard# regulations of the underlying districts as applicable in the #Special Natural Resources District# and the regulations of 143-35 (Yard Regulations in South Richmond). However, in no case shall the provisions of both Sections 143-362 (Front yard reductions) and 143-363 (Rear yard reductions) be applied to the same #zoning lot#.

143-361
Permitted obstructions in yards

For #residential buildings# on #qualifying lots#, the provisions of Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 25-622 (Location of parking spaces in lower density growth management areas) shall be modified to allow required off-street parking spaces, open or enclosed, as permitted obstructions within a #front yard#, provided the height of any #building# enclosing such off-street parking spaces does not exceed 10 feet above #curb level#.

A portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces on such #qualifying lots#, shall be considered a permitted obstruction in a #front yard# if such portion of a #building#:

- (a) is located on a slope that rises above the adjacent #street# or #private road#;
- (b) is no more than 10 feet in height above #curb level#;
- (c) is located entirely within 25 feet of a #street# or #private road#; and such portion of a #building# either:
 - (1) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or

- (2) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

In addition, for #zoning lots# subject to the provisions of Section 143-373 (Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources), the provisions of Section 23-44 shall be modified to allow portions of #buildings# that project up to three feet into #yards# as permitted obstructions within such #yards#.

143-362 Front yard reductions

The regulations for minimum #front yards# shall be modified in accordance with the provisions set forth in paragraphs (a) or (b) of this Section, as applicable, and required setback areas along arterials and railroad rights-of-way, as set forth in the Special South Richmond Subdistrict shall be modified as set forth in paragraph (c) of this Section:

- (a) In R1, R2, R3, R4 and R5 Districts
- (1) In R1 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet;
- (2) In R2 and R3 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet; or
- (3) In R2 through R5 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet, provided that certain natural features are preserved within specified portions of the #zoning lot#, as follows:
- (i) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
- (ii) such natural features, including #critical root zones#, are, in whole or in part, located beyond 30 feet of the #rear lot line# and are in the rear half of the #zoning lot#; and
- (iii) such natural features are located within an #area of no disturbance#.
- (b) In Resource Adjacent Areas, Escarpment Areas or #areas adjacent to aquatic resources#
- (1) In R1 Districts, #front yards# shall have a minimum required depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet; and
- (2) In R2 and R3 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet.
- (c) Along #arterials# and railroad rights-of-way
- (1) In all districts, for #zoning lots# subject to the provisions of Section 143-355 (Special provisions for arterials in the South Richmond Subdistrict), the required setback area shall be 15 feet provided that natural features are preserved as specified in paragraph (a)(3) of this Section.
- (2) In all districts, for #zoning lots# subject to the provisions of Section 143-356 (Building setbacks along railroad rights-of-way in the South Richmond Subdistrict), the required setback area shall be 10 feet provided that natural features are preserved as specified in paragraph (a)(3) of this Section.

However, if an open #accessory# off-street parking space is located between the #street wall# of a #building# containing #residences# and the #street line#, there shall be an open area between such #street wall# and #street line# which is at least 8 feet 6 inches in width by 18 feet in depth to accommodate such parking space.

143-363 Rear yard reductions

#Rear yards# shall have a minimum depth of 20 feet as set forth in paragraphs (a) or (b) of this Section:

- (a) In R2 and R3 Districts, for #qualifying lots#, and for #zoning lots# located in Resource Adjacent Areas, Escarpment Areas or #areas adjacent to aquatic resources#, and
- (b) In R1 through R6 Districts, provided that certain natural features are preserved as follows:
- (1) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
- (2) such natural features, including #critical root zones#, are, in whole or in part, located outside of the #front yard# and are in the front half of the #zoning lot#; and
- (3) such natural features are located within an #area of no disturbance#.

143-364 Measurement of yards in unimproved streets

For #qualifying lots# in R2 and R3 Districts, or for #zoning lots# within Resource Adjacent Areas, Escarpment Areas, or #areas adjacent to aquatic resources#, the minimum required #front yard# depth shall be measured from a tax lot boundary within a #street# shown on the City Map, instead of from the #street line# in cases where:

- (a) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (b) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-365 Special rear yard equivalent regulations

R1 R2 R3

In the districts indicated, in #lower density growth management areas#, Section 23-532 (Required rear yard equivalents) shall be modified for #zoning lots# with a single #detached residence# existing on August 12, 2004, to permit a #rear yard equivalent# to be provided as set forth in paragraphs (a), (b) or (c) of Section 23-532.

143-37 Height and Setback Regulations

In the #Special Natural Resources District#, the special height and setback regulations of Sections 143-371 (Modified height and setback for the protection of natural features) and 143-372 (Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources) shall apply.

The special height and setback regulations of Section 143-373 (Height and setback in the South Richmond Subdistrict) shall apply within the South Richmond Subdistrict.

143-371 Modified height and setback for the protection of natural features

In order to facilitate the protection of natural features, the maximum perimeter wall height and maximum #building# height of a #residential building#, or the #residential# portion of a #building# may be modified in accordance with the provisions of this Section.

Within Resource Adjacent Areas, #areas adjacent to aquatic resources#, and for #qualifying lots#, Section 23-60 (HEIGHT AND SETBACK REGULATIONS) shall be modified as follows:

- (a) In R1 and R2 non-contextual districts, paragraph (a) of Section 23-631 (General provisions) shall be modified so that the front wall or any other portion of a #building# or other structure# shall not penetrate the #sky exposure plane# beginning at a height of 30 feet above the #front yard line#.
- (b) In R3 Districts, paragraph (b) of Section 23-631 shall be modified as follows:
- (1) Perimeter walls shall be subject to setback regulations at a maximum height of 31 feet above the #base plane#.
- (2) The provisions set forth in paragraphs (b)(1) through (b)(6)(i) of Section 23-631 shall be modified so that the sloping planes controlling the maximum #building# height shall meet at a ridge line of 40 feet above the #base plane#.

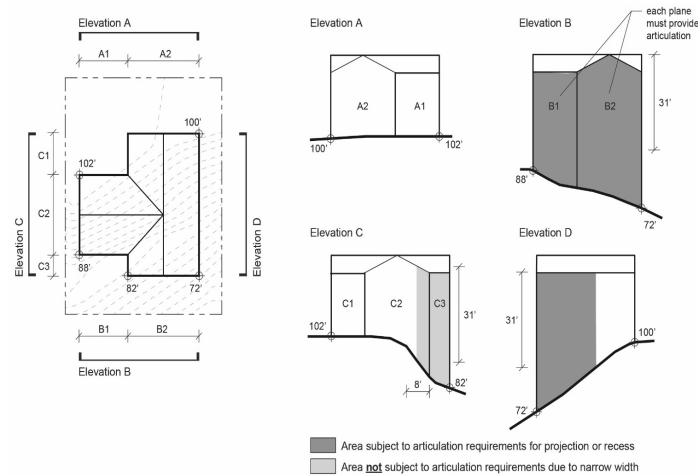
143-372
Articulation requirements in Escarpment Areas, Resource Adjacent Areas and in areas adjacent to aquatic resources

R1 R2 R3

In the districts indicated, the provisions of this Section shall apply to residential buildings in Escarpment Areas, Resource Adjacent Areas and areas adjacent to aquatic resources. The provisions of this Section shall not apply to accessory buildings.

For any portion of such residential building that is eight feet in width or greater and exceeds a vertical distance of 31 feet between the roof of the building and the final adjoining grade, an area equaling at least 25 percent of the surface area of such portion must project from or be recessed from an exterior wall covering at least 25 percent of the area in a continuous plane by at least 18 inches from the wall above or below.

Four elevation views shall be provided for each building in addition to application materials set forth in 143-05 (Application Requirements). Each such elevation view shall show that such residential building complies with the recess and projection requirements of this Section.



143-373
Height and setback in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-43 and modified]

In the South Richmond Subdistrict, in addition to the requirements for maximum height of walls and required setbacks in Sections 23-63, 24-52, 33-43 or 143-371, no building shall exceed a height of four stories and no structures other than buildings shall exceed a height of 50 feet, unless by special permit of the City Planning Commission, pursuant to Section 143-731 (Exceptions to height regulations in the South Richmond Subdistrict). In the event of a conflict between the provisions of this Section and the provisions of any other Section of this Resolution, the provisions of this Section shall control.

143-38
Court and Open Area Regulations

The open area regulations of this Section, inclusive, shall apply throughout the Special Natural Resources District, and the special court regulations shall apply in the South Richmond Subdistrict.

143-381
Open area requirements for residences

Open areas shall be provided between residential buildings and each of the following: designated aquatic resources, buffer areas, designated open space, or habitat preservation area, in accordance with the requirements of this Section.

- (a) An open area shall be provided adjacent to the rear wall of each residential building or building segment. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each building or building segment that faces a street or private road. The width of such open area shall be equal to the width of each building or building segment, and the depth of such open area shall be at least 20 feet when measured perpendicular to each rear wall.
- (b) An open area shall also be provided adjacent to the side walls of each residential building or building segment. For the purposes of this Section, a "side wall" shall be a wall that

does not face a street or private road, and is not a rear wall. The depth of such open area shall be equal to the depth of each building or building segment, and the width of such open area shall be at least five feet when measured perpendicular to each side wall.

- (c) For buildings or building segments that front upon two or more streets or private roads, and for buildings or building segments that do not face a street or private road, one wall of such building or building segment shall be designated the rear wall, and any remaining walls not facing a street or private road shall be designated side walls. The open area provisions of this Section shall apply to the areas adjacent to such rear wall and side walls.

Only those obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted within such open areas.

143-382
Court regulations in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-466 and modified]

In the South Richmond Subdistrict, the special court regulations set forth in this Section shall apply.

For any building containing residences not more than one story in height, the area of an inner court shall not be less than 225 square feet and the minimum dimension of such inner court shall not be less than 15 feet.

For any building containing residences more than one story in height, the area of an inner court shall not be less than 400 square feet and the minimum dimension of such inner court shall not be less than 20 feet.

No court regulations shall apply to single- and two-family detached residences.

143-39
Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space

[Note: provisions relocated from Section 107-225 and modified]

In the Special Natural Resources District in all Residence Districts, except R1-1 Districts, and except plan review sites of one acre or more, the special bulk regulations of this Section shall apply to any tract of land containing designated aquatic resources, buffer area or designated open space. Such tract of land may contain a single zoning lot or two or more zoning lots developed as a unit in single ownership or control which are contiguous for a distance of at least 10 feet or would be contiguous except for their separation by a street.

For all permitted residential uses on such tract of land, the total floor area, lot coverage, hard surface area or dwelling units generated by that portion of the zoning lot containing designated aquatic resources, buffer area or designated open space may be distributed without regard for zoning lot lines, provided that, within Resource Adjacent Areas and areas adjacent to aquatic resources, the maximum applicable lot coverage of 15 percent and hard surface area of 45 percent shall not be exceeded.

The provisions of Sections 23-40 (YARD REGULATIONS) and 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), shall not apply. In lieu thereof, the following regulations shall apply:

- (a) Yards
 - (1) front yards shall have a minimum required depth of 10 feet;
 - (2) side yards shall have a minimum required width of four feet;
 - (3) rear yards shall have a minimum required depth of 10 feet;
- (b) Minimum distance between buildings
 - (1) the minimum distance between buildings on the same or abutting zoning lots across a common side lot line shall not be less than eight feet;
 - (2) the minimum distance between buildings on abutting zoning lots across a common rear lot line shall not be less than 40 feet.

The provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and the provisions of Section 143-381 (Open area requirements for residences) shall apply without modification.

The provisions of Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) relating to two buildings on a zoning lot where one building is a "front building" and another is a "rear building" as described in such Section, shall be modified to require an open area with a minimum

width of 20 feet between any "rear building" and the #rear lot line# of an adjoining #zoning lot#. In addition, the provisions of Section 23-891 (In R1 through R5 Districts) shall be modified to require an open area adjacent to the rear wall of each #building# with a depth of at least 20 feet when measured perpendicular to each rear wall.

The site plan and #bulk# distribution for the entire tract of land shall be recorded in the land records and indexed against all #zoning lots# in such tract of land.

Where such tract of land is subject to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), modifications of #bulk# in accordance with this Section shall also comply with the provisions set forth in Sections 143-61 (General Provisions) and shall be subject to all findings and conditions set forth in 143-62 (Authorization for Plan Review Sites).

143-40 SPECIAL PARKING REGULATIONS

Special parking regulations apply in the #Special Natural Resources District#.

143-41 Location of Parking Spaces in Lower Density Growth Management Areas

In R1, R2, R3, R4-1 and R4A Districts, the provisions of Section 25-622 (Location of parking spaces in lower density growth management areas) shall be modified for all #zoning lots# with #buildings# containing #residences# to permit required #accessory# off-street parking spaces to be located on a #zoning lot# between the #street line# and the #street wall# of a #building# or prolongation thereof, provided that such required parking spaces shall not be permitted within a #front yard#, and, where such spaces are not enclosed, shall be at least 18 feet from the #street line#.

143-42 Parking Modifications for the Protection of Natural Features

In the #Special Natural Resources District#, on #qualifying lots#, in order to facilitate the protection of natural features, the following provisions shall apply.

(a) Location of parking spaces

Sections 25-621 (Location of parking spaces in certain districts) and 143-41 (Location of Parking Spaces in Lower Density Growth Management Areas) shall not apply. The provisions of Section 25-622 (Location of parking spaces in lower density growth management areas) shall not apply, except that no more than two unenclosed required parking spaces may be located in tandem (one behind the other), and no tandem parking shall be permitted in any #group parking facility# with more than four spaces.

(b) Driveway and curb cut regulations

Section 25-632 (Driveway and curb cut regulations in lower density growth management areas) shall apply except as modified as follows:

- (1) where more than one off-street parking space is provided in a #front yard#, paragraph (a) of Section 25-632 shall be inapplicable, and paragraph (b) shall apply to all #zoning lots# of any width;
- (2) paragraph (c) of Section 25-632 shall be inapplicable, such that driveway and curb cut centerlines need not be coincident;
- (3) for #zoning lots# with less than 50 feet of frontage along a #street#, or for #zoning lots# with 50 feet or more of frontage where only one required #accessory# off-street parking space is provided on the #zoning lot#, one required off-street parking space may be permitted #abutting# the #street line# and parallel to the #street#, provided that:
 - (i) no sidewalk exists on the frontage of such lot, and the approved Builder's Pavement Plan has no sidewalks on the frontage of such lot;
 - (ii) the curb cut shall have a maximum width, including splays, of 22 feet;
 - (iii) the curb cut shall provide access to only one off-street parking space with a maximum paved area of 200 square feet; and
 - (iv) no driveway or off-street parking shall be permitted between the #street wall# of the #residence# and such parallel parking space for a distance equal to the depth of the required #front yard#.

(4) for #zoning lots# with a minimum of 50 feet of frontage along a #street#, two off-street parking spaces may be permitted adjacent to and parallel to the #street#, provided that:

- (i) no sidewalk exists on the frontage of such lot and the approved Builder's Pavement Plan has no sidewalks on the frontage of such lot;
 - (ii) at least one of the two parking spaces is a required off-street parking space;
 - (iii) the curb cut shall have a maximum width, including splays, of 42 feet;
 - (iv) the curb cut shall provide access to only two off-street parking spaces with a maximum paved area of 400 square feet; and
 - (v) no driveway or off-street parking shall be permitted between the #street wall# of the #residence# and such parallel parking space for a distance equal to the depth of the required #front yard#; and
- (c) Parking spaces within an unimproved portion of a privately owned mapped #street#
- #Accessory# off-street parking spaces may be permitted within an unimproved portion of a privately owned mapped #street# provided that:
- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
 - (2) the applicant submits a letter to the Department of Buildings from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-43 Parking Waiver Not Applicable in the South Richmond Subdistrict

The waiver provisions set forth in Section 36-231 (In districts with high, medium or low parking requirements) shall not apply to any #development# or #enlargement# in the South Richmond Subdistrict.

143-44 Access Restrictions Along Arterial Streets in the South Richmond Subdistrict

In the South Richmond Subdistrict, curb cuts are not permitted along an #arterial street# on #zoning lots# with frontage on a non-#arterial street#. For #zoning lots# with frontage only on an #arterial street#, one curb cut is permitted along such #arterial street#. For purposes of this Section, adjoining #zoning lots# in the same ownership or control on [date of adoption], or on the date of application for a building permit, shall be treated as a single #zoning lot#. However, the access restrictions of this Section shall not apply to #schools#, hospitals and related facilities, police stations or fire stations.

For #zoning lots# with more than 100 feet of frontage on an #arterial street#, where such #zoning lot# has frontage only on a #arterial street#, the Commissioner of Buildings may approve additional curb cuts for access to such #arterial street# where the Commissioner of Transportation submits a letter certifying that such additional curb cut is necessary to avoid adverse effects on the traffic operations and safety of the #arterial#, or that such additional curb cut will not adversely affect traffic operations and safety on the #arterial# including but not limited to either the implementation of a traffic pattern serving right-turn only movements in the location of the additional curb cut, or the implementation of traffic signalization serving the curb cut location, or other reasons acceptable to the Commissioner of Transportation.

For #zoning lots# with more than 100 feet of frontage on an #arterial street#, where such #zoning lot# has frontage on both #arterial# and non-#arterial streets#, the Chairperson of the City Planning Commission may, by certification, approve additional curb cuts for access to such #arterial street# where the Commissioner of Transportation submits a letter certifying that such additional curb cut is necessary to avoid adverse effects on the traffic operations and safety of the #arterial#, or that such additional curb cut will not adversely affect traffic operations and safety on the #arterial# due to either the implementation of a traffic pattern serving right-turn only movements in the location of the additional curb cut, or the implementation of traffic signalization serving the curb cut location, other reasons

acceptable to the Commissioner of Transportation and the Chairperson certifies that there are no practicable alternatives providing access only to non-arterial streets#.

143-45 Special Surfacing Regulations

R1 R2

In the districts indicated, Section 25-65 (Surfacing) shall be modified to allow dustless gravel driveways that access one #single-family residence#, provided that all portions of such driveway located between the curb and the #front lot line# shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least four inches thick.

143-50 SOUTH RICHMOND SUBDISTRICT OPEN SPACE NETWORK

All tracts of land in the #open space network#, as shown on the District Plan (Map 1 in Appendix D of this Chapter), shall be subject to the open space provisions of this Section, inclusive.

Regulations for #zoning lots# containing #designated open space# are set forth in Section 143-51 (Designated Open Space). Regulations for #zoning lots# containing a portion of the #waterfront esplanade# are set forth in Section 143-52 (Waterfront Esplanade).

The vertical #enlargement# of a #residential use# that does not involve the addition of one or more #dwelling units# and does not create a #site alteration# shall not be subject to the requirements of this Section, inclusive.

143-51 Designated Open Space

[Note: provisions relocated from Section 107-22 and modified]

#Designated open space# shall be preserved in its natural state except as otherwise specified by the provisions of this Section, inclusive. No removal of trees or alteration of topography shall be allowed within #designated open space# except to accommodate utility easements and as otherwise specified by the provisions of this Section, inclusive. No #accessory# off-street parking facilities shall be located within a #designated open space#.

A certification pursuant to Section 143-511 (Certification for public pedestrian ways) shall be required for #developments#, #enlargements# or #site alterations# on #plan review sites# containing #designated open space#.

Active recreational facilities may be permitted within #designated open space# subject to certification of the Chairperson of the City Planning Commission pursuant to Section 143-512 (Certification for active recreational facilities). Special bulk regulations for #zoning lots# containing #designated open space# are set forth in Section 143-39 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space).

The following obstructions shall be permitted in #designated open space#, provided no trees shall be removed, nor existing topography altered, nor shall pedestrian movement be obstructed within a public pedestrian way:

- (a) unpaved footpaths;
- (b) unpaved sitting areas, not exceeding 100 square feet;
- (c) awnings and other sun control devices, pursuant to Section 23-44 (Permitted Obstructions in Required Rear Yards or Rear Yard Equivalents);
- (d) balconies, unenclosed, subject to the provisions of Section 23-13 (Balconies);
- (e) eaves, gutters or downspouts projecting into such #designated open space# not more than 16 inches;
- (f) fences or walls, up to six feet in height;
- (g) exterior wall thickness, pursuant to Section 23-44; and
- (h) solar energy systems on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects.

143-511 Certification for public pedestrian ways

[Note: provisions relocated from Section 107-222 and modified]

For #plan review sites#, no excavation or building permit shall be issued for any #development#, #enlargement#, or #site alteration# on a #zoning lot# containing #designated open space#, until the Chairperson of the City Planning Commission certifies to the Department of Buildings that:

- (a) such #designated open space# shall be preserved in its natural state, or modified as permitted by Section 143-512 (Active recreational facilities); and

- (b) where required by the Chairperson, that the applicant shall provide a public pedestrian way through such #designated open space#, in accordance with this Section.

When a public pedestrian way is required, it shall be built and maintained by the owner of the #zoning lot# and shall be accessible to the public at all times. For #developments#, no certificate of occupancy shall be issued until all required improvements are completed. The location and dimension of such pedestrian way shall be determined by the Chairperson.

The owner of a #zoning lot# containing a public pedestrian way may request that the City of New York acquire an easement on the property for providing public access to such #designated open space#. If the City acquires such an easement, the City's subsequent #use# of such easement or #development# upon such easement shall not be deemed to create a #non-compliance#.

143-512 Certification for active recreational facilities

[Note: provisions relocated from Section 107-221 and modified]

#Designated open space# may be used for active recreational facilities provided that the Chairperson of the City Planning Commission certifies that such #use#:

- (a) is compatible with the purposes of the #open space network#;
- (b) will have minimal impact on tree removal, topographic alterations or drainage conditions; and
- (c) shall be accessible to the public, or at a minimum to the owners, occupants, employees, customers, residents or visitors of other #uses# on the #zoning lot#. In addition, for #zoning lots# or #plan review sites# with #residential uses# not open to the public, such facilities shall only be permitted in #designated open space# where they serve the residents of four or more #dwelling units#.

Such conditions, as applicable, shall be noted on the Certificate of Occupancy of all #buildings# on the #zoning lot#.

Active recreational facilities may include athletic fields, swimming pools, tennis courts or facilities and equipment normally found in playgrounds, and shall comply with the #use# regulations of the underlying district.

Active recreational facilities shall not be allowed within 60 feet of any #aquatic resource# unless the Chairperson certifies that a location closer to such #aquatic resource# will not adversely affect its natural character or drainage function. The Chairperson, where appropriate, shall be guided by reports from other City or state agencies.

143-52 Waterfront Esplanade

[Note: provisions relocated from Section 107-23 and modified]

No excavation or building permit shall be issued for any #development#, #enlargement#, or #site alteration# on a #zoning lot# containing a portion of the #waterfront esplanade#, until the Chairperson of the City Planning Commission certifies to the Department of Buildings that:

- (a) the location and design of the #waterfront esplanade# are satisfactory to the Chairperson; and
- (b) such #waterfront esplanade# shall conform to the guidelines and standards established by the Department of City Planning in consultation with the Department of Transportation and the Department of Parks and Recreation.

The #waterfront esplanade# shall be built and maintained by the owner of a #zoning lot# on which the esplanade is shown on Map 1 in Appendix D of this Chapter, except where such #zoning lot# has been #developed# prior to September 11, 1975. Where such #waterfront esplanade# is not accessible to the public, the Chairperson may require the owner of the #zoning lot# to provide public access to such a #waterfront esplanade# from a public right-of-way through the #zoning lot#.

No certificate of occupancy or permit sign-off, as applicable, shall be issued until all required #waterfront esplanade# improvements are completed.

143-53 Boundary Adjustments of Designated Open Space

In evaluating applications to the City Planning Commission for a zoning text amendment to #Designated Open Space# Maps 1.1 to 1.6 in Appendix D of this Chapter, to modify the boundaries of the #designated open space# shown on such map, the City Planning Commission shall consider establishing the following limitations to the greatest extent practicable:

- (a) that such adjustment will not place the new boundary closer than 60 feet to a watercourse;

- (b) that such adjustment will either:
 - (1) result in a substantial improvement in the quality and usefulness of the #designated open space#; or
 - (2) permit #development# which better satisfies the purposes of this Chapter and that the new features which will be added to the #designated open space# will be at least equal in quality to those which are displaced from it; and
- (c) that such adjustment will provide an equivalent area replacement for the area removed from the #designated open space#.

**143-60
SPECIAL REGULATIONS FOR PLAN REVIEW SITES**

The provisions of this Section 143-60, inclusive, shall apply to all #plan review sites# in the #Special Natural Resources District#.

**143-61
General Provisions**

For #plan review sites#, a #development#, #enlargement#, #site alteration# or #zoning lot# subdivision shall only be permitted by authorization of the City Planning Commission pursuant to Section 143-62 (Authorization for Plan Review Sites), except that such authorization shall not be required for:

- (a) minor #enlargements# or #site alterations# as set forth in Section 143-616 (Minor enlargements or site alterations on plan review sites);
- (b) #site alterations# that are not related to a proposed #development#, #enlargement# or subdivision of a #zoning lot# where such #site alterations#:
 - (1) in any given calendar year, consist of an area of less than 400 square feet and the removal of no more than two trees or 12 #tree credits#, whichever is greater; and
 - (2) are located both in Base Protection Areas and outside of areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning;
- (c) the removal of trees where the following conditions apply:
 - (1) on #plan review sites# in Resource Adjacent Areas, Escarpment Areas and #areas adjacent to aquatic resources#, that are located outside of areas shown on the #Special Natural Resource District# Habitat Map, where such trees to be removed are not located in #designated aquatic resources#, #buffer areas# or #areas of existing slope# of 25 percent or greater and that total less than 12 #tree credits# cumulatively; or
 - (2) on #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, which have received certification to remove trees pursuant to Section 143-67 (Certification to Permit Tree Removal).

The review of all #plan review sites# by the City Planning Commission pursuant to Section 143-62 is required, except as specifically excluded in paragraphs (a) through (c) of this Section.

All #plan review sites# are subject to all provisions of this Chapter except where specifically modified pursuant to the provisions of Section 143-60, inclusive. Additional requirements relating to habitat preservation, planting, open areas, private roads, minor #enlargements#, #site alterations# and site planning applicable to such sites, are set forth in Sections 143-611 through 143-617.

The applicant shall provide an assessment of the significant natural features of the site to the Commission pursuant to the provisions of paragraph (d)(1) of Section 143-62, and, for #plan review sites# with an area one acre or larger located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, the applicant shall provide an assessment of #habitat areas# pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

At the option of an applicant, a long-term development plan may be proposed pursuant to the provisions of Section 143-631 (Establishment of a development plan). Approval of a development plan by the Commission allows for expedited review of future development pursuant to Sections 143-632 (Certification for preliminary plan site) or 143-633 (Renewal authorization for conceptual plan site).

For #plan review sites# that are required to establish #habitat preservation areas# pursuant to Section 143-611 (Habitat preservation area standards), the Commission may modify the applicable standards

and boundaries of the #habitat preservation area# pursuant to Sections 143-641 (Modification of habitat preservation area standards) and 143-642 (Special permit for modification of habitat preservation area). At the applicant's request, the #habitat preservation area# may be dedicated for public use, pursuant to Section 143-643, and the Commission may permit modification of #bulk# regulations as if such land remained within the #plan review site#. In addition, for all sites that are required to establish #habitat preservation areas# or that contain #designated open space#, in order to facilitate the preservation of natural resources and the clustering of development on the site, applications may be made to the Commission for the modification of #use# or #bulk# regulations pursuant to Sections 143-65 (Residential Sites), and 143-66 (Modification of Bulk Regulations for Certain Community Facilities).

Where Section 143-39 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources or Designated Open Space) is applicable to #plan review sites# of less than one acre, modification of #bulk# regulations shall be as-of-right, provided that the resulting site plan shall be subject to all findings and conditions set forth in Section 143-62. For #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where only tree removal is proposed, an authorization pursuant to Section 143-62 shall not be required if a certification is granted pursuant to Section 143-67.

For #plan review sites# subject to the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), only portions of #zoning lots# landward of the #shoreline# shall be used to calculate the required percentage of #habitat preservation area# and required planting pursuant to Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

For #plan review sites# containing #designated open space#, no #development#, #enlargement# or #site alteration# shall be permitted prior to certification required pursuant to Section 143-511 (Certification for public pedestrian ways).

The provisions of Section 74-74 (Large Scale General Development) and Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments) shall not apply.

**143-611
Habitat preservation area standards**

The provisions of this Section shall apply to #plan review sites# existing on [date of certification] that contain one or more acres located in an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where:

- (a) such #plan review site# contains #habitat area# as determined through a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning; and
- (b) such #habitat area# occupies an uninterrupted continuous area of no less than 10,000 square feet, and no portion of such area measures less than 10 feet in width at any point. For the purposes of determining the width of irregular shapes, any area that cannot wholly contain a circle with a diameter of 10 feet shall be considered less than the required width.

Such #habitat area#, in whole or in part, shall be preserved as #habitat preservation area# pursuant to the provisions of this Section.

The minimum amount of #habitat preservation area# as a percentage of a #plan review site# is set forth in the Table in this Section. For sites that have at least 10,000 square feet of #habitat area#, as determined pursuant to this Section, but less than the minimum required #habitat preservation area# pursuant to the Table in this Section, the portion of the site containing #habitat area# shall not be reduced below the amount existing at the time of application except pursuant to Section 143-641 (Modification of habitat preservation area standards).

Table I of this Section shall apply according to the predominant proposed #use# of the entire #plan review site#. For the purposes of applying the provisions of Section 143-60, inclusive, the greatest proportion of #floor area# allocated to a #use# described in Table I shall be defined as predominantly containing such #use#.

HABITAT PRESERVATION AREA REQUIREMENTS

	Predominant proposed #use#			
	#Residential#	#Community Facility#	#Commercial# (but not including Use Group 16)	#Manufacturing# and Use Group 16

#Habitat preservation area# minimum percent of #plan review site#	25 percent	35 percent	25 percent	25 percent
Reduced #habitat preservation area# percent of #plan review site# when amenity is provided	20 percent: recreation	None	20 percent: public open area	20 percent: buffer and landscaping

Where a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, determines #designated aquatic resources# to be on such #plan review site#, the #habitat preservation area# shall be the greater of the requirement as set forth in the table, or the size of such #designated aquatic resource# and #buffer areas#, except as otherwise determined by the Commission.

For sites that are partially or wholly within #designated open space#, portions of such #designated open space# that contain #habitat area# may be included in the #habitat preservation area# requirements.

For #plan review sites# required to provide waterfront public access areas pursuant to the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), the minimum #habitat preservation area# shall be reduced to 20 percent and the provisions of Section 143-612 (Amenities allowed in connection with reduced habitat preservation area) shall not apply.

The regulations allowing the reduction of #habitat preservation area# in connection with the provision of amenities are set forth in Section 143-612. Provision of such amenities shall allow the reduction of the required percentage of #habitat preservation area# to an amount no less than the percentage shown in the Table, and subject to the requirements and limitations of Section 143-612.

The #habitat preservation area# shall be shown on a proposed site plan. Such areas established on the site plan shall not be modified except by subsequent application of a special permit pursuant to Section 143-642 (Special permit for modification of habitat preservation area).

#Habitat preservation areas# on a #zoning lot# shall be considered #lot area# for the purposes of the applicable regulations on #floor area ratio#, #open space#, #lot coverage#, #hard surface area#, #lot area# or density, unless otherwise specified by the provisions of this Chapter.

#Habitat preservation areas# not fronting on a #street# shall be delineated from adjacent areas by a boundary marker acceptable to the City Planning Commission.

#Habitat preservation areas# may include the following permitted obstructions:

- (a) Unpaved footpaths
- (b) Unpaved sitting areas, not exceeding 100 square feet
- (c) Light fixtures
- (d) Boundary marker such as a split rail fence used to delineate the boundaries of the #habitat preservation area#

143-612 Amenities allowed in connection with reduced habitat preservation area

For #plan review sites# that are either predominantly #residential#, #commercial# or #manufacturing#, the required #habitat preservation area# may be reduced provided that a portion of the site is set aside and improved pursuant to the standards of this Section.

- (a) For #plan review sites# that are predominantly #residential#, for each percent of the #plan review site# set aside for recreational purposes, the required #habitat preservation area# may be reduced by one percent, to no less than 20 percent of the #plan review site#, provided that:
 - (1) the recreational area shall be accessible to the public, or to the owners, occupants, employees, customers, residents or visitors of the #use# to which such space is #accessory#, except that such recreational area may be closed to the public where it serves the residents of four or more #dwelling units#. Such conditions, as applicable, shall be noted on the certificate of occupancy of all #buildings# on the #zoning lot#;

- (2) the recreational area shall be open to the sky except for #accessory buildings# covering not more than 20 percent of the recreation area, and may include active recreation areas, such as swimming pools, ball fields or courts, or facilities and equipment normally found in playgrounds, or passive areas, such as picnic areas or other sitting areas, and shall comply with the #use# regulations of the underlying district;
- (3) the recreational area shall consist of a minimum of 5,000 square feet;
- (4) a minimum of 10,000 square feet of continuous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-61, inclusive;
- (5) the recreational area is adjacent to the remaining #habitat preservation area#; and
- (6) the recreational area is directly accessible from a #street# or #private road#.

(b) For #plan review sites# that are predominantly #commercial uses#, excluding Use Group 16, where a publicly accessible open space is provided pursuant to the standards of this Section, the required #habitat preservation area# may be reduced to 20 percent of the #plan review site#, provided that such reduction shall not exceed 36,000 square feet, and provided that a minimum of 10,000 square feet of contiguous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-61, inclusive. Such publicly accessible open spaces shall comply with the following standards:

- (1) The minimum size of such publicly accessible open spaces shall be 2,000 square feet. Each such space shall be able to contain a 30-foot diameter circle. In addition, for #plan review sites# over five acres in size, the minimum total area of all such spaces shall be 4,000 square feet, and for #plan review sites# over 10 acres in size, the minimum total area shall be 6,000 square feet;
- (2) Such publicly accessible open space shall be:
 - (i) adjacent to a sidewalk located within a #street#, #private road#, or adjacent to another sidewalk located within the site;
 - (ii) within 100 feet of a #primary entrance# to a #building#, excluding #accessory buildings#;
 - (iii) adjacent to the #habitat preservation area# to be protected; or
 - (iv) adjacent to a publicly accessible recreation facility, such as a #public park# or waterfront public access area;
- (3) Seating

One linear foot of seating shall be provided for every 75 square feet of publicly accessible open space. Such seating may be located anywhere within such public access areas and shall comply with the standards of Section 37-741 (Seating). The requirement for a minimum of one linear foot of required seating for every two linear feet of #street# frontage within 15 feet of the #street line# shall not apply.
- (4) Planting

Publicly accessible open spaces shall comply with the provisions of Section 37-742 (Planting and trees), except that in lieu of trees of four inch #caliper#, trees of three inch #caliper# shall be provided.
- (5) Grade

The level of the publicly accessible open space shall not be less than two feet below the adjoining grade, nor more than two feet above adjoining grade.
- (6) Open air cafe

Open air cafes, where provided, shall comply with the provisions of paragraph (b) of Section 37-73 (Kiosks and Open Air Cafes), and seating for open air cafes may count toward the seating requirement, provided that 50 percent of the linear seating capacity is provided through other seating types.

- (7) **Lighting**
All publicly accessible open spaces shall provide lighting in accordance with the following requirements:
- (i) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas; and
 - (ii) a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas.
- Such level of illumination shall be maintained from one-half hour before sunset to the closing time of the #commercial use#.
- The average illumination to minimum foot candle uniformity ratio shall be no greater than 10:1.
- Glare shall be controlled to a semi-cutoff standard (not more than five percent of peak foot candle intensity radiating above 90 degrees and 20 percent of peak intensity above 80 degrees). The luminaire shall be equipped with lamps with a color temperature range of 3000 K to 4100 K with a minimum color rendering index of 65.
- All lenses and globes shall be polycarbonate or equivalent.
- All lighting sources that illuminate a publicly accessible open space and are mounted on or located within #buildings# adjacent to the publicly accessible open space shall be shielded from direct view. In addition, all lighting within the publicly accessible open space shall be shielded to minimize any adverse effect on surrounding #buildings# containing #residences# and from #habitat preservation areas#.

- (c) For #plan review sites# that are predominantly #manufacturing uses# or Use Group 16, the required #habitat preservation area# may be reduced to no less than 20 percent of the #plan review site#, provided that an area of land equal to the reduced amount of land area within the #habitat preservation area# is established as landscaped areas or landscaped buffers, and provided that a minimum of 10,000 square feet of contiguous natural area remains protected in a natural state pursuant to the standards of Section 143-61, inclusive. Such landscaped areas or landscaped buffers need not be contiguous with other #habitat preservation areas# on the #plan review site#.

143-613 Planting regulations for plan review sites

The planting requirements set forth in 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement) shall apply as modified by the provisions of this Section.

For the purposes of calculating #tree credits# and #biodiversity points#, #habitat preservation areas# shall be excluded from #lot area# computations.

- (a) **Tree requirement**
- For all #plan review sites#, paragraph (b) of Section 143-132 (Determining tree requirements) shall not apply. The remaining provisions of Section 143-132 shall apply as follows:
- (1) For #plan review sites# with a #habitat preservation area#:
For #plan review sites# where a #habitat preservation area# is required, the provisions of this paragraph shall apply.
For #plan review sites# that contain a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply.
For a #plan review site# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# on a #plan review site# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
 - (2) For #plan review sites# without a #habitat preservation area#:
For #plan review sites# where a #habitat

preservation area# is not required, the provisions of this paragraph shall apply.

- (i) for a #plan review site# that contains a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply to such #plan review site#;
- (ii) for a #plan review site# in a Escarpment Area, Resource Adjacent Area or #area adjacent to aquatic resources# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
- (iii) for a #plan review site# in a Base Protection Area that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be one #tree credit# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

- (b) **Biodiversity requirement**
The requirements set forth in Section 143-14, inclusive, shall apply, except as modified by the provisions of this paragraph.
For #plan review sites#, except #plan review sites# containing predominately #residential uses#, where a #habitat preservation area# is required, such required area may be counted as #biodiversity points# in accordance with this paragraph. For each 2.5 percent of #lot area# that such #habitat preservation area# occupies, one #biodiversity point# may be counted. Percentages of #lot area# in increments less than 2.5 percent shall not be counted. Where such #habitat preservation area# does not fully satisfy the #biodiversity point# requirement set forth in Section 143-141 (Determining biodiversity requirements), or where a #plan review site# has no required #habitat preservation area#, such remaining #biodiversity points# shall be satisfied through the provision of #landscape elements# in accordance with Section 143-14.

143-614 Open area and lot coverage requirements for community facilities

For #plan review sites# containing predominantly #community facility uses#, the provisions of this Section shall apply.

- (a) **Required open areas**
- A minimum of 15 percent of the #plan review site# shall be open area. Such open area shall not include #habitat preservation area#, or any required planted area pursuant to the provisions of paragraph (b) of Section 143-613 (Planting regulations for plan review sites). Required open areas may not include #buildings#, parking areas, driveways or #private roads#, paved walkways or other # hard surface areas#. Open areas may include passive recreation areas or active recreation areas, except that active recreation areas that are #hard surface areas# shall not be counted towards the total required open area. However, such active recreation areas surfaced with artificial turf may be included in calculations of required open area, up to a maximum of 10 percent of the #plan review site#.
- If, at the time of application, a #plan review site# has less than 15 percent open area, the percentage of the site containing open area shall not be reduced below the amount existing at the time of application.
- Open areas provided pursuant to this Section shall be designated on a site plan. Such open areas shall not be modified except by subsequent authorization by the City Planning Commission pursuant to Section 143-62 (Authorization for Plan Review Sites).
- However, #plan review sites# containing only the following #community facility uses# shall be exempt from the requirements of this paragraph:
- Ambulatory diagnostic or treatment health care facilities
 - Houses of worship
 - Non-profit or voluntary hospitals and related facilities, except animal hospitals

Proprietary hospitals and related facilities, except animal hospitals

(b) #Lot coverage#

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include portions of #buildings# or #accessory buildings# permitted pursuant to Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). All #accessory buildings#, and #buildings# or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

#Lot coverage# shall be limited to a maximum of 25 percent, except that sites that are in Base Protection Areas and that do not contain #habitat preservation areas# shall have a maximum #lot coverage# of 35 percent.

143-615

Requirements for private roads

In Escarpment Areas, Resource Adjacent Areas, and #areas adjacent to aquatic resources#, the provisions of this Section shall apply to #private roads# authorized by the City Planning Commission and that provide access to #buildings developed# after [date of adoption]. #Private roads# previously approved by the Commission or constructed as-of-right shall continue to be governed under the regulations applicable at the time of approval. The provisions for #private roads# set forth in Section 26-20, inclusive, shall not apply, and the provisions of Sections 26-31 through 26-34 shall apply for #private roads# in #lower density growth management areas#. #Private roads# shall consist of a paved road bed constructed to minimum Department of Transportation standards for public #streets#, including, but not limited to curbs and curb drops, street lighting, signage, and crosswalks. In addition to the Department of Transportation standards, the design of the #private road shall comply with the following requirements:

- (a) The maximum grade of a #private road# shall not exceed 10 percent;
- (b) The width of the graded section beyond the curb back or edge of pavement of a #private road# shall extend no more than three feet beyond the curb back or edge of pavement on both the cut and the fill sides of the roadway. If a sidewalk is to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus no more than one foot beyond the outer edge of the sidewalk;
- (c) The paved width of a #private road# shall not exceed 34 feet, except the paved width of a #private road# shall not exceed 30 feet in Escarpment Areas where such #private road# provides access to #residences# with less than 20 #dwelling units#, and shall not exceed 30 feet in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (d) Curbs shall be provided along each side of the entire length of a #private road# and #accessory# parking spaces may be located between the required roadbed and curb;
- (e) A curb cut, excluding splays, from a #street# to a #private road# may be as wide as such #private road#;
- (f) Curb cuts providing access from #private roads# to parking spaces shall not exceed the width of the driveway served and in no event shall exceed a width of 18 feet, including splays;
- (g) A minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts;
- (h) Along the entire length of each side of a #private road#, trees of at least three inch #caliper# shall be provided and maintained at the rate of one tree for every 25 feet of #private road#;
- (i) Section 26-31 (Yards) shall apply, except that the curb of the #private road# shall be considered to be the #street line#; and
- (j) No building permit shall be issued by the Department of Buildings without approval by the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such approval may include the modification of #private road# width as set forth in paragraph (c) of this Section.

The Commission may, by authorization pursuant to paragraph (a) of Section 143-62 (Authorization for Plan Review Sites) allow modifications to, or waivers of, the requirements of this Section. The prior approval of the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety shall be a condition for any modification or waiver.

143-616

Minor enlargements or site alterations on plan review sites

For #plan review sites# that are one acre or larger in size, the following provisions shall apply:

- (a) Minor #enlargements# of existing #buildings# and minor #site alterations# that meet the size thresholds of this paragraph (a) shall be permitted as-of-right by the Department of Buildings, provided that such #enlargement# or #site alteration# complies with all applicable provisions of this Resolution, including the #plan review site# provisions of Section 143-61, inclusive, and:
 - (1) such #enlargement# or #site alteration# is within 15 feet of the exterior of an existing #building#;
 - (2) the total #floor area# of all such minor #enlargements# constructed after [date of adoption] on the #plan review site# shall not exceed 5,000 square feet; and
 - (3) the total area of all such minor #site alterations# constructed after [date of adoption] on the #plan review site# shall not exceed 10,000 square feet.
- (b) #Enlargements# or #site alterations# that meet the size thresholds of paragraph (a) of this Section are not subject to the provisions of Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

143-617

Site planning requirements

#Developments# and portions of #buildings# that are #enlarged# and result in an increase in #lot coverage# shall comply with the provisions of this Section. The City Planning Commission may modify the requirements of this Section pursuant to Section 143-62 (Authorization for Plan Review Sites)

- (a) At least 50 percent of the #street walls# of #buildings# containing Use Groups 6 and 10 shall be within 20 feet of the #street line#. The provisions of Section 37-34 (Minimum Transparency Requirements) shall apply to the portion of such #buildings# within 20 feet of the #street line#.
- (b) Loading areas shall not be located between the #street wall# of a #building# and its prolongations and the #street#.

For #zoning lots# with frontage on more than one #street#, the provisions of this Section shall apply along only one frontage.

143-62

Authorization for Plan Review Sites

For #plan review sites#, the City Planning Commission may authorize a #development#, #enlargement#, #site alteration#, the subdivision of a #zoning lot#, or the construction, widening, or extension of a #private road# pursuant to the conditions and findings of this Section. The Commission may also authorize modifications to certain requirements set forth in Section 143-61 (General Provisions) as provided in paragraph (a) of this Section, and may authorize modifications to the provisions of Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA) as provided in paragraph (b).

(a) **Modifications**

In order to facilitate the protection of natural features, the Commission may authorize modifications pursuant to the following provisions, provided that such modifications facilitate the goals of the #Special Natural Resources District# and facilitate a proposal that better achieves the findings of paragraph (d) of this Section:

- (1) #Private roads# and driveways

The Commission may modify the requirements for #private roads# as set forth in Section 143-615 (Requirements for private roads) as well as Section 143-121 (Grading standards) to facilitate appropriate #private roads# or driveways. The Commission may also modify the requirements of Sections 143-42 (Parking Modifications for the Protection of Natural Features), 25-621 (Location of parking spaces in certain districts), 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas), 25-631 (Location and width of curb cuts in certain districts) and 25-635 (Maximum driveway grade).

- (2) **Parking areas**

The Commission may modify parking lot landscaping and maneuverability requirements, and the cross access requirements of Section 36-59 (Cross Access Connections in the Borough of Staten Island) provided such modifications preserve significant natural features or #habitat preservation areas# or, for existing parking lots, such modifications are proportionate to the enlarged or reconfigured portions of such parking lots.

(3) Site planning requirements
 The Commission may modify the requirements of Section 143-617 (Site planning requirements), provided that the Commission shall find that the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a site plan in which such #buildings# and open areas will relate harmoniously with one another and with #buildings# and open areas on nearby #zoning lots#, the #street# and the surrounding area.

(4) Tree and planting requirements
 The Commission may modify the requirements of Sections 143-13 (Tree Regulations), 143-14 (Biodiversity Requirement) and 143-613 (Planting regulations for plan review sites) for #plan review sites# occupied entirely by cemeteries or open industrial #uses#, provided that the Commission shall find that such modification is the minimum necessary to accommodate an existing #use#, and that any expansion of such #use# complies with the requirements of such Sections in relation to the portion of the #plan review site# into which the expansion is proposed.

In addition, for all #uses#, where only a portion of a #plan review site# is affected by a proposed #development#, #enlargement# or #site alteration#, the Commission may modify the requirements of Sections 143-13, 143-14 and 143-613 to apply planting requirements to portions of a #plan review site# in which #development#, #enlargement# or #site alteration# is proposed, provided that such portion is no less than one acre in size.

(5) #Designated aquatic resources# and #buffer areas#
 The Commission may modify the provisions of Section 143-16 (Aquatic Resource Protections) and 143-144 (Planting requirements for buffer areas adjacent to designated aquatic resources), provided that, in addition to the findings of paragraph (d), the Commission shall find that the proposed site plan preserves #designated aquatic features# and #buffer areas# to the greatest extent feasible and, where applicable, such modification is consistent with standards and policies of the New York State Department of Environmental Conservation.

(6) Topography and retaining walls
 The Commission may modify the provisions of Sections 143-121 (Grading standards) and 143-122 (Retaining wall standards), provided that such modifications are necessary to preserve significant natural features or #habitat preservation area# and that such modifications will not impair the character of the surrounding area.

(b) Modifications for waterfront lots subject to #habitat preservation area# requirements
 In order to balance the protection of natural features with waterfront public access requirements, the Commission may modify the following provisions, provided that such modifications facilitate an application that better achieves the findings of paragraph (d) of this Section.

Defined terms in this Section shall include terms as defined in Section 62-11.

(1) #Shore public walkway#
 Where the required #habitat preservation area# is located within or adjacent to a #shore public walkway#, the Commission may modify the following provisions:
 (i) Section 62-53 (Requirements for Shore Public Walkways) may be modified so a #shore public walkway# is reduced to any width not less than 15 feet.
 (ii) Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) may be modified so that a circulation path with a minimum clear width of eight feet shall be permitted.

(2) #Supplemental public access area#
 Where the required #habitat preservation area# is located within or adjacent to a #supplemental

public access area#, the Commission may modify the following provisions:

- (i) #Habitat preservation areas# may be provided in lieu of the planting requirements of paragraph (c) of Section 62-62.
- (ii) #Habitat preservation areas# may be used to satisfy the location and area requirements of Section 62-57 (Requirements for Supplemental Public Access Areas).

(3) #Upland connection#
 #Habitat preservation areas# within or adjacent to an #upland connection# may be provided in lieu of the requirements of Sections 62-56 (Requirements for Upland Connections) and 62-64 (Design Requirements for Upland Connections), provided that:

- (i) for Type 1 #upland connections#, a minimum clear path of five feet to allow public access shall be required within an #upland connection# located within or adjacent to #habitat preservation areas#;
- (ii) for Type 2 #upland connections#, a minimum clear path of five feet to allow public access shall be required on one side of the roadbed with a continuous tree pit four feet in width within an #upland connection# located within or adjacent to #habitat preservation areas#; and
- (iii) at least six linear feet of seating shall be required for every 100 feet of #upland connection#.

(c) Conditions

The following conditions shall apply:

(1) For #plan review sites# subject to Section 143-611 (Habitat preservation area standards), the Commission shall establish #habitat preservation areas# that satisfy the minimum area required by Section 143-611 or, where the #habitat area# does not cover the minimum required portion of the site, the Commission shall establish #habitat preservation areas# for all of the #habitat area# of the site that meets the dimensional requirements of Section 143-611.

The applicant shall provide a maintenance plan acceptable to the Commission for such #habitat preservation areas#, establishing maintenance for such areas in perpetuity by the applicant and his or her successors. Such #habitat preservation areas# shall be shown on a site plan and referenced in a Restrictive Declaration. After construction on a #plan review site# has commenced and approved plans are vested, any future changes to the boundaries of the #habitat preservation area# may be permitted only by special permit of the Commission pursuant to Section 143-642 (Special permit for modification of habitat preservation area).

(2) For #plan review sites# subject to previous approvals by the Commission pursuant to this Section, or pursuant to previous Special District regulations, the applicant shall document successful management and maintenance of #habitat preservation areas# or #areas of no disturbance#, where applicable, or other natural features indicated on the previously approved site plan.

(3) For #plan review sites# with significant natural features to be preserved pursuant to paragraph (d)(1) of this Section, such areas shall be shown on a site plan as #areas of no disturbance# and referenced in a Notice of Restrictions or a Restrictive Declaration.

(4) For #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, a Restrictive Declaration shall be executed, setting forth provisions for the construction, maintenance and operation of such #private roads# or other common access. Such declaration shall require

that adequate security be provided to ensure that the #private roads# or other common access are properly maintained and operated in accordance with the declaration.

- (5) A Notice of Restrictions or a Restrictive Declaration, approved by the Commission, shall be recorded against the tax lots comprising the property subject to the provisions of this Section, in the Office of the City Register or, where applicable, in the County Clerk's office in the county where the tax lots are located. Such notice or declaration shall be binding on the owners, successors, and assigns. A certified copy of the recorded notice or declaration shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a precondition to issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# on the site. The recording information shall be referenced on the first certificate of occupancy to be issued after such notice is recorded, as well as all subsequent certificates of occupancy.

(d) In order to authorize the proposed action, the Commission shall find that:

- (1) the most significant natural features throughout the site have been identified and protected, where feasible, including the following, as applicable:
 - (i) Botanic features such as large specimen trees and rare plant communities;
 - (ii) Topographic and geological features such as steep slopes and rock outcrops;
 - (iii) Aquatic features such as wetlands, streams, and natural drainage patterns;
- (2) the #habitat preservation area#, where required pursuant to Section 143-611:
 - (i) is of high ecological value, or is proposed to be restored or improved through the removal of #invasive species# or the planting of native species to achieve a high ecological value;
 - (ii) is arranged to minimize edge habitat and maximize core habitat, including, where feasible, connecting to other contiguous or nearby habitat off-site and, if divided into portions, each portion is no less than 10,000 square feet;
 - (iii) where feasible, is located on the site where it is visible to the residents, occupants or visitors to the site, thereby enhancing the site and encouraging the enjoyment and maintenance of the preserved area;
 - (iv) where feasible, is located so that it includes some of the most significant natural features on the site referred to in paragraph (d)(1) of this Section within the boundaries of the #habitat preservation area#;
- (3) the optional amenity area, where provided pursuant to Section 143-612 (Amenities allowed in connection with reduced habitat preservation area), is well designed and appropriately located;
- (4) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads# and #accessory# off-street parking and loading areas:
 - (i) is well designed;
 - (ii) minimizes disturbance of significant natural features;
 - (iii) minimizes curb cuts on #arterials# and other major #streets#;
 - (iv) is integrated wherever feasible with the network of surrounding #streets# and #private roads#;
 - (v) where Section 36-59 (Cross Access Connections in the Borough of Staten Island) applies, the site provides cross access connections to the maximum extent feasible both internally among

different properties within the #plan review site#, as applicable, and to #abutting zoning lots#:

- (vi) for #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, such common access or #private roads# will be suitably maintained; and
- (vii) the proposed #street# or #private road# system is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
- (5) the subdivision of the site, where applicable, will result in an appropriate layout of #zoning lots# and #blocks#, and the subdivision as a whole meets all of the other findings of this Section; and
- (6) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

For subdivisions resulting only in #single-# and #two-family residences#, the Commission shall establish the location of #lot lines# and, where applicable, the location of #habitat preservation area#, #areas of no disturbance# and #private roads#. For such subdivisions, the Commission may request additional information regarding proposed or feasible #building# locations, driveways, pathways and other #hard surface areas#, and the location of preserved or newly planted trees and #landscape elements#; all of which will be subject to Department of Buildings approval for such features at the time of #development#, #enlargement# or #site alteration# according to the provisions of this Chapter and the Zoning Resolution as a whole.

143-63 Development Plan

143-631 Establishment of a development plan

The City Planning Commission may authorize the establishment of a long-term development plan, which provides for predictable development of a #plan review site# through phased construction over an extended period of time. The plan shall be reviewed pursuant to the conditions and findings of Section 143-62 (Authorization for Plan Review Sites). However, in addition to considering specific proposed #buildings# and other improvements, the Commission shall also consider proposed #developments#, #enlargements# or #site alterations# that would be implemented as part of a phased construction plan. Pursuant to the provisions of this Section, two types of areas may also be shown within the plan: preliminary plan sites and conceptual plan sites.

- (a) Preliminary plan sites shall have an area no larger than 1.5 times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each preliminary plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:
 - (1) proposed #uses#, including proposed #floor area# for each #use#;
 - (2) proposed #lot coverage#, including proposed #building# location and #primary entrance#;
 - (3) proposed #building# height;
 - (4) elevation of proposed #building# facades;
 - (5) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;
 - (6) landscaping, planting and walkways and other paved surfaces related to the proposed #development# or #enlargement#;

Preliminary plan sites shall be indicated on the plan as such, and may later be developed pursuant to the certification in Section 143-632 (Certification for preliminary plan site).
- (b) Conceptual plan sites shall have an area no larger than three times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each conceptual plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:
 - (1) proposed #uses#, including proposed #floor area# for each #use#;
 - (2) proposed #lot coverage#;

- (3) proposed #building# height;
- (4) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;

Conceptual plan sites shall be indicated on the plan as such, and may later be developed pursuant to the authorization renewal in Section 143-633 (Renewal authorization for conceptual plan site).

Preliminary plan sites and conceptual plan sites may be developed at any time in the future, including such cases where the boundary of #plan review site# is modified, and conceptual plan sites shall not be subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution), except after granted an authorization pursuant to Section 143-633.

Within areas of the #plan review site# not designated as proposed construction, preliminary plan sites or conceptual plan sites, no #development#, #enlargement# or #site alteration# shall be permitted except by subsequent authorization pursuant to this Section, except as provided in Sections 143-616 (Minor enlargements or site alterations on plan review sites) or 143-62.

143-632

Certification for preliminary plan site

For #plan review sites# that have received approval from the City Planning Commission pursuant to Section 143-631 (Establishment of a development plan), where such approval included preliminary plan sites within a specified area on the approved site plan, the Chairperson of the City Planning Commission shall certify to the Commissioner of Buildings that:

- (a) the proposed #use# is the same as shown in the high definition plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than in the plans contained in the application materials of the approved development plan;
- (b) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan, the location of the proposed #development# or #enlargement# is no more than 30 feet from the location shown on the plans contained in the application materials of the approved development plan, and the location of the #primary entrance# is similar to as shown in such materials and plan;
- (c) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (d) the elevation of the proposed #development# or #enlargement# is generally the same as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed parking areas, including number of parking spaces, are generally the same or have fewer parking areas than as shown on the plans contained in the application materials of the approved development plan, and proposed driveways, #private roads# and #streets# are generally the same as shown on the plans contained in the application materials of the approved development plan;
- (f) the landscaping, planting, and arrangement of paved walkways and other paved surfaces relating to the proposed #development# or #enlargement# is similar and the amount of landscaped area is not less than as shown in the plans contained in the application materials of the approved development plan; and
- (g) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

143-633

Renewal authorization for conceptual plan site

For #plan review sites# that have received approval by the City Planning Commission pursuant to Section 143-631 (Establishment of a development plan), where such approval included designated conceptual plan sites within a specified area on the approved site plan, an authorization renewal must be obtained from the City Planning Commission prior to pursuing the #development#, #enlargement# or #site alteration# within such conceptual plan site, provided that the Commission shall find that:

- (a) the proposed configuration of #buildings#, including any associated structures and open areas, is consistent with the intent of the findings of Section 143-631;

- (b) the proposed #use# is the same or similar to that shown in the plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than the plans contained in the application materials of the approved development plan;
- (c) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan;
- (d) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads#, #accessory# off-street parking and loading areas, is consistent with the intent of the findings of Section 143-631, minimizes curb cuts on #arterials# and other major #streets#, and is integrated wherever feasible with the network of surrounding #streets# and #private roads#; and
- (f) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition the authorization renewal upon compliance with an approved landscaping plan.

143-64

Habitat Preservation Area

143-641

Modification of habitat preservation area standards

The City Planning Commission, may, by authorization, modify the #habitat preservation area# standards of Section 143-611 (Habitat preservation area standards) as set forth in paragraph (a) of this Section, provided that the findings of paragraph (b) of this Section are met.

- (a) **Modifications**

The Commission may modify the #habitat preservation area# standards of Section 143-611 as follows:

- (1) The Commission may allow areas less than 10,000 square feet of contiguous #habitat area# to be included within the #habitat preservation area#, provided that at least one area within the #plan review site# has at least 10,000 square feet of contiguous #habitat area#, and provided that the total area included within the #habitat preservation area# meets the requirements of Section 143-611.
- (2) Where the existing percentage of #habitat area# is less than the required #habitat preservation area# pursuant to Section 143-611, or when providing access to a #plan review site# would result in a reduction below such required percentage, the Commission may allow a reduction of the #habitat preservation area# below the required percentage in order to permit vehicular or pedestrian access, or to permit utility access, through such area to a portion of the site that does not include #habitat preservation area#, provided that there is no feasible alternative location for such access, and that an area of equivalent size, in square footage, is planted with native species that support existing adjacent undisturbed plant communities, as identified in the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, and such planted area is designated as a newly created #habitat preservation area# on the site plans.
- (b) In order to grant such authorization, the Commission shall find that the modification:
- (1) results in a #habitat preservation area# that includes some of the most significant natural features on the site, prioritizing areas of higher ecological value; and
- (2) is the minimum required to achieve the intended purpose.

143-642

Special permit for modification of habitat preservation area

The City Planning Commission, may, by special permit, allow the

modification of the boundaries of a #habitat preservation area# previously established by authorization pursuant to Section 143-62 (Authorization for Plan Review Sites). In order to grant such special permit, the Commission shall find that:

- (a) unforeseen physical circumstances relating to the continued #use# and maintenance of the site require the modification of the boundaries of the #habitat preservation area#;
- (b) the boundary modification has been mitigated by the establishment of a replacement area of a size equal to the area removed from the #habitat preservation area#, consisting of native plants selected to support existing adjacent undisturbed plant communities as identified in the #Special Natural Resources District# site assessment protocol, found on the website of the Department of City Planning, which replacement area has been included within the #habitat preservation area# on a revised site plan, resulting in a total #habitat preservation area# that is not less than the area previously approved; or, where this mitigation is not feasible; the enhancement of the ecological value and performance of the remaining #habitat preservation area# in a manner that reserves the ecological function of the site within a regional context, including but not limited to planting native plants selected to support existing adjacent undisturbed plant communities or removal of #invasive species#; and
- (c) the boundary modification is the minimum required to achieve the intended purpose.

The Commission may also permit the modification or removal of natural features within a #habitat preservation area# previously established by authorization pursuant to Section 143-62 in order to facilitate a temporary disturbance within the #habitat preservation area# that will subsequently be restored to a natural state. For such modification, only findings (a) and (c) of this Section shall apply.

143-643

Natural area dedicated for public use

Where an area containing significant natural features that are determined to have qualities of recreational, cultural or educational value to the public is dedicated to the City or its designee, without any cost to the City, the City Planning Commission may authorize, where appropriate, the dedicated area to be included within the #plan review site# for the purposes of #bulk# computation. The Commission, in order to grant such authorization, shall apply the findings of Section 143-62 (Authorization for Plan Review Sites). In addition, the Commission shall find that such area is directly accessible to the public from a public right-of-way and that such area shall be established for the use and enjoyment of the public.

The City Planning Commission may prescribe additional conditions and safeguards to ensure public access to the site and to minimize any adverse effects of #bulk# redistribution within the site on the surrounding area.

143-65

Residential Sites

The provisions of this Section, inclusive, shall apply only to #plan review sites# that:

- (a) are proposed for predominantly #residential use#, as provided in Section 143-611 (Habitat preservation area standards); and
- (b) contain either one, or both, of the following:
 - (1) at least 10,000 square feet of #habitat preservation area# on a #plan review site# of one or more acres; or
 - (2) #designated open space#.

In no event shall the number of #dwelling units# permitted by the City Planning Commission pursuant to this Section, inclusive, exceed the number that would be permitted if the entire #plan review site#, including the #habitat preservation area# and #designated open space#, as applicable, were to be developed pursuant to the regulations of this Chapter without modification pursuant to this Section, inclusive. The applicant shall provide a site plan demonstrating the maximum number of #dwelling units# that would be permitted, without the requested modifications, for the purposes of determining compliance with this provision.

143-651

Modification of permitted residential building types

The City Planning Commission may authorize, in R2 Districts, #semi-detached single-family residences#, in R3A and R3X Districts, #single-# and #two-family semi-detached residences#, and in R3-1 Districts, #single-# and #two-family attached residences#. The Commission may also modify the provisions of Article II, Chapter 2 to authorize, in R2 Districts, a #two-family detached residence# designed to give the appearance of two #single-family semi-detached residences#, and in

R3A and R3X Districts, #buildings# with up to four #dwelling units# designed to give the appearance of two #single- or two-family semi-detached residences#.

In addition, in R3-1 Districts, the Commission may authorize multiple-family #residences#, provided that for such #use# modification, the provisions of Section 143-652 (Modification of bulk regulations for residential sites) shall not apply.

As a condition for granting such authorization, the #aggregate width of street walls# of a #building# containing #residences#, or a number of such #buildings# separated by party walls, shall not exceed 100 feet for each such #building# or #abutting buildings#.

In order to grant such authorization, the Commission shall find that:

- (a) the modifications allow a more compact development pattern, which allows for greater preservation of significant natural features and #habitat preservation area# or #designated open space#, as applicable;
- (b) the change of housing type constitutes the most effective method of concentrating development and preserving the natural features of the site;
- (c) for such concentration of development, standards of privacy and usable open areas can be and are achieved under the proposed site plan that are equal to those found with housing types in the absence of these modifications;
- (d) the existing topography and vegetation, as well as the proposed planting, effectively screen all #attached residences# from the #street line# of the #zoning lot# existing at the time of application, or that such #attached residences# are located more than 100 feet from such #street line#;
- (e) such modification is the least modification required to achieve the purpose for which it is granted; and
- (f) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-652

Modification of bulk regulations for residential sites

The City Planning Commission may authorize the modification of the following #bulk# regulations in order to allow arrangements of #buildings#, driveways, #private roads# or required parking areas so as to preserve natural features on the site, provided that the findings of paragraph (c) of this Section are met.

- (a) The Commission may modify:
 - (1) minimum #lot area# and #lot width# required pursuant to Sections 23-30 (LOT AREA AND LOT WIDTH REGULATIONS) and 143-34 (Minimum Lot Area), except that such modification shall not be permitted within R1-1 Districts, or within R1-2 Districts in the Hillside, Shore Acres, or Riverdale-Fieldston Subdistricts; provided that:
 - (i) in the South Richmond Subdistrict, in R2 and R3 Districts, minimum #lot area# and #lot width# may be modified to permit the underlying minimum #lot area# and #lot width# pursuant to Section 23-32 (Minimum Lot Area or Lot Width for Residences);
 - (ii) in the Hillside, Shore Acres, or Riverdale-Fieldston Subdistricts, except that, within the Escarpment Area, minimum #lot area# shall not be modified:
 - (a) in R2 Districts, minimum #lot area# may be modified to 3,325 square feet, and minimum #lot width# to 35 feet;
 - (b) in R3-1 and R3-2 Districts, for #detached residences#, minimum #lot area# may be modified to 3,325 square feet, and minimum #lot width# to 35 feet;
 - (c) in R3A Districts, for #semi-detached residences#, minimum #lot area# may be modified to 1,700 square feet, and minimum #lot width# to 18 feet;

- (d) in R3X Districts, for #semi-detached residences#, minimum #lot area# may be modified to 2,375 square feet, and minimum #lot width# to 25 feet;
- (iii) for any individual #zoning lot# this modification shall not be combined with the modification of #front yards# pursuant to paragraph (a)(4) of this Section, or with the modification of height and setback requirements pursuant to paragraph (a)(6), and the modification of #lot area# shall not be combined with the modification of #lot area# pursuant to paragraph (a)(2);
- (2) minimum #lot area# required pursuant to paragraph (c) of Section 23-32 in order to permit #private roads#, encompassing the area of the paved roadbed plus a seven foot wide area adjacent to and along the entire length of the required curbs, to be included, wholly or partially, at the discretion of the Commission, within the area of the #zoning lot# for the purpose of determining minimum #lot area#, provided that for any individual #zoning lot# this modification shall not be combined with the modification of minimum #lot area# pursuant to paragraph (a)(1) of this Section, or with the modification of #front yard# requirements pursuant to paragraph (a)(4);
- (3) minimum #lot area# requirements pursuant to Section 143-342 (Minimum lot area within Escarpment Areas), provided that this modification shall only be applicable to a tract of land of at least four acres and that the Commission shall find that such modification allows for greater preservation of #areas of existing slope# in their natural state, that clusters of #development# are located to the extent feasible in areas of comparatively flat topography and will not require unnecessary grading on adjacent slopes or the creation of new steep slopes, except that such modification shall not be permitted within R1 Districts;
- (4) #yard# regulations in the Hillside, Shore Acres and Riverdale-Fieldston Subdistricts, provided that:
 - (i) #rear yard# or #side yard# modifications shall not be authorized on the periphery of the #plan review site# unless acceptable agreements are jointly submitted for development of two or more adjacent properties by the owners thereof, incorporating the proposed #yard# modifications along their common #lot lines#;
 - (ii) #front yards# may be reduced to a minimum of 10 feet, provided that such reductions shall not be combined with #rear yard# or #side yard# reductions, #lot area# or lot width# modifications pursuant to paragraphs (a)(1) and (a)(2) of this Section or height and setback modifications for the same #zoning lot#;
 - (iii) #side yards# may each be reduced to a minimum of four feet, and in addition:
 - (a) a minimum of eight feet shall be required between #buildings#; and
 - (b) #side yard# reductions shall not be combined on the same #zoning lot# with modifications by the Commission to #front yards# or to height and setback provisions; and
 - (iv) #rear yards# may be reduced to a minimum depth of 20 feet, provided that such reductions shall not be combined with #front yard# reductions for the same #zoning lot#.
- (5) #yard# regulations in the South Richmond Subdistrict, in R1-2, R2 and R3 Districts, may be modified to permit #yards# allowed by the underlying district regulations pursuant to Section 23-40 (Yard Regulations), as modified by Section 143-36 (Modified Yard Regulations for the

- Protection of Natural Features);
- (6) height and setback regulations, provided that:
 - (i) such modifications shall not exceed five feet in height within 100 feet of any #street line# on the periphery of the #plan review site#;
 - (ii) in addition to the findings in paragraph (c) of this Section, the Commission shall find that by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of natural features will be achieved, and that such preservation would not be possible by careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
 - (iii) such height and setback modifications shall not be combined on the same #zoning lot# with #lot area# or #lot width# modifications pursuant to paragraph (a)(1) of this Section, or #front# or #side yard# modifications pursuant to paragraph (a)(4);
- (7) #court# regulations;
- (8) required space between #buildings# on the same #zoning lot# pursuant to Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), provided that the resultant spacing will not be reduced beyond an amount considered appropriate by the Commission and in no case less than eight feet between #buildings#, where each #building# faces the same #street# or #private road#;
- (9) open areas pursuant to the provisions of Sections 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) and 23-891 (In R1 through R5 Districts); and
- (10) location of parking, driveways or curb cuts regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-622 (Location of parking spaces in lower density growth management areas), 25-631 (Location and width of curb cuts in certain districts) and 143-42 (Parking Modifications for the Protection of Natural Features).

The following chart summarizes which #bulk# modifications may not be combined with other #bulk# modifications pursuant to the provisions of this paragraph (a).

TABLE OF BULK MODIFICATIONS*

	Lot Area (para. 1)	Lot Width (para. 1)	Private Road Area (para. 2)	Front Yard (para. 4)	Rear Yard (para. 4)	Side Yard (para. 4)	Height (para. 6)
Lot Area (para. 1)	=		X	X			X
Lot Width (para. 1)		=		X			X
Private Road Area (para. 2)	X		=	X			
Front Yard (para. 4)	X	X	X	=	X	X	X
Rear Yard (para. 4)				X	=		
Side Yard (para. 4)				X		=	X
Height (para. 6)	X	X		X		X	=

* (X) represents where a specified #bulk# modification shall not be combined with another specified modification

- (b) The Commission may also authorize the total #floor area#, #open space#, #lot coverage#, #hard surface area# or #dwelling units# permitted by the applicable district regulations to be distributed without regard for #zoning lot

lines# among all #zoning lots# within a #plan review site#, provided that:

- (1) for portions of the #plan review site# that are within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the #lot coverage# shall not exceed 15 percent, and the #hard surface area# shall not exceed 45 percent;
- (2) the maximum permitted #lot coverage# and #hard surface area# for each individual #zoning lot# shall not exceed:
 - (i) in R1 Districts, 35 percent and 70 percent respectively;
 - (ii) in R2 and R3 Districts, 45 percent and 75 percent respectively; and
 - (iii) in R1, R2 and R3 Districts, for individual #zoning lots# where disturbance of #area of existing slope# within such #zoning lot# results in a maximum #lot coverage# of 20 percent or less and a corresponding maximum #hard surface area# of 50 percent or less pursuant to the provisions of Sections 143-32 (Lot Coverage) and 143-33 (Hard Surface Area), the distribution of #lot coverage# and #hard surface area# within the #plan review site# shall not exceed the more restrictive standard within such #zoning lot#.

(c) Findings

In order to grant such modifications, the Commission shall find that:

- (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of significant natural features and #habitat preservation area# or #designated open space#, as applicable;
- (2) for such concentration of development, standards of privacy and usable open areas are achieved under the proposed site plan that are equal to that found with housing developments absent these modifications;
- (3) the siting of #buildings# will not adversely affect adjacent properties or #residences# within the #plan review site# by impairing privacy or access of light and air;
- (4) such modification is the least modification required to achieve the purpose for which it is granted;
- (5) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-66 Modification of Bulk Regulations for Certain Community Facilities

The provisions of this Section shall be applicable to #plan review sites# proposed for predominantly #community facility use#.

- (a) For such sites, the City Planning Commission may authorize the distribution of #floor area#, #hard surface area# and #lot coverage# permitted by the applicable regulations for all #zoning lots# within the #plan review site# to be distributed without regard for #zoning lot lines#. In addition, the Commission may authorize:
 - (1) modification of the maximum #lot coverage# provided by Section 143-614 (Open area and lot coverage requirements for community facilities);
 - (2) modification of the minimum open area required pursuant to Section 143-614; and
 - (3) where applicable, modification of the minimum #habitat preservation area# required from 35 percent to a minimum of 25 percent.
- (b) In order to grant such authorization, the Commission shall find that:
 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of natural features;

- (2) the siting of #buildings# will not adversely affect adjacent properties by impairing privacy or access of light and air;
- (3) such modification is the least modification required to achieve the purpose for which it is granted; and
- (4) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-67 Certification to Permit Tree Removal

For #plan review sites# located within an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where no #development#, #enlargement# or modification of the location of #hard surface area# is proposed, the Chairperson of the City Planning Commission may permit the removal of trees of six inch #caliper# or greater and may waive the requirement to apply for an authorization pursuant to Section 143-62 (Authorization for Plan Review Sites), provided that the Chairperson shall certify that all trees that are of six inch #caliper# or greater that are proposed to be removed are located in an area that would not qualify as a #habitat area# and are not located within a #designated aquatic resource# or applicable #buffer area# including, but not limited to, the following examples:

- (a) the tree is located in an area such as a parking lot, surrounded by #hard surface area#; or
- (b) the tree is located in an area surrounded by maintained lawn.

The Chairperson may request reports from an #environmental professional# in considering such waiver.

All provisions of Section 143-13 (Tree Regulations) shall apply to such #plan review site#.

143-70 CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE SOUTH RICHMOND SUBDISTRICT

143-71 Public schools in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-121 and modified]

In the South Richmond Subdistrict, for any #development# or #enlargement# containing new #dwelling units#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the new #dwelling units#. All applications for certification pursuant to this Section shall be referred by the Chairperson to the School Construction Authority.

- (a) The School Construction Authority shall issue a report concerning the availability of #school# capacity within 60 days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of the application. The report shall specify the following:
 - (1) whether #school# space is available;
 - (2) if #school# space is not available, the report shall include:
 - (i) the number of seats required;
 - (ii) the grade organization;
 - (iii) the proposed location of the #school#;
 - (iv) size of the proposed #school# (square feet per pupil); and
 - (v) the proposed financing mechanism.
- (b) For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:
 - (1) such capacity is available in existing #schools#; or
 - (2) construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the proposed new #dwelling units# upon their completion or within three years from the date of the Chairperson's certification; or
 - (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson and the School Construction Authority.
- (c) After approval by the Chairperson and School Construction

Authority of the applicant's plan to provide the #school building#, the certification may be granted either upon approval of a financial agreement by the City Council or such guarantee of construction with provision for future #school# occupancy as may be accepted by the School Construction Authority and the Chairperson.

- (d) However, the Chairperson may grant such certification if capacity is not currently available and the School Construction Authority, after consulting with the Department of Education, determines that the impact from the proposed new construction will have a minimal effect on the #schools# concerned and includes such statement in its report.
- (e) A certification by the Chairperson that sufficient capacity will be available in the public #schools#, as set forth in the above circumstances, shall automatically lapse if substantial construction of the foundations of the #development# or #enlargement# in accordance with approved plans has not been completed within one year from the date of such certification.
- (f) No certification concerning the availability of #school# capacity shall be required for any #development# or #enlargement# located:
 - (1) within a predominantly built up area; or
 - (2) on a #zoning lot# which was owned separately and individually from all other adjoining #zoning lots# existing prior to January 2, 1975, and is proposed to be #developed# with one #single-# or #two-family detached residence#.

For the purposes of this Section, a "predominantly built up area" is a #block# having a maximum of four acres which is #developed# with #buildings# on #zoning lots# comprising 75 percent or more of the area of the #block#. All such #buildings# shall have a certificate of occupancy or other evidence acceptable to the Commissioner of Buildings issued not less than three years prior to the date of application for a building permit.

143-72
Authorizations Applicable Within the South Richmond Subdistrict

The authorizations in this Section, inclusive, shall apply to certain #zoning lots# pursuant to the provisions of Sections 143-211 (Affordable independent residences for seniors in Subarea SH) and 143-212 (Special use regulations in Subarea M). Where such #zoning lots# are also #plan review sites#, review and approval pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES) shall also be required.

143-721
Affordable independent residences for seniors in Subarea SH

[Note: provisions relocated from Section 107-672 and modified]

The City Planning Commission may authorize #developments# that will result in more than 250 #dwelling units# of #affordable independent residences for seniors# in Subarea SH, as shown on Map 3 in Appendix D to this Chapter, provided such #developments# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio# shall be as set forth for R3-2 Districts in Section 23-142 (Open space and floor area regulations in R1 and R2 Districts with a letter suffix and R3 through R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (Affordable independent residences for seniors) shall not apply.

In order to grant such authorization, the Commission shall find that:

- (a) such #developments# are part of a superior site plan;
- (b) such #residences# are compatible with the character of the surrounding area; and
- (c) the #streets# providing access to such #residences# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

143-722
Residential uses in Subarea M

[Note: provisions relocated from Section 107-49 and modified]

Within Subarea M, as shown on Map 3 in Appendix D to this Chapter, the following provisions shall apply.

- (a) The City Planning Commission may authorize #developments#, or #enlargements# of #residential uses# in excess of 500 square feet, or in any case where there would be a #site alteration#, for the following:
 - (1) #zoning lots# with #residential# or #community facility uses# existing on August 17, 1995; or

- (2) #zoning lots# that have been vacant or #land with minor improvements# for at least two years immediately prior to the date of application for the authorization.
- (b) No #building# shall be constructed for occupancy by both #residential# and #manufacturing uses#. All #residential uses# shall comply with the R3X District regulations and all #commercial uses# shall comply with the M1-1 District regulations. All #developments# or #enlargements# shall comply with the applicable Special District regulations;
- (c) In authorizing new #residential uses# and #residential enlargements#, the Commission shall find that:
 - (1) the #residential use# will not be exposed to excessive noise, smoke, dust, noxious odor, toxic metals, safety hazards, or other adverse impacts from #commercial# or #manufacturing uses#;
 - (2) there are no open #uses# listed in Use Group 18 within 400 feet of the #zoning lot#;
 - (3) the #residential use# shall not adversely affect #commercial# or #manufacturing uses# in the Special District; and
 - (4) the authorization shall not alter the essential character of the neighborhood or district in which the #use# is located, nor impair the future #use# or #development# of #commercial# and #manufacturing uses# on nearby #zoning lots#.

In granting such authorization, the Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

143-73
Special Permits Applicable Within the South Richmond Subdistrict

The City Planning Commission may grant special permits for modifications of specified regulations of this Chapter in accordance with the provisions of this Section, inclusive. For any #zoning lots# receiving such special permit that is also a #plan review site#, review and approval pursuant to the provisions of Section 143-60 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES) shall also be required.

143-731
Exceptions to height regulations in the South Richmond Subdistrict

[Note: provisions relocated from Section 107-73 and modified]

For any #development#, the City Planning Commission may grant a special permit to modify the height regulations as set forth in Section 23-631, paragraphs (b), (c) and (d) and Section 143-371 (Height and setback in the South Richmond Subdistrict), provided that the Commission finds that:

- (a) such #development# is so located as not to impair the essential character of the surrounding area;
- (b) by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of existing topography, #designated open space# or the protection of an outstanding view from a public space will be assured, and that such preservation would not be possible by the careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
- (c) that the #development's# design proposals take full advantage of all special characteristics of the site.

* * *

APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Harlem River Waterfront District (HRW)	87-00	6a	090302 ZRX	5/20/09	6/30/09
Hillsides Preservation District (HS)	119-00	21a-21b-21c-21d	870002 ZRR	6/3/87	6/30/87
Hudson River Park (HRP)	99-00	12a	160308 ZRM	10/17/16	12/15/16

***	***	***	***	***	***
Mixed Use District-17 (MX-17) Hunts Point, The Bronx	123-00	6c	1801222 ZRX	2/14/18	3/22/18
Natural Area District-1 (NA-1)	105-00	21b-26a-26b 26c-26d-27a 27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a-1b-1c-1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272-ZRY	11/9/77	12/1/77
Fort Totten Natural Area District-4 (NA-4) Substantially modified	105-00	7d 11c	821255 ZRQ 190430 ZRY	3/23/83 [substantially modified date of adoption]	4/28/83 [substantially modified date of adoption]
Natural Resources District (NR)	143-00	TK TK	TK TK	[date of CPC adoption]	[date of CC adoption]
Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
***	***	***	***	***	***
Sheepshead Bay District (SB)	94-00	29a	22171	9/5/73	10/4/74
South-Richmond Development District (SRD)	107-00	26b-26d-27b 32c-32d-33a 33b-33c-33d 34a-35a-35c	22972	7/23/75	9/11/75
Southern Hunters Point District (SHP)	125-00	8d	080363 ZRQ	9/24/08	11/13/08
***	***	***	***	***	***
SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Harlem River Waterfront District (HRW)	87-00	6a	090302 ZRX	5/20/09	6/30/09
Hillsides-Preservation District (HS)	119-00	21a-21b-21c-21d	870002-ZRR	6/3/87	6/30/87
Hudson River Park (HRP)	99-00	12a	160308 ZRM	10/17/16	12/15/16
***	***	***	***	***	***
Mixed Use District-17 (MX-17) Hunts Point, The Bronx	123-00	6c	1801222 ZRX	2/14/18	3/22/18
Natural Area District-1 (NA-1)	105-00	21b-26a-26b 26c-26d-27a 27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a-1b-1c-1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272-ZRY	11/9/77	12/1/77
Fort Totten Natural Area District-4 (NA-4) Substantially modified	105-00	7d 11c	821255 ZRQ 190430 ZRY	3/23/83 [substantially modified date of adoption]	4/28/83 [substantially modified date of adoption]
Natural Resources District (NR)	143-00	TK TK	TK TK	[date of CPC adoption]	[date of CC adoption]

Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
***	***	***	***	***	***
Sheepshead Bay District (SB)	94-00	29a	22171	9/5/73	10/4/74
South-Richmond Development District (SRD)	107-00	26b-26d-27b 32c-32d-33a 33b-33c-33d 34a-35a-35c	22972	7/23/75	9/11/75
Southern Hunters Point District (SHP)	125-00	8d	080363 ZRQ	9/24/08	11/13/08
***	***	***	***	***	***

**APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS - ELIMINATED OR REPLACED**

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Greenwich Street Development District (G)	86-00	12b	21418	1/6/71	1/14/71
Eliminated & replaced by Lower Manhattan District					
Hillsides-Preservation District (HS)	119-00	21a 21b 21c 21d	870002 ZRR	6/3/87	6/30/87
Eliminated and replaced by Special Natural Resources District					
Hunters Point Mixed Use District (HP)	117-00	8d 9b	810538 ZRQ	10/26/81	12/3/81
Eliminated and replaced by Long Island City Mixed Use District					
***	***	***	***	***	***
Mixed Use District-3 (MX-3)	123-00	12c	990001 ZRX	2/17/99	3/30/99
Eliminated and replaced by West Chelsea District					
Natural Area District-1 (NA-1)	105-00	21b 26a 26b 26c 26d 27a 27b	22748(A)	11/18/74	12/19/74
Eliminated and replaced by Special Natural Resources District					
Natural Area District-2 (NA-2)	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
Eliminated and replaced by Special Natural Resources District					

Natural Area District-3 (NA-3) <u>Eliminated and replaced by Special Natural Resources District</u>	105-00	21d	770272 ZRY	11/9/77	12/1/77
New York City Convention and Exhibition Center Development District (CC) Eliminated 2/22/90, 900053 ZRM	93-00	8a 8c	22264	3/29/73	5/24/73
Park District (P) Deleted by court order, 4/24/78	91-00	8d	22128(A)	11/8/72	12/7/72
South Richmond Development District (SRD) <u>Eliminated and replaced by Special Natural Resources District</u>	107-00	26b 26d 27b 32c 32d 33a 33b 33c 33d 34a 35a 35c	22972	7/23/75	9/11/75
South Street Seaport District (S) Eliminated & replaced by Lower Manhattan District	88-00	12b	21975	5/31/72	7/20/72
***	***	***	***	***	***

**BRONX SPECIAL NATURAL AREA DISTRICT UPDATE
No. 3**

CITY WIDE **N 190430(A) ZRY**
IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, establishing the Special Natural Resources District (Article XIV, Chapter 3), and modifying related provisions, including regulations related to Article X, Chapter 5 (Special Natural Areas District).

Matter underlined is new, to be added;
 Matter ~~struck out~~ is to be deleted;
 Matter within # # is defined in Section 12-10 or 143-01;
 * * * indicates where unchanged text appears in the Zoning Resolution

**ARTICLE I
GENERAL PROVISIONS**

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

**11-12
Establishment of Districts**

**11-122
Districts Established**

Special Purpose Districts

Establishment of the Special Natural Area District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Natural Area District# is hereby established.

Establishment of the Special Natural Resources District

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

Establishment of the Special Ocean Parkway District

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

**12-10
DEFINITIONS**

Special Natural Area District

The "Special Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply. The #Special Natural Area District# includes any district whose designation begins with the letters "NA".

Special Natural Resources District

The "Special Natural Resources District" is a Special Purpose District designated by the letters "NR" in which special regulations set forth in Article XIV, Chapter 3, apply.

Special Ocean Parkway District

The "Special Ocean Parkway District" is a Special Purpose District designated by the letters "OP" in which special regulations set forth in Article XI, Chapter 3, apply.

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

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

**23-00
APPLICABILITY AND GENERAL PURPOSES**

**23-03
Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

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

- #Special Long Island City Mixed Use District#;
- #Special Natural Resources District#;
- #Special Ocean Parkway District#;

**23-04
Planting Strips in Residence Districts**

R1 R2 R3 R4 R5

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

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

- #Special Hillside Preservation District#;
- #Special Natural Resources District#;
- #Special Ocean Parkway District#;

**Chapter 6
Special Urban Design Regulations**

**26-20
SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS**

* * *

**26-26
Modification and Waiver Provisions**

* * *

No modification or waiver may be granted which would waive or decrease the width of the paved road bed to less than 34 feet, except as permitted in the #Special Natural Resources District# pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive.

* * *

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 5
Special Natural Area District**

* * *

**105-42
Authorizations to Alter Natural Features**

For a #development#, #enlargement# or #site alteration# located within the #Special Natural Area District#, the City Planning Commission may authorize:

* * *

- (d) alteration of aquatic features, pursuant to Section 105-426 in NA-1, NA-2 and NA-3 Districts.

The Commission may prescribe appropriate additional conditions and safeguards to protect the character of the #Special Natural Area District#.

**105-94
Special Natural Area Districts Specified**

* * *

**105-942
Special Natural Area District-2:
Riverdale, Spuyten Duyvil and Fieldston, The Bronx**

The Riverdale Ridge of The Bronx is composed of part of Riverdale, Spuyten Duyvil and Fieldston. This ridge contains steep slopes, rock outcrops, ponds, brooks, swampy areas and mature trees.

The western foot of the ridge contains marshes, feeding areas for water fowl. The shore line of the Hudson River estuary contains the aquatic food web necessary to sustain marine life.

The marshes and most of the Hudson River shore line are included in Riverdale Park. Much of the Riverdale Ridge and Riverdale Park are in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.

**105-943-105-942
Special Natural Area District-3:
Shore Acres Area of Staten Island**

* * *

**105-944-105-943
Special Fort Totten Natural Area District-4**

* * *

**ARTICLE XIV
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
Special Natural Resources District**

CONTENTS

143-00 GENERAL PURPOSES

- 143-01 Definitions
- 143-02 General Provisions
 - 143-021 Zoning lots subject to different zoning requirements
 - 143-022 Applications to the City Planning Commission prior to [date of adoption]
 - 143-023 Permits issued prior to [date of adoption]
- 143-03 District Plan and Maps
- 143-04 Ecological Areas
- 143-05 Application Requirements

143-10 NATURAL RESOURCES

- 143-11 Natural Resource Protection Requirements
 - 143-111 Controls during construction
 - 143-112 Invasive species
- 143-12 Modifications of Certain Natural Features

- 143-121 Grading standards
- 143-122 Retaining wall standards
- 143-123 Rock outcrops and erratic boulders
- 143-13 Tree Regulations
 - 143-131 Tree credits
 - 143-132 Determining tree requirements
 - 143-133 Planting standards for tree credits
 - 143-134 Tree preservation requirement
- 143-14 Biodiversity Requirement
 - 143-141 Determining biodiversity requirements
 - 143-142 Landscape elements
 - 143-143 Planting standards for landscape elements
 - 143-144 Planting requirements for buffer area adjacent to designated aquatic resources
- 143-15 Aquatic Resource Protections
 - 143-151 Permitted encroachment area
 - 143-152 Location of permitted encroachment

143-20 SPECIAL BULK REGULATIONS

- 143-21 Lot Coverage
- 143-22 Hard Surface Area
- 143-23 Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources
- 143-24 Special Yard Regulations for the Protection of Natural Features
 - 143-241 Permitted obstructions in yards
 - 143-242 Front yard reductions
 - 143-243 Rear yard reductions
 - 143-244 Measurement of yards in unimproved streets
- 143-25 Height and Setback Regulations
 - 143-251 Modified height and setback for the protection of natural features
 - 143-252 Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources
- 143-26 Open Area Regulations for Residences
- 143-27 Special Bulk Regulations for Lots Containing Designated Aquatic Resources

143-30 SPECIAL PARKING REGULATIONS

- 143-31 Parking Modifications for the Protection of Natural Features
- 143-32 Special Surfacing Regulations

143-40 SPECIAL REGULATIONS FOR PLAN REVIEW SITES

- 143-41 General Provisions
 - 143-411 Habitat preservation area standards
 - 143-412 Amenities allowed in connection with reduced habitat preservation area
 - 143-413 Planting regulations for plan review sites
 - 143-414 Open area and lot coverage requirements for community facilities
 - 143-415 Requirements for private roads
 - 143-416 Minor enlargements or site alterations on plan review sites
 - 143-417 Site planning requirements
- 143-42 Authorization for Plan Review Sites
- 143-43 Development Plan
 - 143-431 Establishment of a development plan
 - 143-432 Certification for preliminary plan site
 - 143-433 Authorization for conceptual plan site
- 143-44 Habitat Preservation Area
 - 143-441 Modification of habitat preservation area standards
 - 143-442 Special permit for modification of habitat preservation area
 - 143-443 Natural area dedicated for public use
- 143-45 Residential Sites
 - 143-451 Modification of permitted residential building types
 - 143-452 Modification of bulk regulations for residential sites
- 143-46 Modification of Bulk Regulations for Certain Community Facilities
- 143-47 Certification to Permit Tree Removal

**143-00
GENERAL PURPOSES**

The "Special Natural Resources District" (hereinafter also referred to as the "Special 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, to:

- (a) guide development in order to preserve, maintain and enhance aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions;
- (b) protect and enhance ecological communities existing within parklands through planting regulations and limits on the extent of paved areas and other unvegetated areas that are

based on the proximity of properties to such natural areas;

- (c) preserve land having qualities of recreational or educational value to the public;
- (d) reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
- (e) preserve natural features having unique aesthetic value to the public;
- (f) promote and preserve the character of the neighborhoods within the district;
- (g) provide clear standards balancing ecology and development for small properties;
- (h) ensure a basic standard of ecological protection for larger properties identified as containing significant natural features, while also ensuring a predictable development outcome; and
- (i) promote the most desirable use of land, guiding future development in accordance with a well-considered plan, and to conserve the value of land and buildings and thereby protect the City's tax revenues.

143-01
Definitions

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS). Maps referenced in this Section (Definitions) are located in Appendix A and B of this Chapter.

Area adjacent to aquatic resources

An "area adjacent to aquatic resources" is an area of land within 100 feet of #designated aquatic resources#, except that land separated from a #designated aquatic resource# by a #street# which is open and in use by the general public, or is separated by a #private road#, shall be exempt from this definition. In addition, for a #designated aquatic resource# that is not regulated by the New York State Department of Environmental Conservation, only land within 100 feet of such #designated aquatic resource# that is within a #plan review site# that is one acre in size or greater shall be included in this definition.

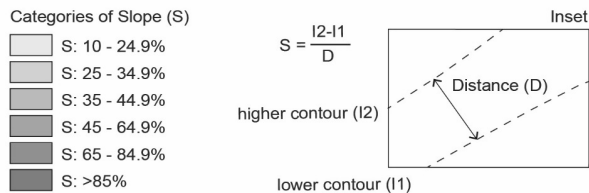
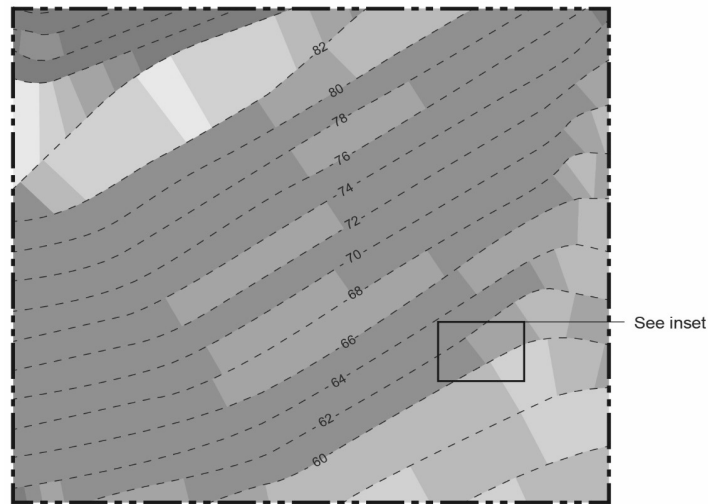
Area of existing slope

An "area of existing slope" is an area of land with a slope, as measured at the time of application, categorized as follows (S): 10 through 24.9 percent; 25 through 34.9 percent; 35 through 44.9 percent; 45 through 64.9 percent; 65 through 84.9 percent; and 85 percent or greater. Such slope category percentages shall be established in plan view based on contour intervals (I) of two feet or less by considering the distance (D) between two contour lines.

$$S = \frac{I^2 - I^1}{D}$$

Such slopes may be verified using contours on 2017 New York City LiDAR (Light Detection and Ranging) data or a survey conducted less than two years before the date of the application, or as or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable.

Slopes of less than 10 percent shall be excluded from an #area of existing slope#. #Areas of existing slope# are used for the purposes of determining the maximum #lot coverage# and #hard surface area# on certain #zoning lots# as set forth in Sections 143-21 (Maximum Lot Coverage) and 143-22 (Hard Surface Area) of this Chapter.



AREA OF EXISTING SLOPE

Area of no disturbance

An "area of no disturbance" is an area designated on the site plan that must be protected from any type of disturbance, including: #site alteration#, operation of construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, or construction of #hard surface areas#. #Areas of no disturbance# shall include:

- (a) #rock outcrops# except as provided in Section 143-123 (Rock outcrops and erratic boulders);
- (b) the #critical root zone# of each tree proposed for preservation, except as provided in Section 143-133 (Planting standards for tree credits);
- (c) all vegetation proposed to be preserved as #landscape elements# pursuant to Section 143-143 (Planting standards for landscape elements)
- (d) #designated aquatic resources# and #buffer areas# except as modified pursuant to Section 143-15 (Aquatic Resource Protections); and
- (e) for #plan review sites#, any area of trees, slopes, or other natural feature deemed significant and feasible to preserve by the City Planning Commission.

Biodiversity point

A "biodiversity point" is a value given to a #landscape element# for the purposes of determining compliance with minimum areas of vegetation required, as set forth in Section 143-14 (Biodiversity Requirement).

Buffer area

A "buffer area" is an area within 60 feet of a #designated aquatic resource# regulated by the New York State Department of Environmental Conservation. For #plan review sites# of one acre or more, a #buffer area# also includes areas within 30 feet of all other #designated aquatic resources#; such 30-foot #buffer area# shall only be applicable within such #plan review sites#.

Caliper (of a tree)

"Caliper" of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.

Designated aquatic resources

A "designated aquatic resource" is a freshwater wetland regulated by the New York State Department of Environmental Conservation and, within #plan review sites# with an area of one acre or more, a

#designated aquatic resource# also includes other freshwater wetland or water features including, but not limited to, streams, intermittent streams, vernal pools, ponds and lakes identified by the Department of City Planning as serving an ecological function.

The delineation of #designated aquatic resources# regulated by the New York State Department of Environmental Conservation shall be determined by such agency. All other #designated aquatic resources# shall be delineated by an #environmental professional# using the standards specified by the Department of City Planning and subject to review and approval by the Department.

Environmental professional

An "environmental professional" is an individual who has expert knowledge of the natural environment and is capable of performing a site assessment pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning. #Environmental professionals# shall be limited to:

American Society for Horticultural Science (A.S.H.S.)
Certified Professional Horticulturist
Ecological Societies of America (E.S.A.) Certified Ecologist
New York Botanical Garden Certified Urban Naturalist
Registered Landscape Architect
Society for Ecological Restoration (S.E.R.) Certified Ecological
Restoration Professional Society of Wetland Scientists
(S.W.S.) Professional Wetland Scientist
Wildlife Society Certified Wildlife Biologist

Erratic boulder

An #erratic boulder# is a solid mass of rock deposited during glacial retreat that is above natural grade, and measures more than six feet in any dimension.

Ground layer

The "ground layer" is the layer of vegetation closest to the ground, with a height of up to three feet, and is composed of non-woody herbaceous plants including, but not limited to, ferns, flowering plants and grasses.

Habitat area

A "habitat area" is an area that includes forests, wetlands, grasslands, shrublands or other natural cover that provides shelter, resources and opportunities for reproduction for wildlife. #Habitat area# includes #designated aquatic resources#. Zones of potential #habitat area# are shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning. For #plan review sites# that are over one acre in size and are located within such zones shown on the map, #habitat area# shall be identified pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

Habitat preservation area

A "habitat preservation area" is an area identified as #habitat area# to be preserved in perpetuity pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Hard surface area

"Hard surface areas" are areas that include, but are not limited to, driveways, #private roads#, walkways, patios, decks, swimming pools, retaining walls, any other paved surfaces, and any areas that, when viewed directly from above, would be covered by a #building# or any part of a #building#. #Hard surface areas# do not include #rock outcrops# or other such naturally occurring surfaces.

Invasive species

"Invasive species" or "invasive" plants are species that are listed in the New York State Invasive Plant list, at 6 NYCRR 575.3 and 575.4, or as amended. Species categorized as regulated or as prohibited by 6 NYCRR 575.3 and 575.4 may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

In addition, plants listed as Problematic Species in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013) shall be #invasive species#. Plants listed therein may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

Landscape element

A "landscape element" is an arrangement of #ground layer# or #shrub layer# vegetation intended to provide ecosystem services, including, but not limited to, wildlife habitat, food for wildlife, soil erosion protection, pollination, stormwater infiltration, or the facilitation of plant, water, nutrient or soil cycles. #Landscape elements# are described and assigned a #biodiversity point# value in Section 143-142 (Landscape elements).

Plan review site

A "plan review site" shall include any site existing on [date of

certification], or on the date of application for a permit from the Department of Buildings, that:

- (a) contains one or more acres, where there is a proposed #development#, #enlargement#, #site alteration# or subdivision of such #zoning lot# into two or more #zoning lots#;
- (b) contains a subdivision that results in four or more #zoning lots#, which did not exist on [date of certification];
- (c) is located in a Resource Adjacent Area or an #area adjacent to aquatic resources# and is proposed to contain the following, which did not exist on [date of certification]:
 - (1) four or more #buildings#, not including #accessory buildings#; or
 - (2) eight or more #dwelling units#.
- (d) is in a Historic District or contains a Historic Landmark designated by the Landmarks Preservation Commission and, in either case, is proposed to contain a #development# or is proposed to be subdivided into two or more #zoning lots#; or
- (e) includes the proposed construction, widening or extension of a #private road#.

The area of a #plan review site# shall include all contiguous tracts of land under single fee ownership or control, including #abutting zoning lots# under the same ownership or control, and with respect to which each party having any interest therein is a party in interest, and such tract of land is declared to be treated as one #plan review site# for the purposes of this Chapter. However, such #abutting zoning lots# that are contiguous for less than 10 linear feet shall not be considered part of a single #plan review site#. In addition, at the option of an applicant, tracts of land which would be contiguous except for their separation by a #street# may be considered by the Commission to be part of a single #plan review site#.

Any #plan review site# for which an application is made, in accordance with the provisions of this Chapter, for an authorization, special permit or modification thereto shall be on a tract of land that at the time of application is under the control of the applicants as the owners or holders of a written option to purchase. No authorization, special permit or modification to such #plan review site# shall be granted unless the applicants acquired actual ownership (single fee ownership or alternate ownership arrangements according to the definition of #zoning lot# in Section 12-10 for all #zoning lots# comprising the #plan review site#) of, or executed a binding sales contract for, all of the property comprising such tract. However, a tract of land which is the subject of an application for an authorization or special permit under the provisions of this Chapter may include adjacent property, provided that the application is filed jointly by the owners, or holders of a written option to purchase, of all properties involved.

The provisions of Section 143-40, (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive, shall apply to any #plan review site#.

Qualifying lot

A "qualifying lot" is a #zoning lot# where the maximum permitted #lot coverage# has been limited to 20 percent or less, and where special provisions protecting natural features apply.

Rock outcrop

A "rock outcrop" is the portion of a bedrock formation that appears above natural grade and measures more than three feet in any horizontal dimension.

Root zone, critical

The "critical root zone" of a tree is the area containing the roots of a tree that must be considered and protected to ensure the tree's survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk. The #critical root zone# encompasses and extends beyond the #structural root zone#.

Root zone, structural

The "structural root zone" of a tree is the area around the base of the tree that must be fully protected from compaction or excavation to ensure its survival. The area of the #structural root zone# is measured as five radial inches for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk.

Shrub layer

The "shrub layer" is the layer of vegetation above the #ground layer# and below the tree canopy, and is composed of woody plants that typically have multiple stems at or near the base and have a mature height range from three feet to 15 feet.

Site alteration

A "site alteration" is an alteration of any tract of land, including an alteration in unimproved portions of privately owned mapped #streets#, that consists of newly constructed or relocated #hard surface area#, removal of trees with a #caliper# of six inches or more, modification of #designated aquatic resources#, modification of #rock outcrops#, relocation or modification of #erratic boulders# or change in the ground elevation of land that is greater than two feet of cut or fill.

The use of heavy machinery for excavation or similar purpose shall be considered a #site alteration# except that soil borings or test pits shall not be considered a #site alteration# where #areas of no disturbance# are protected pursuant to the provisions of Section 143-11 (Controls During Construction).

Target species

A "target species" is a species listed under 'trees' in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013). Any trees not listed under such guide, and not #invasive species#, shall be considered non-#target# species.

Tree credit

A "tree credit" is a value given to a tree for the purposes of calculating its relative value pursuant to vegetation requirements. #Tree credits# are based on the #caliper# or age of a tree and whether or not the tree is a #target species#. #Tree credits# are described in Sections 143-13 (Tree Regulations) and 143-131 (Tree credits) of this Chapter.

Tree protection plan

A "tree protection plan" is a plan for preserved trees provided in accordance with Section 143-133 (Planting standards for tree credits). #Tree protection plans# shall be prepared by a registered landscape architect or a certified arborist (Registered Consulting Arborist, as certified by the American Society of Consulting Arborists (A.S.C.A.), or Certified Arborist/Certified Master Arborist as certified by the International Society of Arboriculture (I.S.A.), and shall include:

- (j) relevant portions of the proposed site plan and locations of #areas of no disturbance#;
- (k) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;
- (l) where construction staging is proposed to be located within a #critical root zone#, or where heavy machinery is proposed to pass through a #critical root zone#: soil compaction is mitigated by the installation of root protection measures and pneumatic decompaction with appropriate soil amendments;
- (m) specification that all excavation within the #critical root zone# shall be done by hand or by pneumatic excavation, and shall be monitored on site by a certified arborist;
- (n) a drawing specifying the #structural root zone# of the preserved tree. No excavation or other disturbance shall be permitted within the #structural root zone#, except to permit the planting of new #ground layer# vegetation in containers no larger than one-quarter gallon in size;
- (o) clearance pruning and root pruning as necessary, which shall be done only under the supervision of a certified arborist;
- (p) a schedule for site monitoring during construction;
- (q) a procedure to communicate protection measures to contractors and workers; and
- (r) post-construction treatment.

143-02**General Provisions**

The provisions of this Chapter shall apply within the #Special Natural Resources 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.

A #development#, #enlargement#, #site alteration# or subdivision of either a #zoning lot# or a #plan review site# shall require a certification from the Chairperson of the City Planning Commission or an authorization from the City Planning Commission, where required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

143-021**Zoning lots subject to different zoning requirements**

Whenever a portion of a #zoning lot# is located partially within the #Special Natural Resources District# and partially outside of such Special District, it shall be regulated in its entirety by the provisions

of this Chapter, except that any subdivision of such portion located outside of such Special District shall not be subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Whenever a #zoning lot# is located in two Ecological Areas described in Section 143-04 (Ecological Areas), it shall be regulated by the provisions of this Section.

The provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) shall apply to #zoning lots# divided by zoning district boundaries between two underlying zoning districts with different #use#, #bulk# or parking regulations. Where the provisions of this Section are in conflict with the provisions of Article VII, Chapter 7, the provisions of this Section shall control.

Except as otherwise provided in this Section or Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), each portion of a #zoning lot# or #plan review site# shall be regulated by the provisions applicable to the Ecological Area in which such portion is located.

The requirements of Section 143-14 (Biodiversity Requirement) shall apply as follows: #biodiversity point# requirements for the entire #zoning lot# shall be the weighted average achieved by multiplying the percentage of the #zoning lot# in which different requirements apply based on the #biodiversity points# required, and totaling the sum of such products. Such requirements may be satisfied by plants meeting the applicable provisions anywhere on the #zoning lot#.

#Floor area# may be distributed on a single #zoning lot# without regard to boundaries between Resource Adjacent Areas and Base Protection Areas.

#Lot coverage# shall be calculated separately for each portion of the #zoning lot#. However, an adjusted average shall be calculated pursuant to the provisions of Section 77-24 (Lot Coverage) for the purposes of determining the applicability of regulations relating to #qualifying lots#.

The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided any portion of the #zoning lot# is within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

The regulations of Section 143-251 (Modified height and setback for the protection of natural features) shall apply only to those portions of a #zoning lot# located within Resource Adjacent Areas or within an #area adjacent to aquatic resources#, except if the #zoning lot# is a #qualifying lot#, in which case the entire #zoning lot# shall be subject to the regulations of Section 143-251.

The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided that 50 percent or more of the #lot area# is located within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

143-022**Applications to the City Planning Commission prior to [date of adoption]**

- (a) Applications for authorization or special permit referred, certified or granted prior to [date of adoption]
 - (1) Applications for authorization or special permit which were referred out or certified as complete prior to [date of adoption] may be continued pursuant to the terms of such authorization or special permit or as such terms may be subsequently modified, and the City Planning Commission may grant or deny such application in accordance with the regulations in effect on the date that such application was certified or referred out for public review.
 - (2) Applications for authorization or special permit granted by the Commission prior to [date of adoption] may be continued, in accordance with the terms thereof or as such terms may be subsequently modified, pursuant to the regulations in effect on the date that such authorization or special permit was granted.

Continuance of such application shall be subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

- (b) Applications for certification filed prior to [date of certification]

Any application for a certification of future subdivision, or certification that no authorization is required, which was filed by an applicant prior to [date of certification] may be continued pursuant to the terms of such certification, and

the Commission may grant or deny such application in accordance with the regulations in effect at the time such application was filed.

143-023
Permits issued prior to [date of adoption]

For "other construction" as specified in Section 11-332 (Extension of period to complete construction), such construction having permits issued prior to [date of adoption] may be continued under regulations existing at the time of issuance of such permits, provided that such construction is completed prior to [three years from date of adoption].

143-03
District Plan and Maps

The regulations of this Chapter implement the #Special Natural Resources District# Plan.

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

- Appendix A. Special Natural Resources District
- Appendix B. Resource Adjacent Areas

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

143-04
Ecological Areas

In order to carry out the purposes and provisions of this Chapter, two Ecological Areas are established within the #Special Natural Resources District#. In these Ecological Areas, certain special regulations apply that do not apply in the rest of the #Special Natural Resources District#. The Ecological Areas consist of:

- (a) Resource Adjacent Areas are designated on those portions of land within 100 feet of and adjacent to #habitat areas# on public lands. Resource Adjacent Area boundaries are shown along the boundaries of public lands on the map in Appendix B of this Chapter. Resource Adjacent Areas shall be measured perpendicular to the Resource Adjacent Area boundaries shown on such maps.
- (b) Base Protection Areas are all other areas within the #Special Natural Resources District# that do not fall within Resource Adjacent Areas. Base Protection Areas do not include #areas adjacent to aquatic resources#.

143-05
Application Requirements

An application to the Department of Buildings for any #development# or #enlargement# shall include the materials set forth in paragraphs (a) or (b) of this Section, as applicable, in addition to any materials otherwise required by the Department of Buildings. An application to the Department of Buildings for any #site alteration# shall include the materials set forth in paragraph (c). An application to the Chairperson of the City Planning Commission for certification, or to the Commission for authorization or special permit, shall include the application materials set forth in paragraph (d) of this Section.

Surveys submitted to the Department of Buildings or the Commission shall be prepared by a licensed surveyor. Site plans shall be prepared by a registered architect or professional engineer. Drainage plans and soil reports shall be prepared by a professional engineer.

Landscape plans, including those that satisfy the requirements set forth in paragraph (a)(6) of this Section, may be prepared and submitted to the Department of Buildings by a registered architect or registered landscape architect. However, such plans submitted to the Commission shall be prepared by a registered landscape architect.

- (a) Applications for #developments#, #enlargements# that increase #lot coverage# by 400 square feet or more, or #enlargements# that result in an increase in #floor area# of 20 percent or greater that increase the #lot coverage# by any amount, shall include the following materials:
 - (1) A site context map that shows the location of the #zoning lot#, zoning district boundaries, boundaries between Resource Adjacent Areas and Base Protection Areas, #designated aquatic resources#, and #areas adjacent to aquatic resources#, #buffer areas#, as applicable, within 100 feet of the #zoning lot#.
 - (2) A survey, dated no more than two years from the date of application, or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable, that establishes existing conditions related to topography at two-foot contours, the location of trees that are of six inch #caliper# or greater, #rock outcrops# and

#erratic boulders#, #designated aquatic resources#, #buffer areas#, #buildings or other structures# and all other #hard surface areas#.

- (3) A compliance report that compares the survey described in paragraph (a)(2) of this Section with the most recent plans approved by the City Planning Commission or the Department of Buildings, as applicable.
 - (4) Photographs, representing current conditions at the time of the application, showing the location and condition of trees proposed to be preserved and any #rock outcrops# or #erratic boulders# within or adjacent to the subject area within which construction or disturbance is proposed.
 - (5) A set of architectural drawings, including:
 - (i) a site plan representing changes in topography at two-foot contours, when applicable, location of new #buildings or other structures# or #enlargements#, and modified locations of #hard surface areas#, with detailed zoning calculations as per Section 143-20 (SPECIAL BULK REGULATIONS); and
 - (ii) plans, elevations and section drawings detailing all new and modified #buildings or other structures# and #hard surface areas#;
 - (6) A set of landscape drawings for the entire #zoning lot# or subject area with a key plan showing:
 - (i) the location and details of newly proposed or modified #hard surface areas#;
 - (ii) the location, #critical root zone#, #caliper# and species of all trees, newly planted or preserved, to be counted as #tree credits# with tree schedule pursuant to Section 143-13 (Tree Requirement), inclusive;
 - (iii) the location of all newly planted vegetation to be counted as part of a #landscape element# for #biodiversity points#, or otherwise required pursuant to Section 143-14 (Biodiversity Requirement), inclusive;
 - (iv) the boundaries and square footage of all existing vegetation to be preserved and counted as part of a #landscape element# for #biodiversity points# or otherwise required pursuant to Section 143-14, inclusive;
 - (v) for sites with #areas of existing slope#, a grading plan, showing all existing and proposed contours at two-foot intervals, all categories of slope affected by areas of encroachment, pursuant to Section 143-21 (Lot Coverage), critical spot elevations, and at least one longitudinal and one latitudinal cross-section located within areas of modified topography at the greatest areas of topographical change, showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted;
 - (vi) where applicable, #designated aquatic resources# and #buffer areas# pursuant to Section 143-15 (Aquatic resource protections);
 - (7) a drainage plan and soil report, as applicable, showing direction of water flow over land, and locations of stormwater collection or infiltration; and
 - (8) A set of construction plans detailing erosion controls, #area of no disturbance#, location of temporary fence, staging area, trenching for utilities and foundations, areas used by construction equipment and other provisions pursuant to Section 143-11 (Controls During Construction).
- (b) Applications for #enlargements# that result in an increase of #lot coverage# of less than 400 square feet and that result in an increase in #floor area# of less than 20 percent shall include materials described in paragraphs (a)(1), (a)(5), (a)(6)(i) and (a)(6)(ii) of this Section. Applications for

#enlargements# that do not result in an increase in #lot coverage# shall include materials described in paragraphs (a) (1) and (a)(5) of this Section.

(c) Applications for #site alterations# that modify the location or size of #hard surface area# totaling:

- (1) an area 400 square feet or greater, or that remove more than 12 #tree credits#, shall include the materials set forth in paragraphs (a)(1), (a)(2), (a)(4) and (a)(6) of this Section, as applicable; or
- (2) an area of less than 400 square feet shall include the materials set forth in paragraphs (a)(6)(i) and (a)(6)(ii) of this Section.

(d) In addition to materials required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), all applications to the Commission:

- (1) shall include the materials set forth in paragraph (a) of this Section;
- (2) shall include an area map and an aerial photograph illustrating the #plan review site# and any #habitat area# located on public lands that is partially or wholly within 600 feet of such #zoning lot#;
- (3) for any subdivision, #zoning lot# merger or other change to #lot lines#, the site plan shall include the proposed layout of individual #zoning lots# and all proposed improvements thereupon, except as specifically exempted for subdivisions resulting only in #single-# and #two-family residences#, in addition to all the other requirements of this Section;
- (4) may also be required by the Commission to include:
 - (i) a schedule for carrying out the proposed construction;
 - (ii) a maintenance plan for any common areas, including #private roads# and any #habitat preservation areas# to be commonly held; and
 - (iii) any other information necessary to evaluate the request.

The Chairperson of the City Planning Commission may modify one or more requirements set forth in paragraph (d) of this Section, when such modification is requested by the applicant in writing and when the Chairperson determines that the requirements are unnecessary for evaluation purposes.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a wetland permit from the New York State Department of Environmental Conservation is required for a #development#, #enlargement# or #site alteration#, a copy of an approved wetland delineation shall be submitted.

143-10

NATURAL RESOURCES

The provisions of this Section, inclusive, apply to all tracts of land, including #site alterations# in unimproved portions of privately owned mapped #streets#.

For #plan review sites# subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), the regulations relating to tree and biodiversity requirements set forth in Sections 143-13 and 143-14, inclusive, shall be modified in accordance with the provisions of Section 143-413 (Planting regulations for plan review sites).

No permanent certificate of occupancy or final sign-off, as applicable, shall be issued by the Department of Buildings unless an inspection report is filed with the Department of Buildings, stating that the planting requirements of the following provisions, as applicable, have

been satisfied based on a field inspection:

Section 143-13 (Tree Requirement)

Section 143-14 (Biodiversity Requirement)

For #zoning lots# with #developments# or #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that involve an increase in #lot coverage#, the certificate of occupancy shall specify that the #zoning lot# is subject to the provisions of Sections 143-13 and 143-14.

143-11

Natural Resource Protection Requirements

143-111

Controls during construction

[Note: provisions relocated from Sections 105-36 and modified]

The provisions of this Section shall apply to all tracts of land with proposed #development#, #enlargement# or #site alteration#, except that a #site alteration# consisting only of the removal of trees totaling 12 #tree credits# or fewer shall not be required to comply with the provisions of this Section.

The following requirements shall be met during construction and clearly identified on the construction plan as set forth in Section 143-05 (Application Requirements):

- (a) Equipment access roads, loading and unloading areas, concrete washout locations, fueling locations, utility trenching locations with soil stockpiling and staging areas;
- (b) The staging area shall be as close to the construction area as practical, or within the nearest #hard surface area# of sufficient size for such purpose;
- (c) Deep mulch blankets or other methods to avoid soil compaction shall be provided in all locations used for equipment access, staging or storage, except where such uses are located on # hard surface areas#;
- (d) Construction fences shall be erected so as to be located between all areas of construction activity and all #areas of no disturbance#;
- (e) Excavating for the purpose of producing fill shall be prohibited; and
- (f) Any exposed earth area, other than areas excavated for #buildings#, shall have straw, jute matting or geotextiles placed on it and be seeded with annual rye grass within two days of exposure. All areas downhill of areas of disturbance shall have temporary structural measures for erosion and sediment controls in accordance with New York State Standards and Specifications for Erosion and Sediment Control.

A compliance report, verifying that the requirements of this Section have been met, shall be maintained on site and shall be available for review by the Department of Buildings. Such compliance report shall be based on a review of the property during each calendar week that heavy construction equipment is present on site.

143-112

Invasive species

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land in the #Special Natural Resources District# and in no case shall any existing #invasive species# be counted towards fulfillment of the requirements of Section 143-13 (Tree Regulations), inclusive, or be included as preserved vegetation within a #landscape element# or counted as #biodiversity points# pursuant to Section 143-14 (Biodiversity Requirement), inclusive.

143-12

Modifications of Certain Natural Features

143-121

Grading standards

[Note: provisions relocated from Sections 105-34 and modified]

The following grading requirements shall apply to all tracts of land with #areas of existing slope#:

- (a) cut slopes shall be no steeper than one horizontal to one vertical, and subsurface drainage shall be provided as necessary for stability;
- (b) fill slopes shall be no steeper than three horizontal to one vertical; and
- (c) tops and toes of cut slope or fill slopes shall be set back from #lot lines# and #buildings or other structures# for a horizontal distance of three feet plus one-fifth the height of the cut or fill but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.

143-122
Retaining wall standards

For the purposes of applying the provisions of this Section, retaining walls shall not include walls that are part of a #building#.

(a) Maximum height

Within 10 feet of a #street line#, individual retaining walls shall not exceed an average height of four feet, as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of six feet.

Beyond 10 feet of a #street line#, retaining walls shall not exceed an average height of six feet as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of eight feet.

(b) Minimum distance between retaining walls

Where the aggregate height of any two adjacent retaining walls exceeds a height of three feet, as measured in elevation, a minimum average distance shall be provided between such retaining walls, in accordance with the following:

Aggregate height of any two walls (in feet)	Minimum average distance between walls (in feet)
3-5	3
5-10	5
10 or more	10

(c) Minimum distance between retaining walls and #side# or #rear lot lines#

Retaining walls shall be set back from #side# or #rear lot lines# for a horizontal distance of three feet plus one-fifth the height of the retaining wall but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.



Retaining walls shall be set back from side or rear lot lines for a horizontal distance of three feet plus one-fifth the height of the retaining wall but need not exceed a horizontal distance of 10 feet.

RETAINING WALL STANDARDS

(d) Planting requirements

Where the aggregate height of any two retaining walls exceeds a height of 10 feet, as measured in elevation, and such retaining walls are located within 10 feet of each other, planting shall be provided between such walls consisting of at least 75 percent of the linear

footage of such retaining walls, through any combination of perennials, annuals, decorative grasses or shrubs. The height of planted material shall be at least three feet at the time of planting.

143-123
Rock outcrops and erratic boulders

The provisions of this Section shall apply in all #Residence Districts#. To the greatest extent possible, #rock outcrops# and #erratic boulders# shall be maintained in their existing state and location, and shall be disturbed only as set forth in this Section.

Disturbance of more than 400 square feet of #rock outcrop# area, measured both in plan and in elevation, shall not be permitted within a single #zoning lot#, except that an application may be made to the City Planning Commission for an authorization to permit disturbance in excess of 400 square feet. Such application shall be subject to the conditions and findings of Section 143-42 (Authorization for Plan Review Sites).

- (a) No #rock outcrop# shall be removed or disturbed in any way within a #front yard#, except as set forth in paragraph (c).
- (b) Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within 50 feet of the #front lot line# in R1 Districts, or within 30 feet of the #front lot line# in all other Residence Districts, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation.
- (c) Nothing in paragraphs (a) or (b) shall preclude the construction of a single driveway no more than 10 feet in width and a single walkway or staircase no more than five feet in width in the area between the #street wall# and its extensions and the #street line#. For driveways providing access to more than one dwelling unit, the maximum width shall be 20 feet, or where the driveways are separated by a distance of 60 feet, two driveways with a maximum width of 10 feet each.
- (d) No #rock outcrop# shall be removed or disturbed in any way within a #rear yard#, except as set forth in this paragraph (d). Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within a #rear yard#, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation. Elevation view shall be based on the view of the #rear yard# from the #rear yard line#.
- (e) No #erratic boulder# shall be removed or destroyed in any way, except that they may be relocated from their existing location to anywhere within 50 feet of the #front lot line# in an R1 District or within 30 feet of the #front lot line# in all other Districts.

143-13
Tree Regulations

All #developments# and #enlargements# that involve an increase in #lot coverage#, and #site alterations# shall comply with the tree requirements set forth in this Section, inclusive.

Trees with #tree credits# or trees that are of six inch #caliper# or greater may only be removed in compliance with the provisions of this Section, inclusive. However, for the removal of unsafe trees determined by the Department of Buildings or the Department of Parks and Recreation to constitute a hazardous condition, and for trees that are destroyed by natural causes, compliance with the provisions of this Section and Section 143-14 (Biodiversity Requirement), as applicable, shall be required only after one year has passed since such event.

Trees required under previous Special District regulations shall be maintained in good health except as provided in this Section, inclusive.

Trees that are required pursuant to other Sections of this Resolution and that meet the standards of this Section, inclusive, may be used towards fulfillment of the requirements of Section 143-131, except that street trees required pursuant to Section 23-03 (Street Tree Planting in Residence Districts) shall not be counted towards the fulfillment of such requirements.

143-131
Tree credits

In order to satisfy the tree requirements set forth in Section 143-132 (Determining tree requirements), trees shall be assigned #tree credits# in accordance with this Section. Such trees shall be newly planted or preserved in accordance with the provisions set forth in Section 143-133 (Planting standards for tree credits).

INDIVIDUAL TREE CREDIT VALUES

Individual Tree Designation	Description	#Tree Credits#: #Target species#	#Tree Credits#: Non-#target species#
Old tree	A preserved tree of 50 inch #caliper# or greater, or at least 144 years of age*	36	18
Mature tree	A preserved tree of 34 inch #caliper# or greater, or at least 98 years of age*	18	12
Large tree	A preserved tree of 22 inch #caliper# or greater, or at least 62 years of age*	6	4
Medium tree	A preserved tree of 14 inch #caliper# or greater, or at least 38 years of age*	4	3
Standard tree	A preserved tree of six inch #caliper# or greater, or at least 24 years of age*	3	2
Young tree	A newly planted tree of two inch #caliper# or greater	2	1
Sapling	A newly planted tree of between one and two inch #caliper#	1	n/a

* In cases where #tree credits# are determined by the age of a tree, such determination shall be made by a professional arborist. Age may be determined by a core sample, and may be extrapolated to other trees of the same species and similar size on the same #zoning lot#.

Where there is a cluster of four or more trees, of which at least one tree is within 15 feet of three other trees measured on center, and such cluster consists of preserved trees that are six inch #caliper# or greater, or newly planted trees that are one inch #caliper# or greater, for each tree comprising the tree cluster, #tree credits# shall be 1.5 times the #tree credit# value of each preserved #target# tree or 1.25 times the #tree credit# value of each preserved non-#target# tree or newly planted tree.

For the purposes of applying the provisions of this Section, trees classified as "newly planted" may retain such classification provided they appear on an approved site plan after [date of adoption] filed with the Department of Buildings, remain in good health and continue to comply with the standards set forth in Section 143-133 (Planting standards for tree credits), until such trees meet the requirements to be classified as a standard tree.

**143-132
Determining tree requirements**

In order to satisfy the tree requirements set forth in this Section, trees shall be assigned #tree credits# in accordance with Section 143-131 (Tree credits).

(a) #Zoning lots# containing #residential uses# in #Residence Districts#

#Tree credits# shall be determined as follows for #zoning lots# in #Residence Districts# that contain #residential use#:

- (1) the minimum number of #tree credits# on a #zoning lot# shall be three #tree credits# per 750 square feet of #lot area# in R1 and R2 Districts, or

two #tree credits# per 750 square feet of #lot area# in R4 and R6 Districts;

- (2) the minimum number of trees that are one inch #caliper# or greater shall be one tree per 1,000 square feet of #lot area#; and
- (3) for #zoning lots# with a #lot width# greater than 40 feet, the total number of #tree credits# located in the area between all #street walls# of a #building# and their prolongations and the #street line# shall be greater than or equal to the #lot width# divided by 10 and rounded to the nearest whole number, except that such #tree credits# need not exceed 16.

(b) All other #zoning lots#

For #zoning lots# in #Residence Districts# without #residential uses#, the minimum number of #tree credits# on a #zoning lot# shall be:

- (1) 1.5 per 750 square feet of #lot area#; and
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(c) Trees within unimproved portions of mapped #streets#

For the purposes of this Section, trees located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-13 (Tree Regulations), where:

- (1) the unimproved portion of the privately owned mapped #street# is not required for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for a #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

Where #tree credits# or numbers of trees required for a #zoning lot# result in a fraction, the requirements of Section 143-13 (Tree Regulations), inclusive, shall be satisfied by providing a whole number of #tree credits# or trees in excess of such fractional amount.

**143-133
Planting standards for tree credits**

#Tree credits# shall only be assigned to trees planted or preserved in accordance with the provisions set forth in this Section. #Invasive species# are prohibited from being planted on a #zoning lot# or tract of land and in no case shall they be counted towards fulfillment of the requirements of Section 143-132 (Determining tree requirements).

(a) **Newly planted trees**

Newly planted trees shall be eligible for #tree credits# provided that each tree shall be no smaller than the applicable #caliper# specified in the table in Section 143-131 (Tree credits), and shall be planted no closer to nearby trees than:

- (2) five feet between saplings; or
- (3) 7 feet, 6 inches between young trees, saplings and preserved trees.

Such distances shall be measured on center. If two trees of different size designations are planted next to each other, the greater distance shall control.

In addition, newly planted trees shall have no #hard surface area# within their #critical root zone#.

(b) **Preserved trees**

#Tree credits# shall only be assigned to preserved trees, provided no area shall be disturbed within their #structural root zones#, and provided no more than 10 percent of the #critical root zone# is disturbed by any combination of the following:

- (1) proposed #hard surface area#; or
- (2) modifications to topography, including any excavation or fill, except for newly planted vegetation within a container that is sized one quarter-gallon or smaller.

However, preserved trees with more than 10 percent and no more than 30 percent of their #critical root zones# disturbed by proposed #hard surface area#, topographic modification, construction staging, use of heavy machinery or newly planted vegetation within a container that is more than one quarter-gallon, as set forth in this paragraph may be

counted towards the assigned #tree credit# value set forth in Section 143-131 (Tree credits) only if such trees have a #tree protection plan#.

For the purposes of this paragraph (b), a deck or porch that is elevated above natural grade shall not be considered as disturbance within a #critical root zone# or #structural root zone#, except for the area of excavation required for the structural support of such #hard surface area#.

Removal of #hard surface area# from the #critical root zone# of a tree, when conducted pursuant to a #tree protection plan# shall not be considered disturbance.

For the purposes of assigning #tree credits#, preserved trees that are less than six inches in #caliper# may be treated as a newly planted "young tree" or "sapling," as applicable, for #zoning lots# where the total #tree credit# of all trees existing prior to any proposed #development#, #enlargement# or #site alteration# is less than the amount required pursuant to Section 143-132 (Determining tree requirements). A survey of existing site conditions showing the location of all existing trees that are six inches in #caliper# or greater shall be provided.

**143-134
Tree preservation requirement**

In all #Residence Districts#, removal of live trees that are six inch #caliper# or greater, where the trunks of such trees are located within 15 feet of a #rear lot line#, shall be permitted only under the following circumstances:

- (a) where such trees are located in areas to be occupied by #buildings#, or within a distance of eight feet of an existing or proposed #building#, provided that it is not possible to avoid such removal by adjustments in the location of such #buildings#;
- (b) for #zoning lots# no greater than 3,800 square feet of #lot area#, where such trees are located in areas to be occupied by swimming pools, or within a distance of eight feet of an existing or proposed swimming pool, provided that it is not possible to avoid such removal by adjustments in the location of such swimming pools;
- (c) where such trees are located in an area to be occupied by a driveway or area required for #accessory# parking, provided that it is not possible to avoid such removal by adjustments in the location of such driveway or parking area;
- (d) where a total of over 30 percent of the #critical root zone# of such trees would be impacted by proposed disturbances, provided that it is not possible to avoid such impacts by adjustments in the location of proposed #buildings#, swimming pools, driveways, #private roads# or parking areas;
- (e) where a defect exists in such tree with a rating of "Moderate," "High," or "Extreme," as described in the Best Management Practices for Tree Risk Assessment published by the International Society of Arboriculture (ISA) and as determined by a professional arborist possessing a current Tree Risk Assessment qualification issued by the ISA; and where it is not possible or practical to mitigate such defect by any means other than removal of the tree; or
- (f) where any portion of a #rear lot line# of a #zoning lot# is located within 70 feet of the #front lot line# of such #zoning lot#.

Notwithstanding the removal of any trees permitted pursuant to paragraphs (a) through (f) of this Section, such #zoning lot# shall comply with all other requirements of Section 143-13 (Tree Regulations), inclusive.

**143-14
Biodiversity Requirement**

The biodiversity planting requirements of this Section shall apply within the #Special Natural Resources District#.

(a) Applicability of biodiversity requirement to #developments#, #enlargements# and certain #site alterations#

The planting requirements set forth in this Section, inclusive, shall apply on #zoning lots# or other tracts of land, to:

- (1) #developments#;
- (2) #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that result in an increase in #lot coverage#;
- (3) the removal of more than 12 #tree credits#;
- (4) newly constructed or relocated #hard surface area# with an area of 400 square feet or more; or
- (5) for #zoning lots# previously subject to paragraphs

(a)(1), (a)(2), (a)(3) or (a)(4) of this Section, the establishment of a new category of #landscape element# where such newly planted vegetation counts toward #biodiversity points# previously satisfied by another type of #landscape element#.

The minimum biodiversity requirement on a #zoning lot# shall be as set forth in Section 143-141 (Determining biodiversity requirements). Required vegetation shall be grouped within #landscape elements# and assigned #biodiversity points# in accordance with Section 143-142 (Landscape elements). Vegetation within #landscape elements# shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements). #Buffer areas# shall be planted pursuant to the provisions set forth in Section 143-144 (Planting requirements for buffer area adjacent to designated aquatic resources).

For #zoning lots# that have planted or preserved #landscape elements# pursuant to the provisions of this Section, inclusive, such vegetation may be subsequently altered, provided that the required area of vegetation is not reduced below the area required for such #landscape element#.

However, where Section 37-90 (PARKING LOTS) applies, and the open parking area covers at least 40 percent of the #zoning lot# or #plan review site#, as applicable, the provisions of Sections 143-141, 143-142 and 143-143 shall be deemed satisfied by the provision of landscaping pursuant to Section 37-90.

(b) Requirements for maintaining vegetation on all other lots

For #zoning lots# with #buildings# constructed prior to [date of adoption] that are not subject to the biodiversity requirements of paragraph (a) of this Section, the provisions of Sections 143-141 (Determining biodiversity requirements), 143-142 (Landscape elements) and 143-143 (Planting standards for landscape elements) shall not apply. However, such #zoning lots# shall not be altered in any way that will create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of paragraph (b) of this Section, as follows.

Existing square footage of vegetation that is not lawn or trees shall not be reduced to less than:

- (1) 15 percent of the #lot area# in Resource Adjacent Areas and in #areas adjacent to aquatic resources#; or
- (2) five percent of the #lot area# in Base Protection Areas.

**143-141
Determining biodiversity requirements**

In order to satisfy the biodiversity requirements set forth in Section 143-14 (Biodiversity Requirements), inclusive, vegetation shall be assigned #biodiversity points#. All #zoning lots# shall have #biodiversity points# greater than or equal to the point requirement set forth in of this Section, as applicable:

- (a) six #biodiversity points# in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (b) four #biodiversity points# for #zoning lots# that contain #residential uses# in R1 or R2 Districts in Base Protection Areas;
- (d) two #biodiversity points# for #zoning lots# that do not contain #residential uses# in R1 or R2 Districts in Base Protection Areas; and
- (e) two #biodiversity points# in Base Protection Areas containing R4 or R6 Districts.

In the event of a conflict between the provisions of one paragraph of this Section and another paragraph, the more restrictive shall control.

**143-142
Landscape elements**

In order to satisfy the #biodiversity point# requirements set forth in Section 143-141 (Determining biodiversity requirements), vegetation shall be categorized into one of the #landscape elements# set forth in the table in this Section. All vegetation shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements).

BIODIVERSITY POINT VALUE PER REQUIRED AREA

#Landscape element#	#Biodiversity points#	Design requirements
Basic Garden	1	2.5 percent of #lot area#
Wildlife Garden	1	2 percent of #lot area#
Green Roof—Intensive	1	12.5 percent of the #lot coverage#
Green Roof—Extensive	1	15 percent of the #lot coverage#

The total area of a #landscape element# shall not be less than as set forth in the Table in this Section for each such #landscape element#. In addition, the following design requirements shall apply:

(c) Basic gardens, wildlife gardens and green roofs

The minimum horizontal dimension of each basic garden, wildlife garden or green roof shall be eight feet, except that, for #zoning lots# with a #lot area# less than 3,800 square feet, each wildlife garden or green roof shall have a minimum horizontal dimension of four feet.

(d) Wildlife garden buffers

For #developments# on #zoning lots# located in a Resource Adjacent Area, wildlife gardens shall be located within buffers as specified in this paragraph (b), and special planting standards shall apply to such gardens pursuant to Section 143-143 (Planting standards for landscape elements). To fulfill #biodiversity point# requirements, wildlife garden buffers shall be located along #side# and #rear lot lines#, or portions thereof, adjacent to a Resource Adjacent Area boundary line, as shown on the map in Appendix B of this Chapter. For wildlife garden buffers along #side lot lines#, or portions thereof, the minimum width shall be eight feet. For wildlife garden buffers along #rear lot lines#, or portions thereof, the minimum depth shall be 10 feet. The width or depth of wildlife garden buffers shall be measured perpendicular to such #side# or #rear lot lines#, respectively.

However, where #buildings# or other #hard surface area# lawfully existing as of [date of adoption] are located so as to be in conflict with the requirements of this paragraph (a), such areas that are in conflict may be exempt from such requirements.

(c) #Landscape elements# within unimproved portions of mapped #streets#

For the purposes of this Section, #landscape elements# located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-14 (Biodiversity Requirement), where:

- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than thirty days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-143 Planting standards for landscape elements

Vegetation planted or preserved within #landscape elements# shall be in good health and shall comply with the provisions set forth in this Section. Trees shall not count toward the vegetation coverage requirements of #landscape elements#; coverage requirements shall only be satisfied through #ground# and #shrub layer# plantings. Vegetation required pursuant to other Sections of this Resolution that meet the standards of this Section may be used towards fulfillment of the requirements of Section 143-141 (Determining biodiversity requirements).

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land and in no case shall existing #invasive species# be included as preserved vegetation within a #landscape element# or counted as #biodiversity points#.

(e) Basic gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied.

(f) Wildlife gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#.

(g) Wildlife garden buffers

In Resource Adjacent Areas, the #shrub layer# shall occupy at least 20 percent of the wildlife garden buffer and the #ground layer# shall occupy at least 40 percent of such buffer. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#. Such wildlife garden buffer area shall also have three #tree credits# per 750 square feet of area within such wildlife garden buffer area.

Trees required within wildlife garden buffers shall be planted or preserved in accordance with Section 143-133 (Planting standards for tree credits). Such trees shall contribute toward satisfying the requirements of Section 143-13 (Tree Regulations).

(h) Green roofs

The minimum depth of planting medium for “intensive green roofs” shall be eight inches, and the minimum depth of planting medium for “extensive green roofs” shall be three inches. A minimum of six different species shall be provided for “intensive green roofs” and a minimum of four different species shall be provided for “extensive green roofs.”

Illustrative Example

The following example, while not part of the Zoning Resolution, is included to demonstrate how biodiversity planting requirements are calculated.

Example of calculations for a “basic garden” on a 5,000 square-foot lot

Basic gardens are assigned one #biodiversity point# for each 2.5 percent of the #lot area# they occupy, as set forth in the table in Section 143-142 (Landscape elements). For a #zoning lot# with a #lot area# of 5,000 square feet, a basic garden of 500 square feet, or 10 percent, would achieve the required four #biodiversity points#. In this example, because of design considerations, two areas are established for basic gardens: one along a side lot line, eight feet wide by 20 feet deep (providing 1.28 #biodiversity points#), and another across the front of the lot, 40 feet wide by 8 feet 6 inches deep (providing 2.72 #biodiversity points#).

Paragraph (b) of Section 143-143 (Planting standards for landscape elements) specifies that both the #ground layer# and #shrub layer# each need to be at least 15 percent of the square footage of each #landscape element#. That means that both the #ground layer# and #shrub layer# each need to have a coverage of at least 24 square feet in the side garden, and at least 51 square feet in the front garden. Additional vegetation required for the remaining 70 percent coverage may be either in the #ground layer# or #shrub layer#.

143-144 Planting requirements for buffer area adjacent to designated aquatic resources

Vegetation shall be planted or preserved in #buffer areas# adjacent to #designated aquatic resources# in accordance with this Section. For #designated aquatic resources# regulated by the New York State Department of Environmental Conservation (DEC), vegetation other than lawn shall be located in a #buffer area# and shall be planted or preserved in a manner determined by DEC.

For #plan review sites# containing #designated aquatic resources# not regulated by DEC, vegetation other than lawn shall be planted in a #buffer area# that extends for 30 feet measured from the edge of the #designated aquatic resource#. Vegetation shall be planted or preserved as directed by the City Planning Commission pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES). Such #buffer area# boundary shall be demarcated by a split rail fence or a similar boundary marker, with a gate permitted for maintenance purposes.

For #zoning lots# that are not #plan review sites# or a portion thereof, the planting required pursuant to this Section shall be waived in the following instances:

- (a) For all #uses# lawfully existing on [date of adoption], planting shall not be required within portions of #buffer areas# that contain #buildings# and other #hard surface areas#, to the extent that such #buildings# and other #hard surface areas# lawfully existed in those locations on [date of adoption]. In addition, planting shall not be required within portions of #buffer areas# within five feet of any #building# lawfully existing on [date of adoption]; and
- (b) For a #residential building# lawfully existing on [date of adoption], and for a #development# or #enlargement# of a #residential building# on a #zoning lot# existing both on [date of certification] and on the date of application for a building permit, planting shall not be required within portions of #buffer areas# that:
 - (1) are open areas where disturbance is permitted pursuant to Section 143-151 (Permitted encroachment area); and
 - (2) are within a #front yard#.

Vegetation planted or preserved pursuant to the provisions of this Section may be counted towards satisfying the requirements of Section 143-13 (Tree Regulations), inclusive, and the biodiversity requirements of Sections 143-141, 143-142 and 143-143.

143-15 Aquatic Resource Protections

For #zoning lots# containing #designated aquatic resources# or #buffer areas#, the provisions of this Section, inclusive, shall apply.

No removal of trees or other vegetation, no disturbance of topography, no #development#, no horizontal #enlargement# and no increase in #hard surface area# shall be permitted within a #designated aquatic resource# or #buffer area#, except as provided in this Section, inclusive, or as otherwise approved by the New York State Department of Environmental Conservation. However, removal of #invasive species# and the construction of unpaved trails using hand tools shall be permitted within a #designated aquatic resource# or #buffer area# where permitted by the New York State Department of Environmental Conservation or the City Planning Commission, as applicable.

For #designated aquatic resources# and adjacent areas that are regulated by the New York State Department of Environmental Conservation, nothing in the regulations of this Chapter shall modify state regulations requiring application to such agency for proposed #development# or other state-regulated activity.

Section 143-151 (Permitted encroachment area) establishes the size and shape of a permitted encroachment area. Section 143-152 (Location of permitted encroachment) establishes the #zoning lots# that are eligible to encroach upon #designated aquatic resources# and #buffer areas# and rules to minimize such encroachment. Section 143-27 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources) establishes rules to allow clustering of #buildings# outside of #designated aquatic resources# and #buffer areas# in order to minimize encroachment.

143-151 Permitted encroachment area

For the purposes of this Section and Section 143-152 (Location of permitted encroachment), the "permitted encroachment area" shall be a combination of permitted #lot coverage# and an area adjacent to a #building#. The permitted encroachment area is the largest area allowed to be disturbed within a #designated aquatic resource# or #buffer area#.

- (a) Permitted #lot coverage#

The maximum permitted #lot coverage# on a #zoning lot# shall be determined by the applicable Zoning District as indicated in the following table:

Zoning District	#Lot coverage# (in square feet)
R1-1	1200
R1-2	800
R2 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

A #building# shall be located on a #zoning lot# so that its #lot coverage# shall avoid or minimize disturbance of #designated aquatic resources# and #buffer areas#, except that the minimum width of a #building# need not be less than 15 feet, and the shape, in plan view, of the outermost walls of such #building# need not be other than a rectangle.

- (b) Permitted encroachment adjacent to a #building#

An area with a depth of five feet, as measured perpendicular to the #building# wall, shall be exempt from the planting requirements of Section 143-144, and shall be permitted around a single #building# that contains the primary #use# on the #zoning lot#, except the depth of such area shall be 20 feet adjacent to a rear #building# wall that is opposite a #street# or #private road#. For #zoning lots# with multiple #street# frontages, such depth of 20 feet may be utilized only once. Within this area, an encroachment of fill for lawn, #hard surface area# or other similar encroachment shall be permitted within a #buffer area# or #designated aquatic resource#.

The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall be used, as applicable, to facilitate a #building# location that, combined with the permitted encroachment adjacent to such #building#, minimizes the area of encroachment on a #designated aquatic resource# or #buffer area#, as applicable.

143-152 Location of permitted encroachment

On a #zoning lot#, existing both on [date of certification], and on the date of application for a building permit, encroachment on a #designated aquatic resource# or #buffer area# shall only be permitted as follows:

- (a) Where the permitted encroachment area is located utilizing the applicable modified #yards#, but cannot be located fully outside of a #designated aquatic resource# or #buffer area#:
 - (1) the permitted encroachment area may encroach into a #buffer area# to the minimum extent necessary to accommodate such permitted encroachment area;
 - (2) where encroachment into a #buffer area# pursuant to paragraph (a)(1) of this Section does not accommodate the entire permitted encroachment area, only then shall encroachment into a #designated aquatic resource# be permitted, to the minimum extent necessary to accommodate such permitted encroachment area.
- (b) A single driveway with a width of 10 feet, or greater where required by the New York City Fire Department, shall be permitted to access a permitted encroachment area, and may encroach into a #buffer area# or #designated aquatic resource# to the minimum extent necessary.
- (c) The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall be used, as applicable, to facilitate the location of required off-street parking that minimizes the area of encroachment on a #designated aquatic resource# and #buffer area#. Required #accessory# off-street parking spaces need not be located within a #building# in order to minimize the area of encroachment;
- (d) if it is necessary to locate proposed #accessory# off-street parking spaces within a #designated aquatic resource# or #buffer area#, no more than one #dwelling unit# shall be permitted.

143-20 SPECIAL BULK REGULATIONS

The special #bulk# regulations of this Section, inclusive, shall apply throughout the #Special Natural Resources District#.

143-21 Lot Coverage

R1 R2

In the districts indicated, for #zoning lots# containing predominantly #residential uses#, the #lot coverage# and #open space# regulations of the underlying districts shall not apply. In lieu thereof, the provisions set forth in this Section shall apply. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential uses# shall be defined as a #zoning lot# containing predominantly #residential uses#.

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include #accessory buildings# permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). Such #accessory buildings#, and #buildings or other structures# used for

domestic or agricultural storage, shall be included in #lot coverage# calculations.

The maximum permitted #lot coverage# shall be as set forth in paragraph (a) of this Section. However, the provisions of paragraph (b) modify the maximum #lot coverage# of a #zoning lot# in cases of encroachment of #areas of existing slope#. In no case shall the #lot coverage# resulting from paragraphs (a) or (b) be required to be less than the #lot coverage# set forth in paragraph (c) of this Section. Paragraph (d) sets forth an exemption from #lot coverage# for a #building# or portion of a #building# containing required off-street #accessory# parking spaces in certain instances.

(a) Basic maximum #lot coverage#

**TABLE I
BASIC MAXIMUM LOT COVERAGE**

<u>Area</u>	<u>Maximum permitted #lot coverage# (in percent)</u>
Base Protection Area: R1 District	25
Base Protection Area: R2 Districts	30
Resource Adjacent Area and #areas adjacent to aquatic resources#	15

(b) #Lot coverage# determined by slope encroachment

Where an area of encroachment is proposed in an #area of existing slope# that is greater than 150 square feet in cumulative area, the maximum #lot coverage# shall be determined by the steepest slope category encroached upon that has an area greater than 150 square feet cumulatively, as set forth in Table II of this Section. Where there is no encroachment upon a slope category with an area greater than 150 square feet cumulatively, the maximum #lot coverage# shall be determined by the slope category with the largest area encroached upon. When the maximum permitted #lot coverage# indicated in Table II exceeds the maximum permitted #lot coverage# set forth in Table I, the more restrictive shall apply.

For the purposes of this Section “encroachment” shall be the area of proposed changes in ground elevation by more than two feet of cut or fill, including areas proposed for excavation to such depth for #buildings#, #hard surface areas#, structural elements for decks and for any other #site alteration# related to such grade change of more than two feet.

**TABLE II
MAXIMUM LOT COVERAGE FOR ENCROACHMENT WITHIN AREAS OF EXISTING SLOPE**

<u>Slope category (in percent) #area of existing slope#</u>	<u>Maximum permitted #lot coverage# (in percent)</u>
85 or greater	12.5
65–84.9	15
45–64.9	17.5
35–44.9	20
25–34.9	22.5
10.0–24.9	25

(c) Notwithstanding any other provisions of this Section, in no case shall the resulting maximum #lot coverage#, in square feet, be required to be less than the permitted #lot coverage# set forth in Table III.

**TABLE III
PERMITTED LOT COVERAGE**

<u>Zoning District</u>	<u>Permitted #lot coverage# (in square feet)</u>
R1-1	1,200
R1-2	800
R2 Districts with #single-# or #two-family detached residences#	700
All other #zoning lots#	600

(d) Exemption from #lot coverage# for enclosed #accessory# parking spaces

For #qualifying lots#, an #accessory building# enclosing required off-street #accessory# parking spaces, or a portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces, shall be exempt from #lot coverage# requirements if such #accessory building# or portion of a #building#:

- (4) is located on a slope that rises above the adjacent #street# or #private road#;
- (5) is no more than 10 feet in height above #curb level#;
- (6) is located entirely within 25 feet of a #street# or #private road#; and such #building# or portion either:
 - (i) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (ii) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

Such #accessory building# or portion of a #building# shall not be exempt from #hard surface area# limitations.

143-22

Hard Surface Area

The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#.

R1 R2

(a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-21 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.

TABLE I

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R2 DISTRICTS

<u>Maximum permitted #lot coverage# (in percent)</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
12.5	40
15	45
17.5	45
20	50
22.5	50
25	50
30	65

R1 R2 R4 R6

(b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.

TABLE II

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS

<u>Zoning district</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
R1 R2 R4 R6	75

143-23

Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources

The minimum #lot area# regulations set forth in Article II, Chapter 3, shall be modified as set forth in this Section.

Where the sum of all areas containing #designated aquatic resources# and #buffer areas# on the #zoning lot# constitutes more than 10 percent of the #lot area#, such area shall be excluded for the purposes of calculating #lot area# necessary to meet minimum #lot area# requirements of Section 23-32 (Minimum Lot Area or Lot Width for Residences).

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on [date of certification] and on the date of application for a building permit.

143-24 Special Yard Regulations for the Protection of Natural Features

In order to facilitate the protection of natural features, the provisions of this Section, inclusive, shall modify the #yard# regulations of the underlying districts as applicable in the #Special Natural Resources District#. However, in no case shall the provisions of both Sections 143-242 (Front yard reductions) and 143-243 (Rear yard reductions) be applied to the same #zoning lot#.

143-241 Permitted obstructions in yards

For #residential buildings# on #qualifying lots#, the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to allow required off-street parking spaces, open or enclosed, as permitted obstructions within a #front yard#, provided the height of any #building# enclosing such off-street parking spaces does not exceed 10 feet above #curb level#.

A portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces on such #qualifying lots#, shall be considered a permitted obstruction in a #front yard# if such portion of a #building#:

- (d) is located on a slope that rises above the adjacent #street# or #private road#;
- (e) is no more than 10 feet in height above #curb level#;
- (f) is located entirely within 25 feet of a #street# or #private road#; and such portion of a #building# either:
 - (1) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (2) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

In addition, for #zoning lots# subject to the provisions of Section 143-252 (Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources), the provisions of Section 23-44 shall be modified to allow portions of #buildings# that project up to three feet into #yards# as permitted obstructions within such #yards#.

143-242 Front yard reductions

The regulations for minimum #front yards# shall be modified in accordance with the provisions set forth in paragraphs (a) or (b) of this Section, as applicable:

- (a) In R1, R2, and R4 Districts
 - (1) In R1 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet;
 - (2) In R2 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet; or
 - (3) In R2 through R4 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet, provided that certain natural features are preserved within specified portions of the #zoning lot#, as follows:
 - (i) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;

- (ii) such natural features, including #critical root zones#, are, in whole or in part located beyond 30 feet of the #rear lot line# and are in the rear half of the #zoning lot#; and
- (iii) such natural features are located within an #area of no disturbance#.

- (b) In Resource Adjacent Areas or #areas adjacent to aquatic resources#
 - (1) In R1 Districts, #front yards# shall have a minimum required depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet; and
 - (2) In R2 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet.

However, if an open #accessory# off-street parking space is located between the #street wall# of a #building# containing #residences# and the #street line#, there shall be an open area between such #street wall# and #street line# which is at least 8 feet 6 inches in width by 18 feet in depth to accommodate such parking space.

143-243 Rear yard reductions

#Rear yards# shall have a minimum depth of 20 feet as set forth in paragraphs (a) or (b) of this Section:

- (a) In R2 Districts, for #qualifying lots#, and for #zoning lots# located in Resource Adjacent Areas or #areas adjacent to aquatic resources#; and
- (b) In R1 through R6 Districts, provided that certain natural features are preserved as follows:
 - (1) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
 - (2) such natural features, including #critical root zones#, are, in whole or in part located outside of the #front yard# and are in the front half of the #zoning lot#; and
 - (3) such natural features are located within an #area of no disturbance#.

143-244 Measurement of yards in unimproved streets

For #qualifying lots# in R2 Districts, or for #zoning lots# within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the minimum required #front yard# depth shall be measured from a tax lot boundary within a #street# shown on the City Map, instead of from the #street line# in cases where:

- (a) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (b) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-25 Height and Setback Regulations

In the #Special Natural Resources District#, the special height and setback regulations of Sections 143-251 (Modified height and setback for the protection of natural features) and 143-252 (Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources) shall apply.

143-251 Modified height and setback for the protection of natural features R1 R2

In the districts indicated, in order to facilitate the protection of natural features, the maximum perimeter wall height and maximum #building# height of a #residential building#, or the #residential# portion of a #building# may be modified in accordance with the provisions of this Section.

Within Resource Adjacent Areas, #areas adjacent to aquatic resources#, and for #qualifying lots#, paragraph (a) of Section 23-631 (General

provisions) shall be modified so that the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# beginning at a height of 30 feet above the #front yard line#.

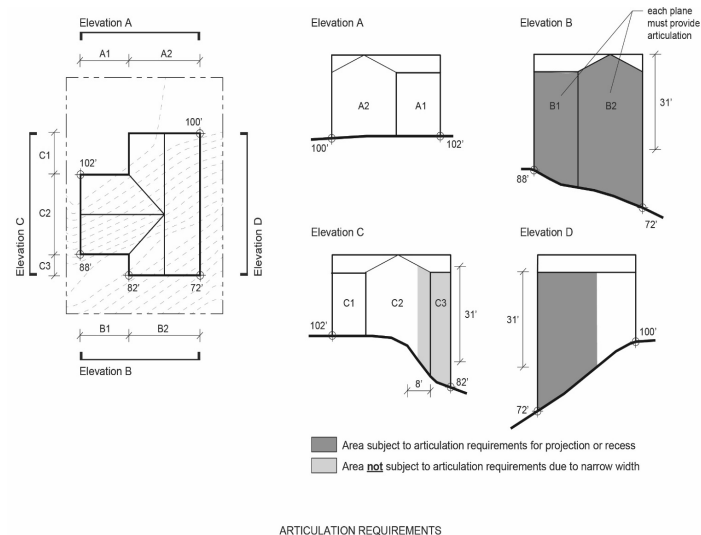
143-252
Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources

R1 R2

In the districts indicated, the provisions of this Section shall apply to #residential buildings# in Resource Adjacent Areas and #areas adjacent to aquatic resources#. The provisions of this Section shall not apply to #accessory buildings#.

For any portion of such #residential building# that is eight feet in width or greater and exceeds a vertical distance of 31 feet between the roof of the #building# and the final adjoining grade, an area equaling at least 25 percent of the surface area of such portion must project from or be recessed from an exterior wall covering at least 25 percent of the area in a continuous plane by at least 18 inches from the wall above or below.

Four elevation views shall be provided for each #building# in addition to application materials set forth in 143-05 (Application Requirements). Each such elevation view shall show that such #residential building# complies with the recess and projection requirements of this Section.



ARTICULATION REQUIREMENTS

143-26
Open Area Regulations for Residences

Open areas shall be provided between #residential buildings# and each of the following: #designated aquatic resources#, #buffer areas#, or #habitat preservation area#, in accordance with the requirements of this Section.

- (a) An open area shall be provided adjacent to the rear wall of each #residential building# or #building segment#. For the purposes of this Section, the “rear wall” shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 20 feet when measured perpendicular to each rear wall.
- (b) An open area shall also be provided adjacent to the side walls of each #residential building# or #building segment#. For the purposes of this Section, a “side wall” shall be a wall that does not face a #street# or #private road#, and is not a rear wall. The depth of such open area shall be equal to the depth of each #building# or #building segment#, and the width of such open area shall be at least five feet when measured perpendicular to each side wall.
- (c) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and any remaining walls not facing a #street# or #private road# shall be designated side walls. The open area provisions of this Section shall apply to the areas adjacent to such rear wall and side walls.

Only those obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted within such open areas.

143-27
Special Bulk Regulations for Lots Containing Designated Aquatic Resources

In the #Special Natural Resources District# in all #Residence Districts#, except R1-1 Districts, and except #plan review sites# of one acre or more, the special #bulk# regulations of this Section shall apply to any tract of land containing #designated aquatic resources# or #buffer area#. Such tract of land may contain a single #zoning lot# or two or more #zoning lots# #developed# as a unit in single ownership or control which are contiguous for a distance of at least 10 feet or would be contiguous except for their separation by a #street#.

For all permitted #residential uses# on such tract of land, the total #floor area#, #lot coverage#, #hard surface area# or #dwelling units# generated by that portion of the #zoning lot# containing #designated aquatic resources# or #buffer area# may be distributed without regard for #zoning lot lines#, provided that, within Resource Adjacent Areas and #areas adjacent to aquatic resources#, the maximum applicable #lot coverage# of 15 percent and #hard surface area# of 45 percent shall not be exceeded.

The provisions of Sections 23-40 (YARD REGULATIONS) and 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), shall not apply. In lieu thereof, the following regulations shall apply:

- (a) #Yards#
 - (4) #front yards# shall have a minimum required depth of 10 feet;
 - (2) #side yards# shall have a minimum required width of four feet;
 - (3) #rear yards# shall have a minimum required depth of 10 feet;
- (b) Minimum distance between #buildings#
 - (1) the minimum distance between #buildings# on the same or #abutting zoning lots# across a common #side lot line# shall not be less than eight feet;
 - (2) the minimum distance between #buildings# on #abutting zoning lots# across a common #rear lot line# shall not be less than 40 feet.

The provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and the provisions of Section 143-26 (Open Area Regulations for Residences) shall apply without modification.

The provisions of Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) relating to two #buildings# on a #zoning lot# where one building is a “front building” and another is a “rear building” as described in such Section, shall be modified to require an open area with a minimum width of 20 feet between any “rear building” and the #rear lot line# of an adjoining #zoning lot#. In addition, the provisions of Section 23-891 (In R1 through R5 Districts) shall be modified to require an open area adjacent to the rear wall of each #building# with a depth of at least 20 feet when measured perpendicular to each rear wall.

The site plan and #bulk# distribution for the entire tract of land shall be recorded in the land records and indexed against all #zoning lots# in such tract of land.

Where such tract of land is subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), modifications of #bulk# in accordance with this Section shall also comply with the provisions set forth in Sections 143-41 (General Provisions) and shall be subject to all findings and conditions set forth in 143-42 (Authorization for Plan Review Sites).

143-30
SPECIAL PARKING REGULATIONS

Special parking regulations apply in the #Special Natural Resources District#.

143-31
Parking Modifications for the Protection of Natural Features

In the #Special Natural Resources District#, on #qualifying lots#, in order to facilitate the protection of natural features, the following provisions shall apply.

- (a) Location of parking spaces
 - Section 25-621 (Location of parking spaces in certain districts) shall not apply.
- (b) Parking spaces within an unimproved portion of a privately owned mapped #street#

#Accessory# off-street parking spaces may be permitted within an unimproved portion of a privately owned mapped #street# provided that:

- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter to the Department of Buildings from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-32 Special Surfacing Regulations

R1 R2

In the districts indicated, Section 25-65 (Surfacing) shall be modified to allow dustless gravel driveways that access one #single-family residence#, provided that all portions of such driveway located between the curb and the #front lot line# shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least four inches thick.

143-40 SPECIAL REGULATIONS FOR PLAN REVIEW SITES

The provisions of this Section 143-40, inclusive, shall apply to all #plan review sites# in the #Special Natural Resources District#.

143-41 General Provisions

For #plan review sites#, a #development#, #enlargement#, #site alteration# or #zoning lot# subdivision shall only be permitted by authorization of the City Planning Commission pursuant to Section 143-42 (Authorization for Plan Review Sites), except that such authorization shall not be required for:

- (a) minor #enlargements# or #site alterations# as set forth in Section 143-416 (Minor enlargements or site alterations on plan review sites);
- (b) #site alterations# that are not related to a proposed #development#, #enlargement# or subdivision of a #zoning lot# where such #site alterations#:
 - (1) in any given calendar year, consist of an area of less than 400 square feet and the removal of no more than two trees or 12 #tree credits#, whichever is greater; and
 - (2) are located both in Base Protection Areas and outside of areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning;
- (c) the removal of trees where the following conditions apply:
 - (1) on #plan review sites# in Resource Adjacent Areas and #areas adjacent to aquatic resources#, that are located outside of areas shown on the #Special Natural Resource District# Habitat Map, where such trees to be removed are not located in #designated aquatic resources#, #buffer areas# or #areas of existing slope# of 25 percent or greater and that total less than 12 #tree credits# cumulatively; or
 - (2) on #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, which have received certification to remove trees pursuant to Section 143-47 (Certification to Permit Tree Removal).

The review of all #plan review sites# by the City Planning Commission pursuant to Section 143-42 is required, except as specifically excluded in paragraphs (a) through (c) of this Section.

All #plan review sites# are subject to all provisions of this Chapter except where specifically modified pursuant to the provisions of Section 143-40, inclusive. Additional requirements relating to habitat preservation, planting, open areas, private roads, minor #enlargements#, #site alterations# and site planning applicable to such sites, are set forth in Sections 143-411 through 143-417.

The applicant shall provide an assessment of the significant natural features of the site to the Commission pursuant to the provisions of paragraph (d)(1) of Section 143-42, and, for #plan review sites# with an area one acre or larger located within areas shown on the #Special

Natural Resource District# Habitat Map, available on the website of the Department of City Planning, the applicant shall provide an assessment of #habitat areas# pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

At the option of an applicant, a long-term development plan may be proposed pursuant to the provisions of Section 143-431 (Establishment of a development plan). Approval of a development plan by the Commission allows for expedited review of future development pursuant to Sections 143-432 (Certification for preliminary plan site) or 143-433 (Renewal authorization for conceptual plan site).

For #plan review sites# that are required to establish #habitat preservation areas# pursuant to Section 143-411 (Habitat preservation area standards), the Commission may modify the applicable standards and boundaries of the #habitat preservation area# pursuant to Sections 143-441 (Modification of habitat preservation area standards) and 143-442 (Special permit for modification of habitat preservation area). At the applicant's request, the #habitat preservation area# may be dedicated for public use, pursuant to Section 143-443, and the Commission may permit modification of #bulk# regulations as if such land remained within the #plan review site#. In addition, for all sites that are required to establish #habitat preservation areas#, in order to facilitate the preservation of natural resources and the clustering of development on the site, applications may be made to the Commission for the modification of #use# or #bulk# regulations pursuant to Sections 143-45 (Residential Sites), and 143-46 (Modification of Bulk Regulations for Certain Community Facilities).

Where Section 143-27 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources) is applicable to #plan review sites# of less than one acre, modification of #bulk# regulations shall be as-of-right, provided that the resulting site plan shall be subject to all findings and conditions set forth in Section 143-42. For #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where only tree removal is proposed, an authorization pursuant to Section 143-42 shall not be required if a certification is granted pursuant to Section 143-47.

For #plan review sites# subject to the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), only portions of #zoning lots# landward of the #shoreline# shall be used to calculate the required percentage of #habitat preservation area# and required planting pursuant to Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

The provisions of Section 74-74 (Large Scale General Development) and Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments) shall not apply.

143-411 Habitat preservation area standards

The provisions of this Section shall apply to #plan review sites# existing on [date of certification] that contain one or more acres located in an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where:

- (a) such #plan review site# contains #habitat area# as determined through a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning; and
- (b) such #habitat area# occupies an uninterrupted continuous area of no less than 10,000 square feet, and no portion of such area measures less than 10 feet in width at any point. For the purposes of determining the width of irregular shapes, any area that cannot wholly contain a circle with a diameter of 10 feet shall be considered less than the required width.

Such #habitat area#, in whole or in part, shall be preserved as #habitat preservation area# pursuant to the provisions of this Section.

The minimum amount of #habitat preservation area# as a percentage of a #plan review site# is set forth in the Table in this Section. For sites that have at least 10,000 square feet of #habitat area#, as determined pursuant to this Section, but less than the minimum required #habitat preservation area# pursuant to the Table in this Section, the portion of the site containing #habitat area# shall not be reduced below the amount existing at the time of application except pursuant to Section 143-441 (Modification of habitat preservation area standards).

Table I of this Section shall apply according to the predominant proposed #use# of the entire #plan review site#. For the purposes of applying the provisions of Section 143-40, inclusive, the greatest proportion of #floor area# allocated to a #use# described in Table I shall be defined as predominantly containing such #use#.

HABITAT PRESERVATION AREA REQUIREMENTS

	Predominant proposed #use#	
	#Residential#	#Community Facility#
#Habitat preservation area# minimum percent of #plan review site#	25 percent	35 percent
Reduced #habitat preservation area# percent of #plan review site# when amenity is provided	20 percent: recreation	None

Where a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, determines #designated aquatic resources# to be on such #plan review site#, the #habitat preservation area# shall be the greater of the requirement as set forth in the table, or the size of such #designated aquatic resource# and #buffer areas#, except as otherwise determined by the Commission.

For #plan review sites# required to provide waterfront public access areas pursuant to the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), the minimum #habitat preservation area# shall be reduced to 20 percent and the provisions of Section 143-412 (Amenities allowed in connection with reduced habitat preservation area) shall not apply.

The regulations allowing the reduction of #habitat preservation area# in connection with the provision of amenities are set forth in Section 143-412. Provision of such amenities shall allow the reduction of the required percentage of #habitat preservation area# to an amount no less than the percentage shown in the Table, and subject to the requirements and limitations of Section 143-412.

The #habitat preservation area# shall be shown on a proposed site plan. Such areas established on the site plan shall not be modified except by subsequent application of a special permit pursuant to Section 143-442 (Special permit for modification of habitat preservation area).

#Habitat preservation areas# on a #zoning lot# shall be considered #lot area# for the purposes of the applicable regulations on #floor area ratio#, #open space#, #lot coverage#, #hard surface area#, #lot area# or density, unless otherwise specified by the provisions of this Chapter.

#Habitat preservation areas# not fronting on a #street# shall be delineated from adjacent areas by a boundary marker acceptable to the City Planning Commission.

#Habitat preservation areas# may include the following permitted obstructions:

- (1) Unpaved footpaths
- (2) Unpaved sitting areas, not exceeding 100 square feet
- (3) Light fixtures
- (4) Boundary marker such as a split rail fence used to delineate the boundaries of the #habitat preservation area#

143-412 Amenities allowed in connection with reduced habitat preservation area

For #plan review sites# that are either predominantly #residential#, #commercial# or #manufacturing#, the required #habitat preservation area# may be reduced provided that a portion of the site is set aside and improved pursuant to the standards of this Section.

For #plan review sites# that are predominantly #residential#, for each percent of the #plan review site# set aside for recreational purposes, the required #habitat preservation area# may be reduced by one percent, to no less than 20 percent of the #plan review site#, provided that:

- (a) the recreational area shall be accessible to the public, or to the owners, occupants, employees, customers, residents or visitors of the #use# to which such space is #accessory#, except that such recreational area may be closed to the public where it serves the residents of four or more #dwelling units#. Such conditions, as applicable, shall be noted on the certificate of occupancy of all #buildings# on the #zoning lot#;
- (b) the recreational area shall be open to the sky except for #accessory buildings# covering not more than 20 percent of the recreation area, and may include active recreation areas, such as swimming pools, ball fields or courts, or facilities and equipment normally found in playgrounds, or passive areas, such as picnic areas or other sitting areas, and shall comply with the #use# regulations of the underlying district;

- (c) the recreational area shall consist of a minimum of 5,000 square feet;
- (d) a minimum of 10,000 square feet of continuous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-41, inclusive;
- (e) the recreational area is adjacent to the remaining #habitat preservation area#; and
- (f) the recreational area is directly accessible from a #street# or #private road#.

143-413 Planting regulations for plan review sites

The planting requirements set forth in 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement) shall apply as modified by the provisions of this Section.

For the purposes of calculating #tree credits# and #biodiversity points#, #habitat preservation areas# shall be excluded from #lot area# computations.

(a) Tree requirement

For all #plan review sites#, paragraph (b) of Section 143-132 (Determining tree requirements) shall not apply. The remaining provisions of Section 143-132 shall apply as follows:

- (1) For #plan review sites# with a #habitat preservation area#:
 - For #plan review sites# where a #habitat preservation area# is required, the provisions of this paragraph shall apply.
 - For #plan review sites# that contain a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply.
 - For a #plan review site# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# on a #plan review site# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
- (2) For #plan review sites# without a #habitat preservation area#:
 - For #plan review sites# where a #habitat preservation area# is not required, the provisions of this paragraph shall apply.
 - (i) for a #plan review site# that contains a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply to such #plan review site#;
 - (ii) for a #plan review site# in a Resource Adjacent Area or #area adjacent to aquatic resources# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
 - (iii) for a #plan review site# in a Base Protection Area that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be one #tree credit# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(b) Biodiversity requirement

The requirements set forth in Section 143-14, inclusive, shall apply, except as modified by the provisions of this paragraph.

For #plan review sites#, except #plan review sites# containing predominately #residential uses#, where a #habitat preservation area# is required, such required area may be counted as #biodiversity points# in accordance with this paragraph. For each 2.5 percent of #lot area# that such #habitat preservation area# occupies, one #biodiversity point# may be counted. Percentages of #lot area# in increments less than 2.5 percent shall not be counted. Where such #habitat preservation area# does not fully satisfy the #biodiversity point# requirement set forth in Section 143-

141 (Determining biodiversity requirements), or where a #plan review site# has no required #habitat preservation area#, such remaining #biodiversity points# shall be satisfied through the provision of #landscape elements# in accordance with Section 143-14.

143-414 Open area and lot coverage requirements for community facilities

For #plan review sites# containing predominantly #community facility uses#, the provisions of this Section shall apply.

(a) Required open areas

A minimum of 15 percent of the #plan review site# shall be open area. Such open area shall not include #habitat preservation area#, or any required planted area pursuant to the provisions of paragraph (b) of Section 143-413 (Planting regulations for plan review sites). Required open areas may not include #buildings#, parking areas, driveways or #private roads#, paved walkways or other #hard surface areas#. Open areas may include passive recreation areas or active recreation areas, except that active recreation areas that are #hard surface areas# shall not be counted towards the total required open area. However, such active recreation areas surfaced with artificial turf may be included in calculations of required open area, up to a maximum of 10 percent of the #plan review site#.

If, at the time of application, a #plan review site# has less than 15 percent open area, the percentage of the site containing open area shall not be reduced below the amount existing at the time of application.

Open areas provided pursuant to this Section shall be designated on a site plan. Such open areas shall not be modified except by subsequent authorization by the City Planning Commission pursuant to Section 143-42 (Authorization for Plan Review Sites).

However, #plan review sites# containing only the following #community facility uses# shall be exempt from the requirements of this paragraph:

Ambulatory diagnostic or treatment health care facilities

Houses of worship

Non-profit or voluntary hospitals and related facilities, except animal hospitals

Proprietary hospitals and related facilities, except animal hospitals

(b) #Lot coverage#

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include portions of #buildings# or #accessory buildings# permitted pursuant to Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). All #accessory buildings#, and #buildings or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

#Lot coverage# shall be limited to a maximum of 25 percent, except that sites that are in Base Protection Areas and that do not contain #habitat preservation areas# shall have a maximum #lot coverage# of 35 percent.

143-415 Requirements for private roads

In Resource Adjacent Areas and #areas adjacent to aquatic resources#, the provisions of this Section shall apply to #private roads# authorized by the City Planning Commission and that provide access to #buildings developed# after [date of adoption]. #Private roads# previously approved by the Commission or constructed as-of-right shall continue to be governed under the regulations applicable at the time of approval. The provisions for #private roads# set forth in Section 26-20, inclusive, shall not apply, and the provisions of Sections 26-31 through 26-34 shall apply for #private roads# in #lower density growth management areas#. #Private roads# shall consist of a paved road bed constructed to minimum Department of Transportation standards for public #streets#, including, but not limited to curbs and curb drops, street lighting, signage, and crosswalks. In addition to the Department of Transportation standards, the design of the #private road shall comply with the following requirements:

- (a) The maximum grade of a #private road# shall not exceed 10 percent;
- (b) The width of the graded section beyond the curb back or edge of pavement of a #private road# shall extend no more than three feet beyond the curb back or edge of pavement on both

the cut and the fill sides of the roadway. If a sidewalk is to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus no more than one foot beyond the outer edge of the sidewalk;

- (c) The paved width of a #private road# shall not exceed 34 feet, except the paved width of a #private road# shall not exceed 30 feet in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (d) Curbs shall be provided along each side of the entire length of a #private road# and #accessory# parking spaces may be located between the required roadbed and curb;
- (e) A curb cut, excluding splays, from a #street# to a #private road# may be as wide as such #private road#;
- (f) Curb cuts providing access from #private roads# to parking spaces shall not exceed the width of the driveway served and in no event shall exceed a width of 18 feet, including splays;
- (g) A minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts;
- (h) Along the entire length of each side of a #private road#, trees of at least three inch #caliper# shall be provided and maintained at the rate of one tree for every 25 feet of #private road#;
- (i) Section 26-31 (Yards) shall apply, except that the curb of the #private road# shall be considered to be the #street line#; and
- (j) No building permit shall be issued by the Department of Buildings without approval by the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such approval may include the modification of #private road# width as set forth in paragraph (c) of this Section.

The Commission may, by authorization pursuant to paragraph (a) of Section 143-42 (Authorization for Plan Review Sites) allow modifications to, or waivers of, the requirements of this Section. The prior approval of the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety shall be a condition for any modification or waiver.

143-416 Minor enlargements or site alterations on plan review sites

For #plan review sites# that are one acre or larger in size, the following provisions shall apply:

- (a) Minor #enlargements# of existing #buildings# and minor #site alterations# that meet the size thresholds of this paragraph (a) shall be permitted as-of-right by the Department of Buildings, provided that such #enlargement# or #site alteration# complies with all applicable provisions of this Resolution, including the #plan review site# provisions of Section 143-41, inclusive, and:
 - (1) such #enlargement# or #site alteration# is within 15 feet of the exterior of an existing #building#;
 - (2) the total #floor area# of all such minor #enlargements# constructed after [date of adoption] on the #plan review site# shall not exceed 5,000 square feet; and
 - (3) the total area of all such minor #site alterations# constructed after [date of adoption] on the #plan review site# shall not exceed 10,000 square feet.
- (b) #Enlargements# or #site alterations# that meet the size thresholds of paragraph (a) of this Section are not subject to the provisions of Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

143-417 Site planning requirements

#Developments# and portions of #buildings# that are #enlarged# and result in an increase in #lot coverage# shall comply with the provisions of this Section. The City Planning Commission may modify the requirements of this Section pursuant to Section 143-42 (Authorization for Plan Review Sites)

- (a) At least 50 percent of the #street walls# of #buildings# containing Use Groups 6 and 10 shall be within 20 feet of the #street line#. The provisions of Section 37-34 (Minimum Transparency Requirements) shall apply to the portion of such #buildings# within 20 feet of the #street line#.
- (b) Loading areas shall not be located between the #street wall# of a #building# and its prolongations and the #street#.

For #zoning lots# with frontage on more than one #street#, the provisions of this Section shall apply along only one frontage.

143-42**Authorization for Plan Review Sites**

For #plan review sites#, the City Planning Commission may authorize a #development#, #enlargement#, #site alteration#, the subdivision of a #zoning lot#, or the construction, widening, or extension of a #private road# pursuant to the conditions and findings of this Section. The Commission may also authorize modifications to certain requirements set forth in Section 143-41 (General Provisions) as provided in paragraph (a) of this Section, and may authorize modifications to the provisions of Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA) as provided in paragraph (b).

(a) Modifications

In order to facilitate the protection of natural features, the Commission may authorize modifications pursuant to the following provisions, provided that such modifications facilitate the goals of the #Special Natural Resources District# and facilitate a proposal that better achieves the findings of paragraph (d) of this Section:

(1) #Private roads# and driveways

The Commission may modify the requirements for #private roads# as set forth in Section 143-415 (Requirements for private roads) as well as Section 143-121 (Grading standards) to facilitate appropriate #private roads# or driveways. The Commission may also modify the requirements of Sections 143-31 (Parking Modifications for the Protection of Natural Features), 25-621 (Location of parking spaces in certain districts), 25-631 (Location and width of curb cuts in certain districts) and 25-635 (Maximum driveway grade).

(2) Parking areas

The Commission may modify parking lot landscaping and maneuverability requirements, provided such modifications preserve significant natural features or #habitat preservation areas# or, for existing parking lots, such modifications are proportionate to the enlarged or reconfigured portions of such parking lots.

(3) Site planning requirements

The Commission may modify the requirements of Section 143-417 (Site planning requirements), provided that the Commission shall find that the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a site plan in which such #buildings# and open areas will relate harmoniously with one another and with #buildings# and open areas on nearby #zoning lots#, the #street# and the surrounding area.

(4) Tree and planting requirements

The Commission may modify the requirements of Sections 143-13 (Tree Regulations), 143-14 (Biodiversity Requirement) and 143-413 (Planting regulations for plan review sites) for #plan review sites# occupied entirely by cemeteries, provided that the Commission shall find that such modification is the minimum necessary to accommodate an existing #use#, and that any expansion of such #use# complies with the requirements of such Sections in relation to the portion of the #plan review site# into which the expansion is proposed.

In addition, for all #uses#, where only a portion of a #plan review site# is affected by a proposed #development#, #enlargement# or #site alteration#, the Commission may modify the requirements of Sections 143-13, 143-14 and 143-413 to apply planting requirements to portions of a #plan review site# in which #development#, #enlargement# or #site alteration# is proposed, provided that such portion is no less than one acre in size.

(5) #Designated aquatic resources# and #buffer areas#

The Commission may modify the provisions of Section 143-15 (Aquatic Resource Protections) and 143-144 (Planting requirements for buffer areas adjacent to designated aquatic resources), provided that, in addition to the findings of paragraph (d), the Commission shall find that the proposed site plan preserves #designated aquatic features# and #buffer areas# to the greatest extent feasible and,

where applicable, such modification is consistent with standards and policies of the New York State Department of Environmental Conservation.

(6) Topography and retaining walls

The Commission may modify the provisions of Sections 143-121 (Grading standards) and 143-122 (Retaining wall standards), provided that such modifications are necessary to preserve significant natural features or #habitat preservation area# and that such modifications will not impair the character of the surrounding area.

(b) Modifications for waterfront lots subject to #habitat preservation area# requirements

In order to balance the protection of natural features with waterfront public access requirements, the Commission may modify the following provisions, provided that such modifications facilitate an application that better achieves the findings of paragraph (d) of this Section.

Defined terms in this Section shall include terms as defined in Section 62-11.

(1) #Shore public walkway#

Where the required #habitat preservation area# is located within or adjacent to a #shore public walkway#, the Commission may modify the following provisions:

(i) Section 62-53 (Requirements for Shore Public Walkways) may be modified so a #shore public walkway# is reduced to any width not less than 15 feet.

(ii) Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) may be modified so that a circulation path with a minimum clear width of eight feet shall be permitted.

(2) #Supplemental public access area#

Where the required #habitat preservation area# is located within or adjacent to a #supplemental public access area#, the Commission may modify the following provisions:

(i) #Habitat preservation areas# may be provided in lieu of the planting requirements of paragraph (c) of Section 62-62.

(ii) #Habitat preservation areas# may be used to satisfy the location and area requirements of Section 62-57 (Requirements for Supplemental Public Access Areas).

(3) #Upland connection#

#Habitat preservation areas# within or adjacent to an #upland connection# may be provided in lieu of the requirements of Sections 62-56 (Requirements for Upland Connections) and 62-64 (Design Requirements for Upland Connections), provided that:

(i) for Type 1 #upland connections#, a minimum clear path of five feet to allow public access shall be required within an #upland connection# located within or adjacent to #habitat preservation areas#;

(ii) for Type 2 #upland connections#, a minimum clear path of five feet to allow public access shall be required on one side of the roadbed with a continuous tree pit four feet in width within an #upland connection# located within or adjacent to #habitat preservation areas#; and

(iii) at least six linear feet of seating shall be required for every 100 feet of #upland connection#.

(c) Conditions

The following conditions shall apply:

(1) For #plan review sites# subject to Section 143-411 (Habitat preservation area standards), the Commission shall establish #habitat preservation areas# that satisfy the minimum area required

by Section 143-411 or, where the #habitat area# does not cover the minimum required portion of the site, the Commission shall establish #habitat preservation areas# for all of the #habitat area# of the site that meets the dimensional requirements of Section 143-411.

The applicant shall provide a maintenance plan acceptable to the Commission for such #habitat preservation areas#, establishing maintenance for such areas in perpetuity by the applicant and his or her successors. Such #habitat preservation areas# shall be shown on a site plan and referenced in a Restrictive Declaration. After construction on a #plan review site# has commenced and approved plans are vested, any future changes to the boundaries of the #habitat preservation area# may be permitted only by special permit of the Commission pursuant to Section 143-442 (Special permit for modification of habitat preservation area).

- (2) For #plan review sites# subject to previous approvals by the Commission pursuant to this Section, or pursuant to previous Special District regulations, the applicant shall document successful management and maintenance of #habitat preservation areas# or #areas of no disturbance#, where applicable, or other natural features indicated on the previously approved site plan.
- (3) For #plan review sites# with significant natural features to be preserved pursuant to paragraph (d)(1) of this Section, such areas shall be shown on a site plan as #areas of no disturbance# and referenced in a Notice of Restrictions or a Restrictive Declaration.
- (4) For #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, a Restrictive Declaration shall be executed, setting forth provisions for the construction, maintenance and operation of such #private roads# or other common access. Such declaration shall require that adequate security be provided to ensure that the #private roads# or other common access are properly maintained and operated in accordance with the declaration.
- (5) A Notice of Restrictions or a Restrictive Declaration, approved by the Commission, shall be recorded against the tax lots comprising the property subject to the provisions of this Section, in the Office of the City Register. Such notice or declaration shall be binding on the owners, successors, and assigns. A certified copy of the recorded notice or declaration shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a precondition to issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# on the site. The recording information shall be referenced on the first certificate of occupancy to be issued after such notice is recorded, as well as all subsequent certificates of occupancy.

(d) In order to authorize the proposed action, the Commission shall find that:

- (1) the most significant natural features throughout the site have been identified and protected, where feasible, including the following, as applicable:
 - (i) Botanic features such as large specimen trees and rare plant communities;
 - (ii) Topographic and geological features such as steep slopes and rock outcrops;
 - (iii) Aquatic features such as wetlands, streams, and natural drainage patterns;
- (2) the #habitat preservation area#, where required pursuant to Section 143-411:
 - (i) is of high ecological value, or is proposed to be restored or improved through the removal of #invasive species# or the planting of native species to achieve a high ecological value;

- (ii) is arranged to minimize edge habitat and maximize core habitat, including, where feasible, connecting to other contiguous or nearby habitat off-site and, if divided into portions, each portion is no less than 10,000 square feet;
- (iii) where feasible, is located on the site where it is visible to the residents, occupants or visitors to the site, thereby enhancing the site and encouraging the enjoyment and maintenance of the preserved area;
- (iv) where feasible, is located so that it includes some of the most significant natural features on the site referred to in paragraph (d)(1) of this Section within the boundaries of the #habitat preservation area#;
- (3) the optional amenity area, where provided pursuant to Section 143-412 (Amenities allowed in connection with reduced habitat preservation area), is well designed and appropriately located;
- (4) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads# and #accessory# off-street parking and loading areas:
 - (i) is well designed;
 - (ii) minimizes disturbance of significant natural features;
 - (iii) minimizes curb cuts on major #streets#;
 - (iv) is integrated wherever feasible with the network of surrounding #streets# and #private roads#;
 - (v) for #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, such common access or #private roads# will be suitably maintained; and
 - (vi) the proposed #street# or #private road# system is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
- (5) the subdivision of the site, where applicable, will result in an appropriate layout of #zoning lots# and #blocks#, and the subdivision as a whole meets all of the other findings of this Section; and
- (6) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

For subdivisions resulting only in #single-# and #two-family residences#, the Commission shall establish the location of #lot lines# and, where applicable, the location of #habitat preservation area#, #areas of no disturbance# and #private roads#. For such subdivisions, the Commission may request additional information regarding proposed or feasible #building# locations, driveways, pathways and other #hard surface areas#, and the location of preserved or newly planted trees and #landscape elements#, all of which will be subject to Department of Buildings approval for such features at the time of #development#, #enlargement# or #site alteration# according to the provisions of this Chapter and the Zoning Resolution as a whole.

143-43 Development Plan

143-431 Establishment of a development plan

The City Planning Commission may authorize the establishment of a long-term development plan, which provides for predictable development of a #plan review site# through phased construction over an extended period of time. The plan shall be reviewed pursuant to the conditions and findings of Section 143-42 (Authorization for Plan Review Sites). However, in addition to considering specific proposed #buildings# and other improvements, the Commission shall also consider proposed #developments#, #enlargements# or #site alterations# that would be implemented as part of a phased construction plan. Pursuant to the provisions of this Section, two types of areas may also be shown within the plan: preliminary plan sites and conceptual plan sites.

(a) Preliminary plan sites shall have an area no larger than 1.5 times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each preliminary plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:

- (1) proposed #uses#, including proposed #floor area# for each #use#;
- (2) proposed #lot coverage#, including proposed #building# location and #primary entrance#;
- (3) proposed #building# height;
- (4) elevation of proposed #building# facades;
- (5) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;
- (6) landscaping, planting and walkways and other paved surfaces related to the proposed #development# or #enlargement#;

Preliminary plan sites shall be indicated on the plan as such, and may later be developed pursuant to the certification in Section 143-432 (Certification for preliminary plan site).

(b) Conceptual plan sites shall have an area no larger than three times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each conceptual plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:

- (1) proposed #uses#, including proposed #floor area# for each #use#;
- (2) proposed #lot coverage#;
- (3) proposed #building# height;
- (4) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;

Conceptual plan sites shall be indicated on the plan as such, and may later be developed pursuant to the authorization renewal in Section 143-433 (Renewal authorization for conceptual plan site).

Preliminary plan sites and conceptual plan sites may be developed at any time in the future, including such cases where the boundary of #plan review site# is modified, and conceptual plan sites shall not be subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution), except after granted an authorization pursuant to Section 143-433.

Within areas of the #plan review site# not designated as proposed construction, preliminary plan sites or conceptual plan sites, no #development#, #enlargement# or #site alteration# shall be permitted except by subsequent authorization pursuant to this Section, except as provided in Sections 143-416 (Minor enlargements or site alterations on plan review sites) or 143-42.

143-432

Certification for preliminary plan site

For #plan review sites# that have received approval from the City Planning Commission pursuant to Section 143-431 (Establishment of a development plan), where such approval included preliminary plan sites within a specified area on the approved site plan, the Chairperson of the City Planning Commission shall certify to the Commissioner of Buildings that:

- (a) the proposed #use# is the same as shown in the high definition plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than in the plans contained in the application materials of the approved development plan;
- (b) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan, the location of the proposed #development# or #enlargement# is no more than 30 feet from the location shown on the plans contained in the application materials of the approved development plan, and the location of the #primary entrance# is similar to as shown in such materials and plan;
- (c) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;

(d) the elevation of the proposed #development# or #enlargement# is generally the same as shown in the plans contained in the application materials of the approved development plan;

(e) the proposed parking areas, including number of parking spaces, are generally the same or have fewer parking areas than as shown on the plans contained in the application materials of the approved development plan, and proposed driveways, #private roads# and #streets# are generally the same as shown on the plans contained in the application materials of the approved development plan;

(f) the landscaping, planting, and arrangement of paved walkways and other paved surfaces relating to the proposed #development# or #enlargement# is similar and the amount of landscaped area is not less than as shown in the plans contained in the application materials of the approved development plan; and

(g) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

143-433

Renewal authorization for conceptual plan site

For #plan review sites# that have received approval by the City Planning Commission pursuant to Section 143-431 (Establishment of a development plan), where such approval included designated conceptual plan sites within a specified area on the approved site plan, an authorization renewal must be obtained from the City Planning Commission prior to pursuing the #development#, #enlargement# or #site alteration# within such conceptual plan site, provided that the Commission shall find that:

- (a) the proposed configuration of #buildings#, including any associated structures and open areas, is consistent with the intent of the findings of Section 143-431;
- (b) the proposed #use# is the same or similar to that shown in the plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than the plans contained in the application materials of the approved development plan;
- (c) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan;
- (d) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads#, #accessory# off-street parking and loading areas, is consistent with the intent of the findings of Section 143-431, minimizes curb cuts on major #streets#, and is integrated wherever feasible with the network of surrounding #streets# and #private roads#; and
- (f) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition the authorization renewal upon compliance with an approved landscaping plan.

143-44

Habitat Preservation Area

143-441

Modification of habitat preservation area standards

The City Planning Commission, may, by authorization, modify the #habitat preservation area# standards of Section 143-411 (Habitat preservation area standards) as set forth in paragraph (a) of this Section, provided that the findings of paragraph (b) of this Section are met.

(a) Modifications

The Commission may modify the #habitat preservation area# standards of Section 143-411 as follows:

- (1) The Commission may allow areas less than 10,000 square feet of contiguous #habitat area# to be included within the #habitat preservation area#, provided that at least one area within the #plan review site# has at least 10,000 square

feet of contiguous #habitat area#, and provided that the total area included within the #habitat preservation area# meets the requirements of Section 143-411.

- (2) Where the existing percentage of #habitat area# is less than the required #habitat preservation area# pursuant to Section 143-411, or when providing access to a #plan review site# would result in a reduction below such required percentage, the Commission may allow a reduction of the #habitat preservation area# below the required percentage in order to permit vehicular or pedestrian access, or to permit utility access, through such area to a portion of the site that does not include #habitat preservation area#, provided that there is no feasible alternative location for such access, and that an area of equivalent size, in square footage, is planted with native species that support existing adjacent undisturbed plant communities, as identified in the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, and such planted area is designated as a newly created #habitat preservation area# on the site plans.
- (b) In order to grant such authorization, the Commission shall find that the modification:
- (1) results in a #habitat preservation area# that includes some of the most significant natural features on the site, prioritizing areas of higher ecological value; and
- (2) is the minimum required to achieve the intended purpose.

143-442

Special permit for modification of habitat preservation area

The City Planning Commission, may, by special permit, allow the modification of the boundaries of a #habitat preservation area# previously established by authorization pursuant to Section 143-42 (Authorization for Plan Review Sites). In order to grant such special permit, the Commission shall find that:

- (a) unforeseen physical circumstances relating to the continued #use# and maintenance of the site require the modification of the boundaries of the #habitat preservation area#;
- (b) the boundary modification has been mitigated by the establishment of a replacement area of a size equal to the area removed from the #habitat preservation area#, consisting of native plants selected to support existing adjacent undisturbed plant communities as identified in the #Special Natural Resources District# site assessment protocol, found on the website of the Department of City Planning, which replacement area has been included within the #habitat preservation area# on a revised site plan, resulting in a total #habitat preservation area# that is not less than the area previously approved; or where this mitigation is not feasible; the enhancement of the ecological value and performance of the remaining #habitat preservation area# in a manner that reserves the ecological function of the site within a regional context, including but not limited to planting native plants selected to support existing adjacent undisturbed plant communities or removal of #invasive species#; and
- (c) the boundary modification is the minimum required to achieve the intended purpose.

The Commission may also permit the modification or removal of natural features within a #habitat preservation area# previously established by authorization pursuant to Section 143-42 in order to facilitate a temporary disturbance within the #habitat preservation area# that will subsequently be restored to a natural state. For such modification, only findings (a) and (c) of this Section shall apply.

143-443

Natural area dedicated for public use

Where an area containing significant natural features that are determined to have qualities of recreational, cultural or educational value to the public is dedicated to the City or its designee, without any cost to the City, the City Planning Commission may authorize, where appropriate, the dedicated area to be included within the #plan review site# for the purposes of #bulk# computation. The Commission, in order to grant such authorization, shall apply the findings of Section 143-42 (Authorization for Plan Review Sites). In addition, the Commission shall find that such area is directly accessible to the public from a public right-of-way and that such area shall be established for the use and enjoyment of the public.

The City Planning Commission may prescribe additional conditions and safeguards to ensure public access to the site and to minimize any adverse effects of #bulk# redistribution within the site on the surrounding area.

143-45

Residential Sites

The provisions of this Section, inclusive, shall apply only to #plan review sites# that:

- (a) are proposed for predominantly #residential use#, as provided in Section 143-411 (Habitat preservation area standards); and
- (b) contain at least 10,000 square feet of #habitat preservation area# on a #plan review site# of one or more acres.

In no event shall the number of #dwelling units# permitted by the City Planning Commission pursuant to this Section, inclusive, exceed the number that would be permitted if the entire #plan review site#, including the #habitat preservation area#, were to be developed pursuant to the regulations of this Chapter without modification pursuant to this Section, inclusive. The applicant shall provide a site plan demonstrating the maximum number of #dwelling units# that would be permitted, without the requested modifications, for the purposes of determining compliance with this provision.

143-451

Modification of permitted residential building types

The City Planning Commission may authorize, in R2 Districts, #semi-detached single-family residences#. The Commission may also modify the provisions of Article II, Chapter 2 to authorize, in R2 Districts, a #two-family detached residence# designed to give the appearance of two #single-family semi-detached residences#.

As a condition for granting such authorization, the #aggregate width of street walls# of a #building# containing #residences#, or a number of such #buildings# separated by party walls, shall not exceed 100 feet for each such #building# or #abutting buildings#.

In order to grant such authorization, the Commission shall find that:

- (a) the modifications allow a more compact development pattern, which allows for greater preservation of significant natural features and #habitat preservation area#;
- (b) the change of housing type constitutes the most effective method of concentrating development and preserving the natural features of the site;
- (c) for such concentration of development, standards of privacy and usable open areas can be and are achieved under the proposed site plan that are equal to those found with housing types in the absence of these modifications;
- (d) the existing topography and vegetation, as well as the proposed planting, effectively screen all #attached residences# from the #street line# of the #zoning lot# existing at the time of application, or that such #attached residences# are located more than 100 feet from such #street line#;
- (e) such modification is the least modification required to achieve the purpose for which it is granted; and
- (f) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-452

Modification of bulk regulations for residential sites

The City Planning Commission may authorize the modification of the following #bulk# regulations in order to allow arrangements of #buildings#, driveways, #private roads# or required parking areas so as to preserve natural features on the site, provided that the findings of paragraph (c) of this Section are met.

- (a) The Commission may modify:
- (1) minimum #lot area# and #lot width# required pursuant to Sections 23-30 (LOT AREA AND LOT WIDTH REGULATIONS) and 143-23 (Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources), except that such modification shall not be permitted within R1 Districts and provided that:
- (i) in R2 Districts, minimum #lot area# may be modified to no less than 3,325 square feet, and minimum #lot width# to no less than 35 feet;

- (ii) for any individual #zoning lot# this modification shall not be combined with the modification of #front yards# pursuant to paragraph (a)(2) of this Section, or with the modification of height and setback requirements pursuant to paragraph (a)(3);
- (2) #yard# regulations, provided that:
 - (i) #rear yard# or #side yard# modifications shall not be authorized on the periphery of the #plan review site# unless acceptable agreements are jointly submitted for development of two or more adjacent properties by the owners thereof, incorporating the proposed #yard# modifications along their common #lot lines#;
 - (ii) #front yards# may be reduced to a minimum of 10 feet, provided that such reductions shall not be combined with #rear yard# or #side yard# reductions, #lot area# or lot width# modifications pursuant to paragraph (a) (1) of this Section or height and setback modifications for the same #zoning lot#;
 - (iii) #side yards# may each be reduced to a minimum of four feet, and in addition:
 - (a) a minimum of eight feet shall be required between #buildings#; and
 - (b) #side yard# reductions shall not be combined on the same #zoning lot# with modifications by the Commission to #front yards# or to height and setback provisions; and
 - (iv) #rear yards# may be reduced to a minimum depth of 20 feet, provided that such reductions shall not be combined with #front yard# reductions for the same #zoning lot#.
- (3) height and setback regulations, provided that:
 - (i) such modifications shall not exceed five feet in height within 100 feet of any #street line# on the periphery of the #plan review site#;
 - (ii) in addition to the findings in paragraph (c) of this Section, the Commission shall find that by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of natural features will be achieved, and that such preservation would not be possible by careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
 - (iii) such height and setback modifications shall not be combined on the same #zoning lot# with #lot area# or #lot width# modifications pursuant to paragraph (a)(1) of this Section, or #front# or #side yard# modifications pursuant to paragraph (a)(2);
- (4) #court# regulations;
- (5) required space between #buildings# on the same #zoning lot# pursuant to Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), provided that the resultant spacing will not be reduced beyond an amount considered appropriate by the Commission and in no case less than eight feet between #buildings#, where each #building# faces the same #street# or #private road#;
- (6) open areas pursuant to the provisions of Sections 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) and 23-891 (In R1 through R5 Districts); and
- (7) location of parking, driveways or curb cuts regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear

Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-631 (Location and width of curb cuts in certain districts) and 143-31 (Parking Modifications for the Protection of Natural Features).

The following chart summarizes which #bulk# modifications may not be combined with other #bulk# modifications pursuant to the provisions of this paragraph (a).

TABLE OF BULK MODIFICATIONS*

	Lot Area and Lot Width (para. 1)	Front Yard (para. 2)	Rear Yard (para. 2)	Side Yard (para. 2)	Height (para. 3)
Lot Area and Lot Width (para. 1)	--	X			X
Front Yard (para. 2)	X	--	X	X	X
Rear Yard (para. 2)		X	--		
Side Yard (para. 2)		X		--	X
Height (para. 3)	X	X		X	--

* (X) represents where a specified #bulk# modification shall not be combined with another specified modification

- (b) The Commission may also authorize the total #floor area#, #open space#, #lot coverage#, #hard surface area# or #dwelling units# permitted by the applicable district regulations to be distributed without regard for #zoning lot lines# among all #zoning lots# within a #plan review site#, provided that:
 - (1) for portions of the #plan review site# that are within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the #lot coverage# shall not exceed 15 percent, and the #hard surface area# shall not exceed 45 percent;
 - (2) the maximum permitted #lot coverage# and #hard surface area# for each individual #zoning lot# shall not exceed:
 - (i) in R1 Districts, 35 percent and 70 percent respectively;
 - (ii) in R2 Districts, 45 percent and 75 percent respectively; and
 - (iii) in R1 and R2 Districts, for individual #zoning lots# where disturbance of #area of existing slope# within such #zoning lot# results in a maximum #lot coverage# of 20 percent or less and a corresponding maximum #hard surface area# of 50 percent or less pursuant to the provisions of Sections 143-32 (Lot Coverage) and 143-33 (Hard Surface Area), the distribution of #lot coverage# and #hard surface area# within the #plan review site# shall not exceed the more restrictive standard within such #zoning lot#.
- (c) Findings

In order to grant such modifications, the Commission shall find that:

 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of significant natural features and #habitat preservation area#;
 - (2) for such concentration of development, standards of privacy and usable open areas are achieved under the proposed site plan that are equal to that found with housing developments absent these modifications;
 - (3) the siting of #buildings# will not adversely affect adjacent properties or #residences# within the #plan review site# by impairing privacy or access of light and air;

- (4) such modification is the least modification required to achieve the purpose for which it is granted;
- (5) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

**143-46
Modification of Bulk Regulations for Certain Community Facilities**

The provisions of this Section shall be applicable to #plan review sites# proposed for predominantly #community facility use#.

- (a) For such sites, the City Planning Commission may authorize the distribution of #floor area#, #hard surface area# and #lot coverage# permitted by the applicable regulations for all #zoning lots# within the #plan review site# to be distributed without regard for #zoning lot lines#. In addition, the Commission may authorize:
 - (1) modification of the maximum #lot coverage# provided by Section 143-414 (Open area and lot coverage requirements for community facilities);
 - (2) modification of the minimum open area required pursuant to Section 143-414; and
 - (3) where applicable, modification of the minimum #habitat preservation area# required from 35 percent to a minimum of 25 percent.
- (b) In order to grant such authorization, the Commission shall find that:
 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of natural features;
 - (2) the siting of #buildings# will not adversely affect adjacent properties by impairing privacy or access of light and air;
 - (3) such modification is the least modification required to achieve the purpose for which it is granted; and
 - (4) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

**143-47
Certification to Permit Tree Removal**

For #plan review sites# located within an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where no #development#, #enlargement# or modification of the location of #hard surface area# is proposed, the Chairperson of the City Planning Commission may permit the removal of trees of six inch #caliper# or greater and may waive the requirement to apply for an authorization pursuant to Section 143-42 (Authorization for Plan Review Sites), provided that the Chairperson shall certify that all trees that are of six inch #caliper# or greater that are proposed to be removed are located in an area that would not qualify as a #habitat area# and are not located within a #designated aquatic resource# or applicable #buffer area# including, but not limited to, the following examples:

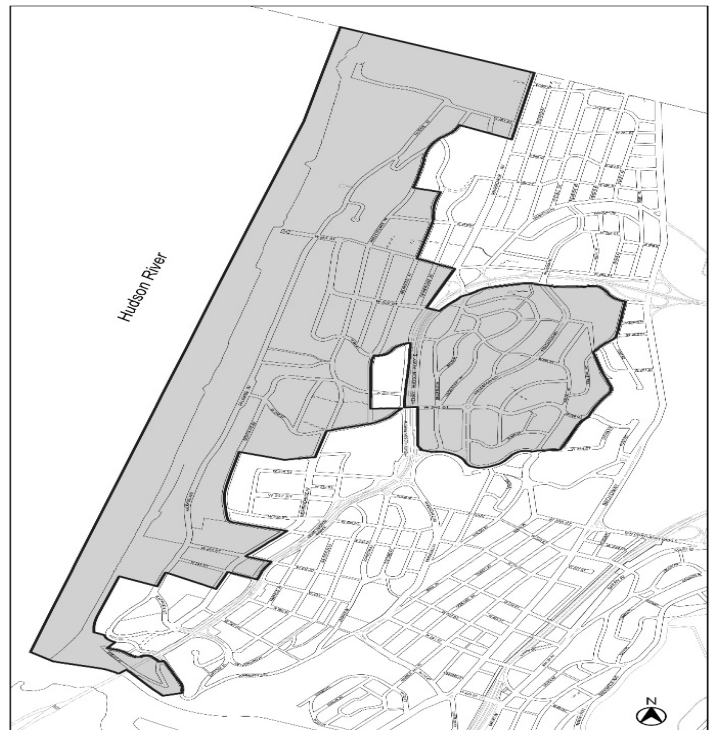
- (a) the tree is located in an area such as a parking lot, surrounded by #hard surface area#; or
- (b) the tree is located in an area surrounded by maintained lawn.

The Chairperson may request reports from an #environmental professional# in considering such waiver.

All provisions of Section 143-13 (Tree Regulations) shall apply to such #plan review site#.

Appendix A. Special Natural Resources District

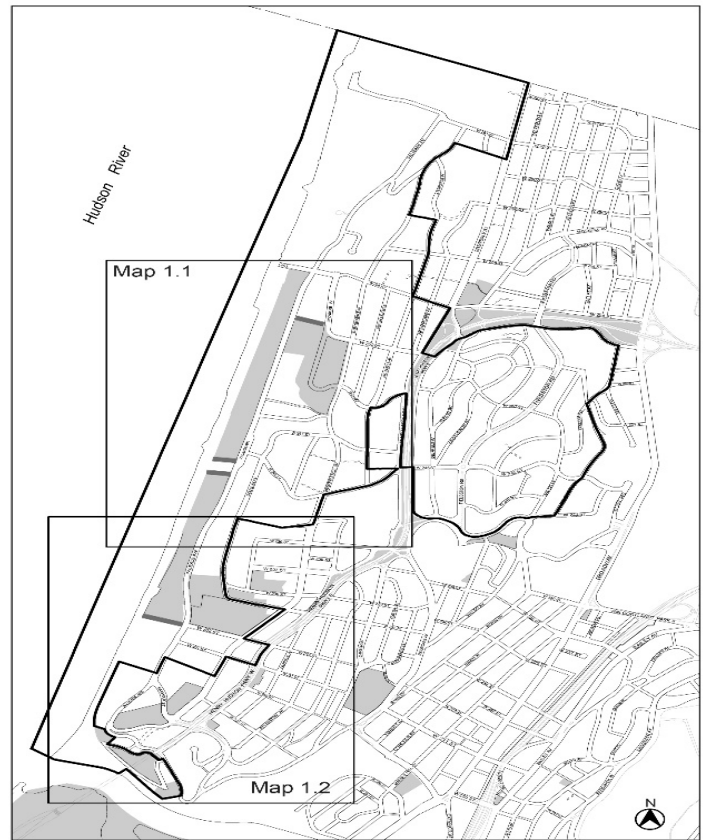
Map 1 (date of adoption)



Special Natural Resources District

Appendix B. Resource Adjacent Areas

Map 1 (date of adoption)

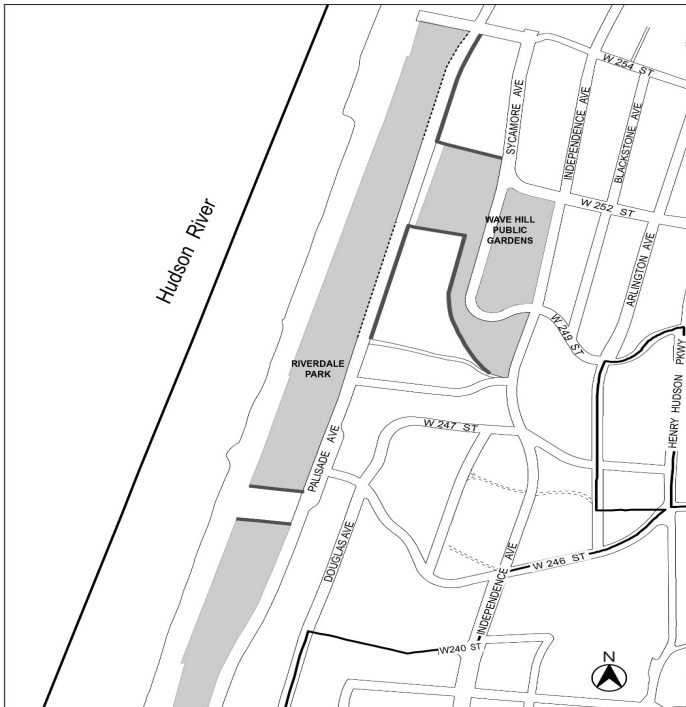


Special Natural Resources District
Public land containing habitat
Resource Adjacent Area boundary

(For further reference regarding the boundaries shown on the text maps in this Appendix, go to <http://arog.is/1LPGaL>.)

Appendix B.

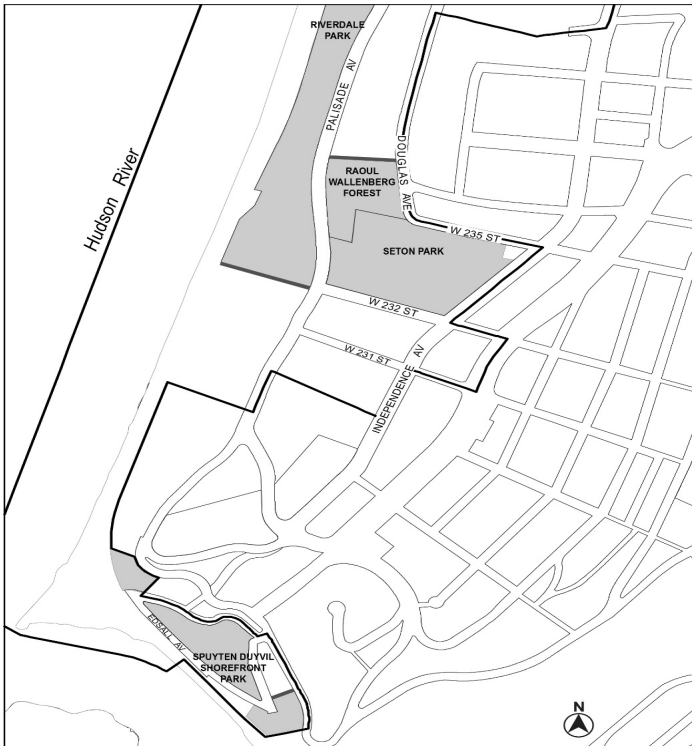
Map 1.1 (date of adoption)



- Special Natural Resources District
- Public lands containing habitat
- Resource Adjacent Area boundary
- Unbuilt street

Appendix B.

Map 1.2 (date of adoption)



- Special Natural Resources District
- Public lands containing habitat
- Resource Adjacent Area boundary

* * *

APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Natural Area District-1 (NA-1)	105-00	21b 26a 26b 26c 26d 27a 27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272 ZRY	11/9/77	12/1/77
Natural Area District-4 (NA-4)	105-00	7d 11c	821255 ZRQ	3/23/83	4/28/83
Natural Resources District (NR)	143-00	1a 1b 1c 1d	190430 ZRY	[date of CPC adoption]	[date of City Council adoption]
Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
***	***	***	***	***	***

APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS - ELIMINATED OR REPLACED

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/ COUNCIL ADOPTION
***	***	***	***	***	***
Mixed Use District-3 (MX-3) Eliminated and replaced by West Chelsea District	123-00	12c	990001 ZRX	2/17/99	3/30/99
Natural Area District-2 (NA-2) Eliminated and replaced by Special Natural Resources District	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
New York City Convention and Exhibition Center Development District (CC) Eliminated 2/22/90, 900053 ZRM	93-00	8a 8c	22264	3/29/73	5/24/73
***	***	***	***	***	***

* * *
NOTICE

On Wednesday, August 14, 2019, in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Actions consist of zoning map and text amendments to the Zoning Resolution (ZR) to modify existing special district regulations and establish a Special Natural Resources District (SNRD). The original Proposed Actions apply to the Riverdale-Fieldston neighborhood in the Bronx, Community District 8 and neighborhoods throughout Community Districts 1, 2 and 3 in Staten Island.

At the public hearing, the City Planning Commission will also consider a modification to the zoning text amendment, as proposed by DCP (ULURP No. N 190430 (A) ZRY). This modified text amendment applies to the Riverdale-Fieldston neighborhood in the Bronx only. Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 26, 2019.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP083Y.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



31
jy31-a14

COMMUNITY BOARDS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for a public hearing by Bronx Community Board 10:

BOROUGH OF BRONX

COMMUNITY BOARD NO. 10 - Tuesday, August 6, 2019, 7:00 P.M.,
Providence Rest Auditorium, 3304 Waterbury Avenue, Bronx, NY
10465.

BSA Application # 2019-7-BZ

An application to the New York City Board of Standards and Appeals for a Special Permit (Section 73-121), to permit a proposed educational training facility (Fordham University Sailing and Rowing Team), contrary to ZR Section 22-10. R2 zoning district, 3341 Country Club Road, Block 5409, Lot 470, Borough of the Bronx.

jy31-a6

EMPLOYEES' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Special Board Meeting of the Board of Trustees of the New York City Employees' Retirement System, has been scheduled, for Thursday, August 8, 2019, 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.

a1-7

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, August 6, 2019, 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.

173 Bergen Street - Boerum Hill Historic District

LPC-19-38950 - Block 195 - Lot 43 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS

A rowhouse, built between 1869-1871. Application is to construct a rear yard addition.

184 Columbia Heights - Brooklyn Heights Historic District

LPC-19-40244 - Block 208 - Lot 319 - Zoning: R6
CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style apartment house, built c.1920. Application is to legalize the installation of windows, without Landmarks Preservation Commission permit(s), and establish a master plan governing the future installation of windows.

86 Hancock Street - Bedford Historic District

LPC-19-34416 - Block 1837 - Lot 26 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse, with Egyptian Revival style elements, built c. 1882. Application is to excavate the rear yard, and modify and legalize the replacement of sidewalk paving, without Landmarks Preservation Commission permit(s).

204 6th Avenue - Park Slope Historic District Extension II

LPC-19-39659 - Block 953 - Lot 51 - Zoning: R6A
CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style store and apartment house, built in 1879. Application is to legalize the installation of HVAC equipment, without Landmarks Preservation Commission permit(s).

85 Franklin Street - Tribeca East Historic District

LPC-19-31178 - Block 174 - Lot 22 - Zoning: C6-2A
CERTIFICATE OF APPROPRIATENESS

A Moderne style commercial building, originally built as a store and lofts building in 1860-62, and altered in 1936 by Thomas White Lamb. Application is to alter the façade, and construct a streetwall rooftop addition.

99 Spring Street - SoHo-Cast Iron Historic District

LPC-19-37152 - Block 498 - Lot 26 - Zoning:
CERTIFICATE OF APPROPRIATENESS

A hotel building, designed by J. & D. Jardine and built in 1871. Application is to alter the storefront.

17 East 9th Street - Greenwich Village Historic District

LPC-19-31428 - Block 567 - Lot 26 - Zoning: R7-2
CERTIFICATE OF APPROPRIATENESS

A rowhouse, built in 1844. Application is to install a stoop, construct rooftop and rear yard additions and perform excavation work.

317 West 11th Street - Greenwich Village Historic District

LPC-19-34243 - Block 634 - Lot 34 - Zoning: R6
CERTIFICATE OF APPROPRIATENESS

A house, built c. 1845. Application is to construct a rooftop addition.

319 West 11th Street - Greenwich Village Historic District

LPC-20-00544 - Block 634 - Lot 34 - Zoning: R6
CERTIFICATE OF APPROPRIATENESS

A house, built c. 1845. Application is to modify the front façade and front areaway, reconstruct the rear façade and rear addition, construct a rooftop addition, and perform excavation.

695 6th Avenue - Ladies' Mile Historic District

LPC-20-00205 - Block 798 - Lot 41 - Zoning: C6-2A
CERTIFICATE OF APPROPRIATENESS

A Commercial Palace style department store, built in phases between 1889 and 1911 and, designed by a series of architecture firms, including William Schickel & Co., Buchman & Deisler, Buchman & Fox, and Taylor & Levi. Application is to construct rooftop and courtyard additions; install mechanical equipment and railings; replace a canopy; install lighting and signage; modify ground floor infill; and remove a fire escape.

456 West 23rd Street - Chelsea Historic District Extension

LPC-19-33835 - Block 720 - Lot 75 - Zoning: R7B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse, built in 1857. Application is to replace windows.

123 West 87th Street - Upper West Side/Central Park West Historic District

LPC-19-26377 - Block 1218 - Lot 124 - Zoning: R7-2
CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse, designed by Increase M. Grenell and built in 1883-84. Application is to install stoop balustrades and newel posts, and replace doors.

125 West 87th Street - Upper West Side/Central Park West Historic District

LPC-19-26378 - Block 1218 - Lot 24 - Zoning: R7-2
CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse, designed by Increase M. Grenell and built in 1883-84. Application is to install stoop balustrades and newel posts, and replace doors.

20 East 68th Street - Upper East Side Historic District

LPC-19-38586 - Block 1382 - Lot 7501 - Zoning: C5-1
CERTIFICATE OF APPROPRIATENESS

An apartment building, designed by Boak & Raad and built in 1955. Application is to establish a master plan governing the future installation of windows.

157 East 72nd Street - Upper East Side Historic District Extension

LPC-19- 34429 - Block 1407 - Lot 7501 - Zoning: R10A
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style apartment building, designed by Rouse & Goldstone and built in 1924. Application is to establish a Master Plan governing the future installation of windows.

jy24-a6

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, August 13, 2019, 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.

140 Prospect Avenue - Douglaston Historic District

LPC-19-39089 - Block 8095 - Lot 61 - Zoning: R1-2

CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts style house built circa 1915, designed by Craftsman Builders. Application is to legalize paving a portion of the side yard and installing built-in outdoor furniture, without Landmarks Preservation Commission permits.

141 Montague Street - Brooklyn Heights Historic District

LPC-19-30430 - Block 243 - Lot 17 - Zoning: R7-1

CERTIFICATE OF APPROPRIATENESS

A rowhouse, built before 1900 and altered in the early 20th century, to accommodate storefronts, at the first and second floors. Application is to install signage.

215 Dean Street - Boerum Hill Historic District

LPC-19-39860 - Block 190 - Lot 54 - Zoning: R6B

CERTIFICATE OF APPROPRIATENESS

A modified Italianate style rowhouse, built in 1852-1853. Application is to construct a rear yard addition and to install rooftop HVAC equipment.

Grand Army Plaza - Scenic Landmark

LPC-20-00160 - Block 1117 - Lot 1 - Zoning:

ADVISORY REPORT

A plaza originally established in the 1860s and expanded and redesigned by Carrere and Hastings in 1913-1916. Application is to modify and install paths.

54 Stone Street, aka 87-89 Pearl Street - Stone Street Historic District

LPC-19-39799 - Block 29 - Lot 7504 - Zoning: C5-5

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style and Neo-Renaissance style store and loft building. Application is to legalize the installation of a storefront in non-compliance with CNE 03-7266 (LPC 03-4756), and to legalize the installation of light fixtures, signs and a menu box without Landmarks Preservation Commission permit(s).

60 Pine Street - Individual Landmark

LPC-20-00099 - Block 41 - Lot 15 - Zoning: C5-5

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style clubhouse, designed by Charles C. Haight, built in 1886-87, and modified with an extension, designed by Warren & Wetmore and built in 1910-11. Application is to construct a rooftop addition, infill the interior courtyard, install a barrier-free access lift, and remove a fire escape.

623 Broadway - NoHo Historic District

LPC-19-34393 - Block 523 - Lot 47 - Zoning: C6-2

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style warehouse, designed by John B. Snook and built in 1881-82. Application is to construct a rooftop addition.

323-325 Bleeker Street - Greenwich Village Historic District

LPC-19-41295 - Block 591 - Lot 43 - Zoning: C1-6

CERTIFICATE OF APPROPRIATENESS

An apartment building, built in 1902. Application is to remove concealed cast iron vault lights and replace sidewalk paving.

135 Central Park West - Upper West Side/Central Park West Historic District

LPC-19-37877 - Block 1126 - Lot 29 - Zoning: R-10A

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style apartment house, designed by Clinton & Russell and built in 1904-07. Application is to create and modify window openings, at the roof.

2 West 64th Street - Upper West Side/Central Park West Historic District

LPC-19-39038 - Block 1116 - Lot 29 - Zoning: R10A

CERTIFICATE OF APPROPRIATENESS

An Art Nouveau style institutional building, designed by Robert D. Kohn and built in 1909-10. Application is to install signage.

23 East 64th Street - Upper East Side Historic District

LPC-19-22844 - Block 1379 - Lot 17 - Zoning: C5-1

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse, designed by John G. Prague, built in 1879-80 and altered in 1919 and 1926. Application is to legalize the installation of rooftop mechanical equipment, without Landmarks Preservation Commission permit(s).

1040 Park Avenue - Park Avenue Historic District

LPC-20-00244 - Block 1498 - Lot 33 - Zoning: R10

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style apartment building, designed by Delano & Aldrich and built in 1923-24. Application is to establish a Master Plan governing the future installation of through-wall louvers.

TRANSPORTATION**■ PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled, for a public hearing, by the New York City Department of Transportation. The hearing, will be held, at 55 Water Street, 9th Floor, Room 945, commencing at 2:00 P.M., on Wednesday, August 21, 2019. Interested parties can obtain copies of proposed agreements, or request sign-language interpreters (with at least seven days prior notice), at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent, authorizing 46-43 193 Street LLC, to continue to maintain and use a retaining wall and a stoop, on the east sidewalk of 193rd Street, north of 47th Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2019, and provides among other terms and conditions, for compensation payable to the City, according to the following schedule: **R.P. #2105**

For the period from July 1, 2019 to June 30, 2029 - \$100/per annum

the maintenance of a security deposit in the sum of \$1,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#2 IN THE MATTER OF a proposed revocable consent, authorizing 203 East 72nd Street Corp., to continue to maintain and use electrical conduits and six (6) lampposts on the north sidewalk of East 72nd Street, east of Third Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2018 to June 30, 2028, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #958**

For the period July 1, 2018 to June 30, 2028 - \$900/per annum

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

#3 IN THE MATTER OF a proposed revocable consent, authorizing 452 Fifth Owners LLC, to continue to maintain and use conduits under West 39th and West 40th Street, west of Fifth Avenue and cables in certain existing facilities of the Empire City Subway Company (Limited), in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and schedule: **R.P. # 1170**

For the period July 1, 2016 to June 30, 2017	- \$7,395
For the period July 1, 2017 to June 30, 2018	- \$7,561
For the period July 1, 2018 to June 30, 2019	- \$7,727
For the period July 1, 2019 to June 30, 2020	- \$7,893
For the period July 1, 2020 to June 30, 2021	- \$8,059
For the period July 1, 2021 to June 30, 2022	- \$8,225
For the period July 1, 2022 to June 30, 2023	- \$8,391
For the period July 1, 2023 to June 30, 2024	- \$8,557
For the period July 1, 2024 to June 30, 2025	- \$8,723
For the period July 1, 2025 to June 30, 2026	- \$8,889

the maintenance of a security deposit in the sum of \$8,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed revocable consent, authorizing AVB 1865 Broadway LLC, to continue to maintain and use planters along the west sidewalk of Broadway, north of West 71st Street and along the north sidewalk of West 61st Street, west of Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from January 30, 2015 to June 30, 2025, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #1780**

For the period January 30, 2015 to June 30, 2015 - \$126 prorated/per annum
For the period July 1, 2015 to June 30, 2025 - \$126/per annum

the maintenance of a security deposit in the sum of \$700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#5 IN THE MATTER OF a proposed revocable consent, authorizing Commerce Real Property LLC, to construct, maintain and use a flood mitigation system components in and under the north sidewalk of Commerce Street, east of Inlay Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2479**

From the Approval Date by the Mayor to June 30, 2030 - \$2,000 the maintenance of a security deposit in the sum of \$2,400 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#6 IN THE MATTER OF a proposed revocable consent, authorizing Ladybird Bakery, Inc., to continue to maintain and use two (2) benches on the west sidewalk of Eight Avenue, north of 12th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #1680**

For the period July 1, 2019 to June 30, 2029- \$300/per annum the maintenance of a security deposit in the sum of \$200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#7 IN THE MATTER OF a proposed revocable consent, authorizing Lucille Lortel Theatre Foundation, to continue to maintain and use name plates and bollards on the north sidewalk of Christopher Street, east of Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #1678**

For the period July 1, 2019 to June 30, 2029 - \$7,350/per annum the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#8 IN THE MATTER OF a proposed revocable consent, authorizing New York Recycling Ventures, Inc., to continue to maintain and use fenced-in planted areas on the sidewalks of East Bay Avenue, Whittier Street, Viele Avenue and Longfellow Avenue, in the Borough of the Bronx. The proposed revocable consent, is for a term of ten years, from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2070**

For the period July 1, 2019 to June 30, 2029 - \$173/per annum the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#9 IN THE MATTER OF a proposed revocable consent, authorizing One Bryant Park LLC, to continue to maintain and use bollards on the sidewalks of the site bounded by Sixth Avenue, 42nd and 43rd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2099**

For the period from July 1, 2019 to June 30, 2029 - \$0/per annum the maintenance of a security deposit in the sum of \$69,300 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#10 IN THE MATTER OF a proposed revocable consent, authorizing One Grand Army Plaza Condominium, to continue to maintain and use planted areas and entrance detail, together with benches and lightings, on the east sidewalk of Plaza Street East, between Eastern Parkway and St. John Place, and on the southeast sidewalk of St. Johns Place, northeast of Plaza Street East, in the Borough of Brooklyn. The proposed revocable consent, is for a term of ten years from July 1, 2018 to June 30, 2028, and provides among other terms and conditions, for

compensation payable to the City according to the following schedule: **R.P. #2016**

- For the period July 1, 2018 to June 30, 2019 - \$8,243
- For the period July 1, 2019 to June 30, 2020 - \$8,375
- For the period July 1, 2020 to June 30, 2021 - \$8,507
- For the period July 1, 2021 to June 30, 2022 - \$8,639
- For the period July 1, 2022 to June 30, 2023 - \$8,771
- For the period July 1, 2023 to June 30, 2024 - \$8,903
- For the period July 1, 2024 to June 30, 2025 - \$9,035
- For the period July 1, 2025 to June 30, 2026 - \$9,167
- For the period July 1, 2026 to June 30, 2027 - \$9,299
- For the period July 1, 2027 to June 30, 2028 - \$9,431

the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#11 IN THE MATTER OF a proposed revocable consent, authorizing Teresa Yuen Ling Chan and Benedict Chun Man Chan, to continue to maintain and use retaining walls, together with fences on the east sidewalk of 213th Street, south of 28th Avenue, and on the south sidewalk of 28th Avenue, east of 213th Street, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 16, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1537**

For the period July 1, 2016 to June 30, 2026 - \$100/per annum

the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#12 IN THE MATTER OF a proposed revocable consent, authorizing The New York Public Library Astor Lenox and Tilden Foundations, to continue to maintain and use an accessibility ramp, together with stairs, on the west sidewalk of Amsterdam Avenue, north of West 81st Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029, and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2085**

For the period from July 1, 2019 to June 30, 2029 - \$25/per annum

the maintenance of a security deposit in the sum of \$0.00 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, for bodily injury and property damage, One Million Dollars (\$1,000,000), for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#13 IN THE MATTER OF a proposed revocable consent, authorizing 108-07 Corona Avenue LLC, to construct, maintain and use a sidewalk hatch door, in the south sidewalk of 52nd Avenue, east of Corona Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule: **R.P. #2459**

- From the Approval Date to June 30, 2020 - \$373/per annum
- For the period July 1, 2020 to June 30, 2021 - \$379
- For the period July 1, 2021 to June 30, 2022 - \$385
- For the period July 1, 2022 to June 30, 2023 - \$391
- For the period July 1, 2023 to June 30, 2024 - \$397
- For the period July 1, 2024 to June 30, 2025 - \$404
- For the period July 1, 2025 to June 30, 2026 - \$410
- For the period July 1, 2026 to June 30, 2027 - \$416
- For the period July 1, 2027 to June 30, 2028 - \$422
- For the period July 1, 2028 to June 30, 2029 - \$428
- For the period July 1, 2029 to June 30, 2030 - \$434

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

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

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property appear in the Public Hearing Section.

j9-30

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

CAMPAIGN FINANCE BOARD

ADMINISTRATIVE SERVICES

■ SOLICITATION

Services (other than human services)

SOFTWARE DEVELOPMENT SERVICES - Negotiated Acquisition - Other - PIN#004202000003 - Due 8-12-19

This notice is for informational purposes only. Pursuant to Rules 3-04(b)(2)(D), (3), and(4), the New York City Campaign Finance Board, intends to negotiate with Mobikasa LLC, for the purpose of entering into a contract, to provide systems analysis and programming for CFB computer applications including C-SMART (web-based candidate software for reporting financial information), CFIS (candidate financial information system), and related applications.

This is a time sensitive project and there is a compelling need for these services. Therefore, it would not be practicable or advantageous to the City, to award the contract by means of competitive sealed proposals.

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

Campaign Finance Board, 100 Church Street, 12th Floor, New York, NY 10007. Kitty Chan (212) 409-1800; Fax: (212) 409-1705; contracts@nycffb.info

jy29-a2

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

ASPHALT EMULSION RS - 1 - Competitive Sealed Bids - PIN# 8571900126 - AMT: \$286,740.00 - TO: Dosch-King Company, Inc., 16 Troy Hills Road, Whippany, NJ 07981.

● **FLOOR TILE - VINYL AND ACCESSORIES** - Competitive Sealed Bids - PIN#8571900199 - AMT: \$2,828,995.00 - TO: Exceed Flooring Inc., 74 Irma Drive, Oceanside, NY 11572-5717.

☛ a2

■ SOLICITATION

Goods

BUS, 40 PASSENGER TOURING - DSNY - Competitive Sealed Bids - PIN#8571900325 - Due 9-17-19 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. Vendors may also request the bid by contacting Vendor Relations via email, at dcasdmssbids@dcas.nyc.gov, by telephone, at (212) 386-0044 or by fax, at (212) 669-7603.

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. Joseph Vacirca (212) 386-6330; Fax: (212) 313-3295; jvacirca@dcas.nyc.gov

Accessibility questions: DCAS Diversity and EEO Office (212) 386-0297, by: Tuesday, September 10, 2019, 5:30 P.M.



☛ a2

CORRECTION

■ AWARD

Goods

SHEET METAL AND TUBE STEEL MATERIALS - Innovative Procurement - Other - PIN#072 1603-001020 - AMT: \$150,000.00 - TO: Moor Metals Incorporated, 2 Kuniholm Drive, Holliston, MA 01746.

☛ a2

CENTRAL OFFICE OF PROCUREMENT

■ AWARD

Goods

FIBERGLASS REINFORCED PLASTIC AND RELATED SUPPLIES /MATERIALS - Innovative Procurement - Other - PIN#072 1603-000720 - AMT: \$150,000.00 - TO: Oriental Lumber Incorporated, 1154 Flushing Avenue, Brooklyn, NY 11237.

☛ a2

ROOFING SUPPLIES AND MATERIALS - Innovative Procurement - Other - PIN#072 1603-001120 - AMT: \$150,000.00 - TO: Oriental Lumber Incorporated, 1154 Flushing Avenue, Brooklyn, NY 11237.

☛ a2

BOARD OF ELECTIONS

■ AWARD

Goods and Services

ONE YEAR NETCLOUD FOR MOBILITY - Other - PIN# 2019MO741 - AMT: \$95,628.50 - TO: Mason Technologies Inc., 517 Commack Road, Deer Park, NY 11729.

25 Cradle Point Units to provide connectivity. It is M/WBE VENDOR

☛ a2

RECRUITMENT ADS FOR ASIAN POLL WORKER ON G. ELECTION - Other - PIN#003202014202088 - AMT: \$99,000.00 - TO: A Partnership Inc. Asianese Partnership, 307 Fifth Avenue, New York, NY 10016.

Recruitment Ads for Asian Poll Workers for 2019 G. Election. It is M/WBE VENDOR

☛ a2

ENVIRONMENTAL PROTECTION

AGENCY CHIEF CONTRACTING OFFICE

■ INTENT TO AWARD

Construction Related Services

CSO-GC-TUNNEL - Negotiated Acquisition - Other - PIN# 82619N0005 - Due 8-16-19 at 4:00 P.M.

DEP, intends to enter into negotiations with Hazen and Sawyer DPC - Eckenfelder Engineering PC, dba Brown and Caldwell Associates - McMillen JA Engineering PLLC - Tri Venture for Facility Planning and Design Services for the construction of a tunnel system, to abate CSO discharges to the Gowanus Canal. Firms wishing to express interest on similar future projects may direct inquiries to the contact listed.

Pursuant to PPB Section 3-04(b)(2) the agency has determined that it is in the best interest of the City, to utilize the negotiated acquisition method, because there is a time sensitive situation where a vendor must be obtained quickly in response to a court order. During an ongoing construction project, the agency has found a compelling necessity to procure performance of additional work and advantages of negotiating with the existing consultant clearly outweigh the disadvantages of a lack of competition.

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

Environmental Protection, 59-17 Junction Boulevard, 17th Floor,
Flushing, NY 11373. Joseph Vaicels (718) 595-4290;
jvaicels@dep.nyc.gov

jy31-a6

HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Goods and Services

SMD OIL SPILL CLEAN-UP AND HAZARDOUS/NON-HAZARDOUS WASTE DISPOSAL COLLECTED - VARIOUS DEVELOPMENTS WITHIN THE FIVE (5) BOROUGHES OF NYC - Competitive Sealed Bids - PIN#68596 - Due 8-13-19 at 10:00 A.M.

Provide labor, material and equipment, including sampling and analytical services necessary for the management and legal disposal of hazardous and/or industrial liquid, soil and other contaminated debris. Waste may include, but not limited to, chlorinated solvents, corrosives, acids, flammable liquids, pesticides, herbicides, simazine, mineral spirits, paint thinners, sodium sulfide, sodium hydroxide, amine, formula I (NTA), sludge etc. Remove oil/waste contamination from designated areas and legally dispose of the contamination.

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.
Jason Rosenfeld (212) 306-4511; Fax: (212) 306-5109;
jason.rosenfeld@nycha.nyc.gov

a2

SUPPLY MANAGEMENT

■ SOLICITATION

Goods and Services

SMD REQUIREMENT CONTRACT FOR LOCAL LAW 77 COMPLIANCE OF (COOLING TOWERS) AT PSA 5 AND 6 - Competitive Sealed Bids - PIN#68573 - Due 8-13-19 at 10:00 A.M.

The intent of this solicitation is to obtain services for full compliance to Local Law 77 of 2015; New York City Administration Code 17-194.1; and Chapter 8, of Title 24, of The Rules of the City of New York, including revisions as it pertains to cooling towers, the vendor will perform all testing and inspections and make all site visits pertaining to compliance with the Local Law.

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

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90

Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated, at the time of request.

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

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

a2

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.

NYC 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 NYC DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, NYC 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. NYC 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.

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

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

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

Application documents may also be obtained online at:
<http://a856-internet.nyc.gov/nycvendoronline/home.asap.>; or
<http://www.nycgovparks.org/opportunities/business>.

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows -
Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925;
Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov

j2-d31

■ SOLICITATION

Goods and Services

OPERATION OF A RESTAURANT AT KELTCH PARK, BRONX - Request for Proposals - PIN#X58-R 2020 - Due 9-6-19 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the Department of Parks and Recreation ("Parks"), has issued a Request for Proposals (RFP), for the renovation, operation and

maintenance of a restaurant, and the option to operate one (1) mobile food concession, at Keltch Park, in the borough of the Bronx.

All proposals submitted in response to this RFP, must be submitted, by no later than September 6, 2019, at 3:00 P.M., to Parks' Revenue Division. There will be a recommended on-site proposer meeting and site tour on Friday, August 16, 2019, at 10:00 A.M. We will meet, at the restaurant concession site (Block #2857, Lot #95), located at Keltch Park, West 170th Street and Jerome Avenue, in the borough of the Bronx. If you are considering responding to this RFP, please make every effort to attend this meeting and site tour. To obtain directions to the proposed concession site, please call (212) 360-1397.

Hard copies of the RFP can be obtained, at no cost, commencing July 24, 2019 through September 6, 2019, during 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 The Arsenal, 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download commencing July 24, 2019, through September 6, 2019, on Parks' website. To download the RFP, visit www.nyc.gov/parks/businessopportunities, click on the link for "Concessions Opportunities, at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFP's description.

For more information, contact Glenn Kaalund, Senior Project Manager, at (212) 360-3482. You can also email him, at Glenn.Kaalund@parks.nyc.gov.

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

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

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

Accessibility questions: Glenn Kaalund, glenn.kaalund@parks.nyc.gov, or (212) 360-3482, by: Tuesday, September 3, 2019, 5:00 P.M.



jy24-a6

CAPITAL PROJECTS

■ SOLICITATION

Construction Related Services

CITYWIDE CONSULTANTS SERVICES FOR OPEN SPACE PLANNING - Request for Proposals - PIN#84619P0003 - Due 8-22-19 at 2:00 P.M.

Copies of RFP can be downloaded, at the agency's website, <http://www.nyc.gov/parks>, or, at the City Record's website, www.nyc.gov/cityrecord. A Pre-Proposal Meeting is scheduled for August 9, 2019, at 2:00 P.M., at the Olmsted Center Annex, Bid Room, Flushing Meadows-Corona Park, Flushing, NY 11368.

MWBE goals will be required for individual Work Orders under these contracts, in accordance with Local Law 1 of 2013, NYC's Minority-Owned and Women-Owned Business Enterprise (MWBE) program.

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

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alvaro Mora (718) 760-6897; Fax: (718) 760-6885; rfpsubmissions@parks.nyc.gov

jy31-a20

CONTRACTS

■ SOLICITATION

Construction / Construction Services

RECONSTRUCTION OF FIRE ALARM SYSTEMS - Competitive Sealed Bids - PIN#CNYG-1217MA - Due 9-4-19 at 10:30 A.M.

The Reconstruction of Existing and Installation of New Fire Alarm Systems in Various Parks and Recreation Facilities, Citywide. E-PIN#84619B0287.

Pre-Bid Meeting: Friday, August 16, 2019, Time: 11:30 A.M., Location: Olmsted Center Annex Bid Room.

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

Contract Under Project Labor Agreement. Bidders are hereby advised that this contract is subject to the Project

Labor Agreement (PLA) Covering Specified Renovation and Rehabilitation of City-Owned Buildings and Structures entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated local unions. Please refer to the bid documents for further information.

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

The Cost Estimate Range is: \$5,000,000.00 - \$10,000,000.00.

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

To manage your vendor name and commodity codes on file with the City of New York, please go to New York City's Procurement and Sourcing Solutions Portal (PASSPort), at <https://a858-login.nyc.gov/osp/a/t1/auth/saml2/sso>. To manage or update your email, address or contact information, please go to New York City's Payee Informational Portal, at <https://a127-pip.nyc.gov/webapp/PRDPCW/SelfService>.

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

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows-Corona Park, Flushing, NY 11368. Kylie Murphy (718) 760-6855; kylie.murphy@parks.nyc.gov

← a2

RECONSTRUCTION AND STABILIZATION OF RETAINING AND SEAWALLS - Competitive Sealed Bids - PIN#CNYG-1818M - Due 9-4-19 at 10:30 A.M.

Reconstruction and Stabilization of Retaining Walls and Seawalls, Citywide.

E-PIN#84619B0241.

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

This Contract is subject to Apprenticeship Program Requirements.

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

The Cost Estimate Range is: \$5,000,000.00 to \$10,000,000.00.

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

To manage your vendor name and commodity codes on file with the City of New York, please go to New York City's Procurement and Sourcing Solutions Portal (PASSPort), at <https://a858-login.nyc.gov/osp/a/t1/auth/saml2/sso>. To manage or update your email, address or contact information, please go to New York City's Payee Informational Portal, at <https://a127-pip.nyc.gov/webapp/PRDPCW/SelfService>.

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

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows-Corona Park, Flushing, NY 11368. Kylie Murphy (718) 760-6855; kylie.murphy@parks.nyc.gov

← a2

■ AWARD

Construction / Construction Services

RECONSTRUCTION OF REDWOOD PLAYGROUND - Competitive Sealed Bids - PIN#84618B0021001 - AMT: \$1,693,473.00

- TO: Akal Builders of NY, 95-14 101st Avenue, Ozone Park, NY 11416. Q021-117M

← a2

RECONSTRUCTION OF PLAYGROUND AT EVERGREEN

PARK - Competitive Sealed Bids - PIN#84618B0030001 - AMT: \$2,044,740.41 - TO: Dell-Tech Enterprises, Inc., 1 Pinnacle Court, Dix Hills, NY 11746. Q302-116M

← a2

PURCHASING AND ACCOUNTING

■ INTENT TO AWARD

Services (other than human services)

CORRECTION: MEDIEVAL FESTIVAL AT FORT TRYON PARK

- Sole Source - Available only from a single source - PIN#84620S0001 - Due 9-13-19 at 11:00 A.M.

CORRECTION: The Department of Parks and Recreation, intends to enter into a Sole Source negotiation with Washington Heights and Inwood Development Corp. (WHIDC), 57 Wadsworth Avenue, New York, NY 10033, to develop and conduct the Medieval Festival, at Fort Tryon Park, Manhattan on Sunday, September 29, 2019, AND the rain date is October 6, 2019.

Any firm that would like to express their interest in providing services for similar projects in the future, may do so by phone and joining the City Bidder's list, by filling out the NYC-FMS Vendor Enrollment form, at <https://a.127-pip.nyc.gov/webapp/PRDPCW/SelfService/>, to enroll your organization with the City of New York.

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, 24 West 61st Street, 3rd Floor, New York, NY 10023. Sandra Williams (212) 830-7974; Fax: (917) 849-6476; sandra.williams@parks.nyc.gov

← jy30-a5

NEW YORK CITY POLICE PENSION FUND

■ AWARD

Services (other than human services)

TELEPHONE MAINTENANCE AND INSTALLATION SERVICES

- Intergovernmental Purchase - Judgment required in evaluating proposals - PIN# 2561925T - AMT: \$94,284.00 - TO: Converge One, 10900 Nesbitt Avenue, Minneapolis, MN 55121.

← a2

PROBATION

CONTRACT PROCUREMENT

■ AWARD

Human Services/Client Services

AIM (ADVOCATE INTERVENE MENTOR) PROGRAM -

Competitive Sealed Proposals/Pre-Qualified List - Judgment required in evaluating proposals - PIN#78119I0004001 - AMT: \$2,481,600.00 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001.

This contract has been awarded by the HHS Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

← a2

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 788-0010. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



AGING

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held at 10:00 A.M. on Tuesday, August 13, 2019 at the Department for the Aging, 2 Lafayette Street, 4th Floor Conference Room, Borough of Manhattan.

IN THE MATTER OF sixteen (16) Senior Center Negotiated Acquisition Extensions (NAE) between the Department for the Aging and the contractors listed below, for the provision for senior center services.

The term of the contracts is from 11/1/2019 to 6/30/2021 with no renewal options. The contract amounts and the Community Districts for the 16 NAE's are identified below.

	<u>Contractor/ Address</u>	<u>E-PIN/PIN</u>	<u>Amount</u>	<u>Boro/ CDS</u>
1	Mid-Bronx Senior Citizens Council Inc. 900 Grand Concourse Bronx, NY 10451	EPIN 12511N0003092N001/ PIN 12520NC1010G	\$1,206,045	Bronx CD 4
2	The Neighborhood Self-Help by Older Persons Project Inc. 953 Southern Boulevard Bronx, NY 10459	EPIN 12511N0003097N001/ PIN 12520NC1010K	\$958,730	Bronx CD 6
3	The Jewish Association for Services for The Aged 247 West 37th Street 9th Floor New York, NY 10018	EPIN 12511N0003091N001/ PIN 12520NC1013D	\$638,502	Bronx CD 10
4	Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12517X0002CNVN001/ PIN 12520ASGN12M	\$903,940	Bronx CD 6
5	Bergen Basin Community Development Corporation D/B/A Millennium Development 2331 Bergen Avenue Brooklyn, NY 11234	EPIN 12511N0003122N001/ PIN 12520NC1020Q	\$770,670	Brooklyn CD 1
6	Bergen Beach Youth Organization Inc. 2335 Bergen Avenue Brooklyn, NY 11234	EPIN 12511N0003123N001/ PIN 12520NC1020U	\$738,150	Brooklyn CD 18
7	Brooklyn Chinese-American Association Inc. 5002 8th Avenue Brooklyn, NY 11220	EPIN 12511N0003127N001/ PIN 12520NC1020Y	\$1,207,245	Brooklyn CD 7

					<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
8	Homecrest Community Services Inc. 1413 Avenue T Brooklyn, NY 11229	EPIN 12511N0003176N001/ PIN 12520NC1022N	\$718,795	Brooklyn CD 11				
9	Sunset Park Health Council Inc. D/B/A Family Health Centers at NYU Langone 150 55th Street Brooklyn, NY 11220	EPIN 12511N0003215N001/ PIN 12520NC1027W	\$547,365	Brooklyn CD 10	1 Bedford Park Multi-Service Center for Senior Citizens Inc. 243 East 204th Street Bronx, NY 10458	EPIN 12511N0003063N001/ PIN 12520NC10128	\$881,703	Bronx CD 7
10	The Educational Alliance Inc. 197 East Broadway New York, NY 10002	EPIN 12511N0003154N001/ PIN 12520NC1031K	\$1,270,895	Manhattan CD 3	2 Bronx House Inc. 990 Pelham Parkway So Bronx, NY 10461	EPIN 12511N0003065N001/ PIN 12520NC101YH	\$631,552	Bronx CD 11
11	Food Bank for New York City 39 Broadway, 10th Floor New York, NY 10006	EPIN 12511N0003166N001/ PIN 12520NC1031V	\$735,175	Manhattan CD 10	3 Bronxworks Inc. 60 East Tremont Avenue Bronx, NY 10453	EPIN 12511N0003067N001/ PIN 12520NC10176	\$745,571	Bronx CD 5
12	Goddard Riverside Community Center 593 Columbus Avenue New York, NY 10024	EPIN 12518X0003CNVN001/ PIN 12520NC10326	\$616,668	Manhattan CD 7	4 Bronxworks Inc. 60 East Tremont Avenue Bronx, NY 10453	EPIN 12511N0003069N001/ PIN 12520NC1010H	\$521,637	Bronx CD 1
13	Central Harlem Senior Citizens Centers, Inc. 34 West 134th Street New York, NY 10037	EPIN 12511N0003126N001/ PIN 12520NC10341	\$2,671,255	Manhattan CD 10	5 Bronxworks Inc. 60 East Tremont Avenue Bronx, NY 10453	EPIN 12511N0003071N001/ PIN 12520NC1011P	\$532,723	Bronx CD 5
14	The Jewish Association for Services for The Aged 247 West 37th Street 9th Floor New York, NY 10018	EPIN 12511N0003035N001/ PIN 12520NC1043Q	\$2,179,340	Queens CD 8	6 Child Development Center of The Mosholu- Montefiore Comm Ctr 3450 Dekalb Avenue Bronx, NY 10467	EPIN 12511N0003073N001/ PIN 12520NC10104	\$547,553	Bronx CD 8
15	Samuel Field YM & YWHA Inc. 58-20 Little Neck Parkway Flushing, NY 11362	EPIN 12511N0003050N001/ PIN 12520NC1043U	\$821,325	Queens CD 11	7 Child Development Center of The Mosholu- Montefiore Comm Ctr 3450 Dekalb Avenue Bronx, NY 10467	EPIN 12511N0003075N001/ PIN 12520NC1012E	\$1,185,767	Bronx CD 7
16	Jewish Community Center of Staten Island Inc. 1466 Manor Road Staten Island, NY 10314	EPIN 12511N0003072N001/ PIN 12520NC10540	\$617,525	Staten Island CD 1	8 East Side House Inc. 337 Alexander Avenue Bronx, NY 10454	EPIN 12511N0003077N001/ PIN 12520NC1010A	\$301,503	Bronx CD 1
					9 East Side House Inc. 337 Alexander Avenue Bronx, NY 10454	EPIN 12511N0003079N001/ PIN 12520NC10182	\$907,018	Bronx CD 1
					10 Hope of Israel Senior Citizens Center Inc. 1068 Gerard Avenue Bronx, NY 10452	EPIN 12511N0003081N001/ PIN 12520NC10178	\$848,073	Bronx CD 4
					11 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street, 3rd Floor New York, NY 10035	EPIN 12511N0003083N001/ PIN 12520NC1012R	\$722,665	Bronx CD 9
					12 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street, 3rd Floor New York, NY 10035	EPIN 12511N0003087N001/ PIN 12520NC1010W	\$869,945	Bronx CD 9
					13 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street, 3rd Floor New York, NY 10035	EPIN 12511N0003085N001/ PIN 12520NC1012A	\$713,965	Bronx CD 3
					14 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street, 3rd Floor New York, NY 10035	EPIN 12511N0003089N001/ PIN 12520NC1011T	\$842,216	Bronx CD 1

The proposed contractors have been selected by Negotiated Acquisition Extension, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules.

A draft copy of the proposed contracts is 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, on business days, from August 2, 2019 to August 13, 2019, excluding holidays, from 10:00 A.M. to 4:00 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 5 business days after publication of this notice. Written requests to speak should be sent to Erkan Solak, Agency Chief Contracting Officer at the Department for the Aging (DFTA), 2 Lafayette Street, 4th Floor, New York, NY 10007.

Accessibility questions: Mary Graine (212) 602-4270, matrac@aging.nyc.gov, by: Thursday, August 8, 2019, 3:00 P.M.



☛ a2

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held at 10:00 A.M., on Tuesday, August 13, 2019 at the Department for the Aging, 2 Lafayette Street, 4th Floor Conference Room, Borough of Manhattan.

IN THE MATTER OF two hundred and two (202) Senior Center Negotiated Acquisition Extensions (NAE) between the Department for the Aging and the contractors listed below, for the provision for senior center services.

The term of the contracts is from 12/1/2019 to 6/30/2021 with no renewal options. The contract amounts and the Community Districts for the 202 NAE's are identified below.

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
15 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003086N001/ PIN 12520NC1010D	\$756,191	Bronx CD 8	29 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003111N001/ PIN 12520NC1012G	\$1,010,344	Bronx CD 12
16 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003088N001/ PIN 12520NC1012T	\$826,354	Bronx CD 10	30 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003110N001/ PIN 12520NC10156	\$1,899,685	Bronx CD 9
17 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003090N001/ PIN 12520NC1010M	\$1,609,336	Bronx CD 12	31 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003108N001/ PIN 12520NC1012D	\$995,045	Bronx CD 11
18 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003093N001/ PIN 12520NC10132	\$489,938	Bronx CD 10	32 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003109N001/ PIN 12520NC1011M	\$1,059,619	Bronx CD 12
19 Kips Bay Boys and Girls Club Inc. 1930 Randall Avenue Bronx, NY 10473	EPIN 12511N0003095N001/ PIN 12520NC1012N	\$677,398	Bronx CD 9	33 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003107N001/ PIN 12520NC1010F	\$876,367	Bronx CD 12
20 The Neighborhood Self-Help by Older Persons Project Inc. 953 Southern Boulevard, Bronx, NY 10459	EPIN 12511N0003096N001/ PIN 12520NC1010C	\$805,527	Bronx CD 1	34 Riverdale Senior Services Inc. 2600 Netherland Avenue Bronx, NY 10463	EPIN 12511N0003106N001/ PIN 12520NC10188	\$1,453,701	Bronx CD 8
21 Northeast Bronx Senior Citizens Inc. 2968 Bruckner Boulevard, Bronx, NY 10465	EPIN 12511N0003098N001/ PIN 12520NC10184	\$1,141,857	Bronx CD 10	35 SEBCO Development Inc. 885 Bruckner Boulevard Bronx, NY 10459	EPIN 12511N0003105N001/ PIN 12520NC10189	\$968,065	Bronx CD 2
22 Presbyterian Senior Services 2095 Broadway, Suite 409 New York, NY 10023	EPIN 12511N0003099N001/ PIN 12520NC1011N	\$672,159	Bronx CD 11	36 William Hodson Community Center Inc. 1320 Webster Avenue Bronx, NY 10456	EPIN 12511N0003102N001/ PIN 12520NC1010N	\$823,965	Bronx CD 3
23 Presbyterian Senior Services 2095 Broadway, Suite 409 New York, NY 10023	EPIN 12511N0003101N001/ PIN 12520NC1010S	\$968,340	Bronx CD 1	37 Young Mens and Young Womens Hebrew Association of The Bronx D/B/A Riverdale YM/YWHA 5625 Arlington Avenue Bronx, NY 10471	EPIN 12511N0003100N001/ PIN 12520NC10101	\$972,511	Bronx CD 8
24 Presbyterian Senior Services 2095 Broadway, Suite 409 New York, NY 10023	EPIN 12511N0003103N001/ PIN 12520NC1010I	\$704,269	Bronx CD 3	38 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003135N001/ PIN 12520NC10228	\$1,208,918	Brooklyn CD 10
25 Presbyterian Senior Services 2095 Broadway, Suite 409 New York, NY 10023	EPIN 12511N0003115N001/ PIN 12520NC101A6	\$556,708	Bronx CD 4	39 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003175N001/ PIN 12520NC1021P	\$670,494	Brooklyn CD 2
26 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003114N001/ PIN 12520NC1010J	\$567,633	Bronx CD 12	40 Riseboro Community Partnership Inc. 565 Bushwick Avenue Brooklyn, NY 11206	EPIN 12511N0003200N001/ PIN 12520NC1024L	\$750,382	Brooklyn CD 1
27 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003113N001/ PIN 12520NC1012H	\$1,055,849	Bronx CD 11	41 Agudath Israel of America Community Services Inc. 42 Broadway, 14th Floor New York, NY 10004	EPIN 12511N0003116N001/ PIN 12520NC10263	\$936,255	Brooklyn CD 12
28 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003112N001/ PIN 12520NC1011J	\$807,903	Bronx CD 10	42 Agudath Israel of America Community Services Inc. 42 Broadway, 14th Floor New York, NY 10004	EPIN 12511N0003117N001/ PIN 12520NC1020J	\$956,585	Brooklyn CD 14

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
43 American Italian Coalition of Organizations 5901 13th Avenue Brooklyn, NY 11219	EPIN 12511N0003118N001/ PIN 12520NC10238	\$1,013,160	Brooklyn CD 12	55 Crown Heights Preservation Committee Corp 483 Albany Avenue Brooklyn, NY 11203	EPIN 12511N0003149N001/ PIN 12520NC1020B	\$692,751	Brooklyn CD 9
44 Bergen Basin Community Development Corporation D/B/A Millennium Development 2331 Bergen Avenue Brooklyn, NY 11234	EPIN 12511N0003120N001/ PIN 12520NC10225	\$1,165,335	Brooklyn CD 18	56 Cypress Hills Fulton Street Senior Citizens Ctr Inc. 3208 Fulton Street Brooklyn, NY 11208	EPIN 12511N0003151N001/ PIN 12520NC10287	\$924,323	Brooklyn CD 5
45 Bergen Basin Community Development Corporation D/B/A Millennium Development 2331 Bergen Avenue Brooklyn, NY 11234	EPIN 12511N0003121N001/ PIN 12520NC1022P	\$810,358	Brooklyn CD 5	57 Dorchester Senior Citizens Center Inc. 1419 Dorchester Road, Brooklyn, NY 11226	EPIN 12511N0003153N001/ PIN 12520NC10288	\$736,250	Brooklyn CD 14
46 Young Mens And Young Womens Hebrew Association of Boro Park 4912 14th Avenue Brooklyn, NY 11219	EPIN 12511N0003125N001/ PIN 12520NC10218	\$605,177	Brooklyn CD 12	58 Edith & Carl Marks Jewish Community House of Bensonhurst Inc. 7802 Bay Parkway Brooklyn, NY 11214	EPIN 12511N0003155N001/ PIN 12520NC1022A	\$729,824	Brooklyn CD 11
47 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003129N001/ PIN 12520NC1023C	\$941,731	Brooklyn CD 15	59 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003157N001/ PIN 12520NC1023G	\$1,073,522	Brooklyn CD 8
48 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003131N001/ PIN 12520NC1023B	\$714,636	Brooklyn CD 18	60 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003159N001/ PIN 12520NC1021K	\$915,191	Brooklyn CD 9
49 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003133N001/ PIN 12520NC10213	\$751,212	Brooklyn CD 11	61 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003161N001/ PIN 12520NC10202	\$2,163,908	Brooklyn CD 2
50 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003137N001/ PIN 12520NC10214	\$759,886	Brooklyn CD 1	62 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003163N001/ PIN 12520NC1022M	\$671,658	Brooklyn CD 8
51 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003139N001/ PIN 12520NC1023K	\$964,052	Brooklyn CD 1	63 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003165N001/ PIN 12520NC1023H	\$861,072	Brooklyn CD 14
52 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003143N001/ PIN 12520NC1023L	\$706,412	Brooklyn CD 2	64 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003169N001/ PIN 12520NC1021B	\$666,673	Brooklyn CD 3
53 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003145N001/ PIN 12520NC1022K	\$961,495	Brooklyn CD 8	65 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003167N001/ PIN 12520NC1021N	\$631,312	Brooklyn CD 8
54 Congregation Yetev Lev Dsatmar 150 Rodney Street Brooklyn, NY 11211	EPIN 12511N0003147N001/ PIN 12520NC1020F	\$668,082	Brooklyn CD 1	66 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003171N001/ PIN 12520NC1023R	\$1,325,316	Brooklyn CD 17
				67 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003173N001/ PIN 12520NC1021U	\$785,763	Brooklyn CD 3
				68 Fort Greene Council, Inc. 966 Fulton Street Brooklyn, NY 11238	EPIN 12511N0003174N001/ PIN 12520NC1023Y	\$691,772	Brooklyn CD 5
				69 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003177N001/ PIN 12520NC10232	\$840,457	Brooklyn CD 15

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
70 The Jewish Association for Services for The Aged 247 West 37th Street 9th Floor New York, NY 10018	EPIN 12511N0003178N001/ PIN 12520NC10283	\$731,204	Brooklyn CD 18	82 Polish and Slavic Center, Inc. 177 Kent Street Brooklyn, NY 11222	EPIN 12511N0003197N001/ PIN 12520NC10206	\$1,160,150	Brooklyn CD 1
71 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003179N001/ PIN 12520NC1023E	\$566,766	Brooklyn CD 13	83 Riseboro Community Partnership Inc. 565 Bushwick Avenue Brooklyn, NY 11206	EPIN 12511N0003199N001/ PIN 12520NC1024H	\$1,323,122	Brooklyn CD 4
72 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003180N001/ PIN 12520NC1025W	\$598,055	Brooklyn CD 13	84 Bergen Basin Community Development Corporation D/B/A Millennium Development 2331 Bergen Avenue Brooklyn, NY 11234	EPIN 12511N0003119N001/ PIN 12520NC1022R	\$701,694	Brooklyn CD 18
73 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003181N001/ PIN 12520NC1022L	\$904,685	Brooklyn CD 15	85 Riseboro Community Partnership Inc. 565 Bushwick Avenue Brooklyn, NY 11206	EPIN 12511N0003203N001/ PIN 12520NC1024A	\$2,422,512	Brooklyn CD 4
74 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003182N001/ PIN 12520NC10264	\$842,779	Brooklyn CD 13	86 Senior Citizens League of Flatbush, Inc. 870 Ocean Parkway Brooklyn, NY 11230	EPIN 12511N0003204N001/ PIN 12520NC10297	\$1,291,598	Brooklyn CD 12
75 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003183N001/ PIN 12520NC10266	\$752,514	Brooklyn CD 5	87 Senior Citizens League of Flatbush, Inc. 870 Ocean Parkway Brooklyn, NY 11230	EPIN 12511N0003205N001/ PIN 12520NC10274	\$1,129,482	Brooklyn CD 14
76 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003184N001/ PIN 12520NC1026W	\$968,365	Brooklyn CD 1	88 Southside United Housing Development Fund Corporation 434 South 5th Street, Brooklyn, NY 11211	EPIN 12511N0003206N001/ PIN 12520NC10278	\$1,422,464	Brooklyn CD 1
77 Jewish Community Council of Greater Coney Island Inc. 3001 West 37th Street Brooklyn, NY 11224	EPIN 12511N0003185N001/ PIN 12520NC1021A	\$847,214	Brooklyn CD 13	89 The Spanish Speaking Elderly Council-Raices Inc. 460 Atlantic Avenue Brooklyn, NY 11217	EPIN 12511N0003209N001/ PIN 12520NC1021F	\$665,160	Brooklyn CD 6
78 Jewish Community Council of Greater Coney Island Inc. 3001 West 37th Street Brooklyn, NY 11224	EPIN 12511N0003187N001/ PIN 12520NC1022T	\$1,304,004	Brooklyn CD 15	90 The Spanish Speaking Elderly Council-Raices Inc. 460 Atlantic Avenue Brooklyn, NY 11217	EPIN 12511N0003211N001/ PIN 12520NC10216	\$1,659,091	Brooklyn CD 2
79 Jewish Community Council of Greater Coney Island Inc. 3001 West 37th Street Brooklyn, NY 11224	EPIN 12511N0003189N001/ PIN 12520NC1021C	\$687,713	Brooklyn CD 13	91 The Spanish Speaking Elderly Council-Raices Inc. 460 Atlantic Avenue Brooklyn, NY 11217	EPIN 12511N0003213N001/ PIN 12520NC1021Q	\$596,746	Brooklyn CD 6
80 Brooklyn Section National Council of Jewish Women Inc. 1001 Quentin Road Brooklyn, NY 11223	EPIN 12511N0003193N001/ PIN 12520NC10291	\$1,111,587	Brooklyn CD 15	92 Sunset Park Health Council Inc. D/B/A Family Health Centers at NYU Langone 150 55th Street Brooklyn, NY 11220	EPIN 12511N0003217N001/ PIN 12520NC1022B	\$772,769	Brooklyn CD 7
81 Jewish Community Council of Greater Coney Island Inc. 3001 West 37th Street Brooklyn, NY 11224	EPIN 12511N0003191N001/ PIN 12520NC10224	\$974,084	Brooklyn CD 15	93 St. Gabriel's Episcopal Church 331 Hawthorne Street Brooklyn, NY 11225	EPIN 12511N0003219N001/ PIN 12520NC1022Y	\$660,340	Brooklyn CD 9
				94 United Senior Citizens of Sunset Park Inc. 475-53rd Street Brooklyn, NY 11220	EPIN 12511N0003221N001/ PIN 12520NC1020D	\$1,181,040	Brooklyn CD 7

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
95 Wayside Out-Reach Development Inc. 460 Dumont Avenue Brooklyn, NY 11212	EPIN 12511N0003223N001/ PIN 12520NC1021H	\$747,194	Brooklyn CD 16	109 Henry Street Settlement 265 Henry Street New York, NY 10002	EPIN 12511N0003196N001/ PIN 12520NC10340	\$1,198,334	Manhattan CD 3
96 Wayside Out-Reach Development Inc. 460 Dumont Avenue Brooklyn, NY 11212	EPIN 12511N0003225N001/ PIN 12520NC1021J	\$623,200	Brooklyn CD 16	110 Union Settlement Association Inc. 237 East 104th Street New York, NY 10029	EPIN 12511N0003234N001/ PIN 12520NC10318	\$473,997	Manhattan CD 11
97 Wayside Out-Reach Development Inc. 460 Dumont Avenue Brooklyn, NY 11212	EPIN 12511N0003227N001/ PIN 12520NC1023F	\$1,172,950	Brooklyn CD 3	111 Union Settlement Association Inc. 237 East 104th Street New York, NY 10029	EPIN 12511N0003236N001/ PIN 12520NC1031J	\$763,196	Manhattan CD 11
98 Wayside Out-Reach Development Inc. 460 Dumont Avenue Brooklyn, NY 11212	EPIN 12511N0003229N001/ PIN 12520NC1021T	\$644,412	Brooklyn CD 16	112 United Jewish Council of the East Side Inc. 465 Grand Avenue, Floor 4 New York, NY 10002	EPIN 12511N0003241N001/ PIN 12520NC10337	\$1,392,404	Manhattan CD 3
99 Young Israel Programs Inc. 50 Eisenhower Drive, Suite #102 Paramus, NJ 07652	EPIN 12511N0003231N001/ PIN 12520NC1022E	\$882,582	Brooklyn CD 14	113 University Settlement Society of New York 184 Eldridge Street New York, NY 10002	EPIN 12511N0003238N001/ PIN 12520NC1032B	\$1,149,705	Manhattan CD 3
100 Bay Ridge Center, Inc. D/B/A Bay Ridge Center 411 Ovington Avenue Brooklyn, NY 11209	EPIN 12511N0003124N001/ PIN 12520ASGN27X	\$932,310	Brooklyn CD 10 & 11	114 Agudath Israel of America Community Services Inc. 42 Broadway, 14th Floor New York, NY 10004	EPIN 12511N0003128N001/ PIN 12520NC1031G	\$695,499	Manhattan CD 12
101 Riseboro Community Partnership Inc. 565 Bushwick Avenue Brooklyn, NY 11206	EPIN 12511N0003202N001/ PIN 12520NC1024P	\$880,904	Brooklyn CD 4	115 ARC XVI Fort Washington Inc. 4111 Broadway New York, NY 10033	EPIN 12511N0003130N001/ PIN 12520NC10305	\$1,123,911	Manhattan CD 12
102 Heights and Hills, Inc. 81 Willoughby Street, Suite 302 Brooklyn, NY 11201	EPIN 12511N0003195N001/ PIN 12520ASGN289	\$740,639	Brooklyn CD 6	116 Association of Black Social Workers 1969 Madison Avenue New York, NY 10035	EPIN 12511N0003132N001/ PIN 12520NC10360	\$964,520	Manhattan CD 7
103 Carter Burden Network Inc. 415 East 73rd Street New York, NY 10021	EPIN 12511N0003140N001/ PIN 12520NC10312	\$2,089,153	Manhattan CD 8	117 Bowery Residents' Committee, Inc. D/B/A BRC Human Services Corp. 131 West 25th Street, 12th Floor New York, NY 10001	EPIN 12511N0003134N001/ PIN 12520NC10350	\$588,118	Manhattan CD 3
104 Chinese-American Planning Council Inc. 150 Elizabeth Street New York, NY 10012	EPIN 12511N0003142N001/ PIN 12520NC1030H	\$1,414,736	Manhattan CD 3	118 Canaan Baptist Church of Christ 132 West 116th Street New York, NY 10026	EPIN 12511N0003136N001/ PIN 12520NC10328	\$922,820	Manhattan CD 10
105 Chinese-American Planning Council Inc. 150 Elizabeth Street New York, NY 10012	EPIN 12511N0003144N001/ PIN 12520NC10332	\$1,961,526	Manhattan CD 2	119 Charles A. Walburg Multi-Service Organization Inc. 163 West 125th Street, Room 1320 New York, NY 10027	EPIN 12511N0003141N001/ PIN 12520NC10327	\$632,407	Manhattan CD 9
106 Cothoa Luncheon Club Inc. 2005 Amsterdam Avenue New York, NY 10032	EPIN 12511N0003146N001/ PIN 12520NC1030A	\$2,348,354	Manhattan CD 12	120 East Harlem Council for Human Services Inc. 2265 Third Avenue New York, NY 10035	EPIN 12511N0003148N001/ PIN 12520NC10323	\$1,052,015	Manhattan CD 11
107 Stein Senior Center, Inc. 204 East 23rd Street, 2nd Floor New York, NY 10010	EPIN 12511N0003150N001/ PIN 12520NC1030J	\$1,204,482	Manhattan CD 6	121 Encore Community Services 239 West 49th Street New York, NY 10019	EPIN 12511N0003156N001/ PIN 12520NC1032M	\$1,460,792	Manhattan CD 5
108 Hamilton Madison House Inc. 253 South Street, 2nd Floor New York, NY 10002	EPIN 12511N0003194N001/ PIN 12520NC1030X	\$1,667,212	Manhattan CD 1	122 Find Aid for The Aged Inc. 160 West 71st Street, Room 2F New York, NY 10023	EPIN 12511N0003158N001/ PIN 12520NC10379	\$702,654	Manhattan CD 4

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
123 Find Aid for The Aged Inc. 160 West 71st Street, Room 2F New York, NY 10023	EPIN 12511N0003160N001/ PIN 12520NC1031U	\$1,031,681	Manhattan CD 4	137 Polish and Slavic Center, Inc. 177 Kent Street Brooklyn, NY 11222	EPIN 12511N0003220N001/ PIN 12520NC1032N	\$545,399	Manhattan CD 3
124 Find Aid for The Aged Inc. 160 West 71st Street, Room 2F New York, NY 10023	EPIN 12511N0003164N001/ PIN 12520NC10353	\$1,345,745	Manhattan CD 5	138 Presbyterian Senior Services 2095 Broadway, Suite 409 New York, NY 10023	EPIN 12511N0003222N001/ PIN 12520NC1032T	\$1,489,433	Manhattan CD 11
125 Goddard Riverside Community Center 593 Columbus Avenue New York, NY 10024	EPIN 12511N0003168N001/ PIN 12520NC1030V	\$780,900	Manhattan CD 7	139 Regional Aid for Interim Needs Inc. 811 Morris Park Avenue Bronx, NY 10462	EPIN 12511N0003224N001/ PIN 12520NC1033W	\$869,318	Manhattan CD 12
126 Greenwich House Inc. 122 West 27th Street, 6th Floor New York, NY 10001	EPIN 12511N0003172N001/ PIN 12520NC1031Y	\$941,184	Manhattan CD 2	140 Riverstone Senior Life Services Inc. 99 Ft Washington Avenue New York, NY 10032	EPIN 12511N0003226N001/ PIN 12520NC1032C	\$810,080	Manhattan CD 12
127 Grand Street Settlement Inc. 80 Pitt Street New York, NY 10002	EPIN 12511N0003170N001/ PIN 12520NC1030B	\$778,829	Manhattan CD 3	141 Stanley M Isaacs Neighborhood Center Inc. 415 E 93rd Street New York, NY 10128	EPIN 12511N0003230N001/ PIN 12520NC1031D	\$816,149	Manhattan CD 8
128 Greenwich House Inc. 122 West 27th Street, 6th Floor New York, NY 10001	EPIN 12511N0003186N001/ PIN 12520NC10321	\$387,535	Manhattan CD 1	142 Union Settlement Association Inc. 237 East 104th Street New York, NY 10029	EPIN 12511N0003232N001/ PIN 12520NC10399	\$693,808	Manhattan CD 11
129 Greenwich House Inc. 122 West 27th Street, 6th Floor New York, NY 10001	EPIN 12511N0003188N001/ PIN 12520NC1030W	\$659,365	Manhattan CD 2	143 Washington Height's Community Services Corporation 650 West 187th Street New York, NY 10033	EPIN 12511N0003243N001/ PIN 12520NC1030L	\$1,125,222	Manhattan CD 12
130 Greenwich House Inc. 122 West 27th Street, 6th Floor New York, NY 10001	EPIN 12511N0003190N001/ PIN 12520NC1032Z	\$689,620	Manhattan CD 2	144 West Side Federation for Sr & Supportive Housing Inc. 2345 Broadway New York, NY 10024	EPIN 12511N0003233N001/ PIN 12520NC1032Y	\$1,343,672	Manhattan CD 7
131 The Hudson Guild 441 West 26th Street New York, NY 10001	EPIN 12511N0003198N001/ PIN 12520NC10349	\$1,479,488	Manhattan CD 4	145 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003037N001/ PIN 12520NC10443	\$575,913	Queens CD 14
132 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street, 3rd Floor New York, NY 10035	EPIN 12511N0003210N001/ PIN 12520NC1032W	\$727,974	Manhattan CD 11	146 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003013N001/ PIN 12520NC10436	\$924,084	Queens CD 9
133 Lenox Hill Neighborhood House Inc. 331 East 70th Street New York, NY 10021	EPIN 12511N0003208N001/ PIN 12520NC1032P	\$711,971	Manhattan CD 6	147 Jamaica Service Program for Older Adults Inc. 92-47 165th Street Jamaica, NY 11433	EPIN 12511N0003032N001/ PIN 12520NC10406	\$686,584	Queens CD 12
134 New York Foundation for Senior Citizens Inc. 11 Park Place, Suite 1416 New York, NY 10007	EPIN 12511N0003214N001/ PIN 12520NC1030U	\$636,492	Manhattan CD 12	148 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street, 3rd Floor New York, NY 10035	EPIN 12511N0003029N001/ PIN 12520NC10460	\$1,354,058	Queens CD 4
135 New York Foundation for Senior Citizens Inc. 11 Park Place, Suite 1416 New York, NY 10007	EPIN 12511N0003216N001/ PIN 12520NC1030Y	\$883,903	Manhattan CD 3	149 Chinese-American Planning Council Inc. 150 Elizabeth Street New York, NY 10012	EPIN 12511N0003020N001/ PIN 12520NC10476	\$999,810	Queens CD 7
136 New York Foundation for Senior Citizens Inc. 11 Park Place, Suite 1416 New York, NY 10007	EPIN 12511N0003218N001/ PIN 12520NC1032R	\$896,314	Manhattan CD 2				

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
150 SelfHelp Community Services, Inc. 520 Eighth Avenue, 5th Floor New York, NY 10018	EPIN 12511N0003052N001/ PIN 12520NC1040M	\$1,081,632	Queens CD 5	165 Institute for The Puerto Rican Hispanic Elderly Inc. 413 East 120th Street 3rd Floor New York, NY 10035	EPIN 12511N0003028N001/ PIN 12520NC1040P	\$1,459,892	Queens CD 4
151 Young Israel Programs Inc. 50 Eisenhower Drive, Suite #102 Paramus, NJ 07652	EPIN 12511N0003061N001/ PIN 12520NC10416	\$623,588	Queens CD 6	166 SelfHelp Community Services, Inc. 520 Eighth Avenue, 5th Floor New York, NY 10018	EPIN 12511N0003053N001/ PIN 12520NC1044L	\$1,150,214	Queens CD 6
152 Brooks Senior Center 143-22 109th Avenue Jamaica, NY 11435	EPIN 12511N0003012N001/ PIN 12520NC10405	\$504,138	Queens CD 12	167 Korean Community Services of Metropolitan New York Inc. 203-05 32nd Avenue Flushing, NY 11361	EPIN 12511N0003040N001/ PIN 12520NC1041A	\$1,223,292	Queens CD 7
153 The Jewish Association for Services for The Aged 247 West 37th Street 9th Floor New York, NY 10018	EPIN 12511N0003036N001/ PIN 12520NC1041U	\$765,449	Queens CD 14	168 SelfHelp Community Services, Inc. 520 Eighth Avenue, 5th Floor New York, NY 10018	EPIN 12511N0003054N001/ PIN 12520NC10431	\$896,500	Queens CD 7
154 Jamaica Service Program for Older Adults Inc. 92-47 165th Street Jamaica, NY 11433	EPIN 12511N0003031N001/ PIN 12520NC10420	\$1,811,034	Queens CD 12	169 Italian Senior Citizens Inc. 83-20 Queens Boulevard Flushing, NY 11373	EPIN 12511N0003030N001/ PIN 12520NC10457	\$1,083,490	Queens CD 4
155 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003017N001/ PIN 12520NC1041Y	\$749,607	Queens CD 9	170 Jacob A Riis Neighborhood Settlement 10-25 41st Avenue Long Island City, NY 11101	EPIN 12511N0003033N001/ PIN 12520NC1040T	\$671,034	Queens CD 1
156 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003018N001/ PIN 12520NC1041Z	\$1,395,421	Queens CD 1	171 Queens Community House, Inc. 108-25 62nd Drive Flushing, NY 11375	EPIN 12511N0003044N001/ PIN 12520NC10437	\$976,216	Queens CD 6
157 Elmcor Youth & Adult Activities Inc. 33-16 108th Street Flushing, NY 11368	EPIN 12511N0003024N001/ PIN 12520NC10447	\$630,344	Queens CD 3	172 Sunnyside Community Services Inc. 43-31 39th Street Long Island City, NY 11104	EPIN 12511N0003059N001/ PIN 12520NC1040C	\$1,715,692	Queens CD 2
158 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003014N001/ PIN 12520NC10433	\$1,352,211	Queens CD 11	173 Young Israel Programs Inc. 50 Eisenhower Drive, Suite #102 Paramus, NJ 07652	EPIN 12511N0003062N001/ PIN 12520NC1040Z	\$630,359	Queens CD 8
159 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003015N001/ PIN 12520NC10427	\$1,521,227	Queens CD 3	174 SelfHelp Community Services, Inc. 520 Eighth Avenue, 5th Floor New York, NY 10018	EPIN 12511N0003051N001/ PIN 12520NC1043D	\$635,436	Queens CD 7
160 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003019N001/ PIN 12520NC1042U	\$1,150,294	Queens CD 14	175 Services Now for Adult Persons Inc. 80-45 Winchester Boulevard/building 4/ cbu 29 Jamaica, NY 11427	EPIN 12511N0003055N001/ PIN 12520NC1044U	\$1,024,423	Queens CD 13
161 Corona Congregational Church 102-18 34th Avenue Flushing, NY 11368	EPIN 12511N0003021N001/ PIN 12520NC10496	\$731,356	Queens CD 3	176 Jamaica Service Program for Older Adults Inc. 92-47 165th Street Jamaica, NY 11433	EPIN 12511N0003034N001/ PIN 12520NC1040X	\$755,432	Queens CD 12
162 Elmcor Youth & Adult Activities Inc. 33-16 108th Street Flushing, NY 11368	EPIN 12511N0003022N001/ PIN 12520NC1042Z	\$690,285	Queens CD 4	177 Peter Cardella Senior Citizen Center Inc. 68-52 Fresh Pond Road, Flushing, NY 11385	EPIN 12511N0003042N001/ PIN 12520NC10428	\$1,252,256	Queens CD 5
163 Hanac Inc. 2740 Hoyt Avenue South, 2nd Floor Long Island City, NY 11102	EPIN 12511N0003025N001/ PIN 12520NC1040U	\$671,559	Queens CD 1				
164 Rochdale Village Social Services Inc. 169-65 137th Avenue Jamaica, NY 11434	EPIN 12511N0003048N001/ PIN 12520NC1044D	\$608,236	Queens CD 12				

<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>	<u>Contractor/ Address</u>	<u>EPIN/PIN</u>	<u>Amount</u>	<u>Boro/CDs</u>
178 The Jewish Association for Services for The Aged 247 West 37th Street, 9th Floor New York, NY 10018	EPIN 12511N0003039N001/ PIN 12520NC10440	\$1,089,992	Queens CD 14	191 Rabbinical Seminary of America Inc. 76-01 147th Street Flushing, NY 11367	EPIN 12511N0003047N001/ PIN 12520NC10417	\$906,737	Queens CD 5
179 Korean Community Services of Metropolitan New York Inc. 203-05 32nd Avenue Flushing, NY 11361	EPIN 12511N0003038N001/ PIN 12520NC1041T	\$923,468	Queens CD 3	192 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003056N001/ PIN 12520NC1040B	\$895,899	Queens CD 10
180 Queens Community House, Inc. 108-25 62nd Drive Flushing, NY 11375	EPIN 12511N0003043N001/ PIN 12520NC10409	\$1,260,202	Queens CD 6	193 Hanac Inc. 2740 Hoyt Avenue South, 2nd Floor Long Island City, NY 11102	EPIN 12511N0003026N001/ PIN 12520NC10412	\$745,682	Queens CD 7
181 Alpha Phi Alpha Senior Citizens Center 220-01 Linden Boulevard Jamaica, NY 11411	EPIN 12511N0003011N001/ PIN 12520NC10414	\$945,531	Queens CD 13	194 Catholic Charities of Staten Island Inc. 6581 Hylan Boulevard Staten Island, NY 10309	EPIN 12511N0003070N001/ PIN 12520NC10541	\$602,395	Staten Island CD 1
182 Catholic Charities Neighborhood Services Inc. 191 Joralemon Street, 14th Floor Brooklyn, NY 11201	EPIN 12511N0003016N001/ PIN 12520NC1041G	\$960,043	Queens CD 8	195 Catholic Charities of Staten Island Inc. 6581 Hylan Boulevard Staten Island, NY 10309	EPIN 12511N0003068N001/ PIN 12520NC10536	\$730,238	Staten Island CD 1
183 Allen AME Church D/B/A Allen Community Senior Citizens Center 166-01 Linden Boulevard Jamaica, NY 11434	EPIN 12511N0003010N001/ PIN 12520NC10413	\$778,217	Queens CD 12	196 Jewish Community Center of Staten Island Inc. 1466 Manor Road Staten Island, NY 10314	EPIN 12511N0003074N001/ PIN 12520NC10507	\$747,943	Staten Island CD 3
184 The Spanish Speaking Elderly Council-Raices Inc. 460 Atlantic Avenue Brooklyn, NY 11217	EPIN 12511N0003057N001/ PIN 12520NC1041H	\$726,902	Queens CD 4	197 Community Agency for Senior Citizens Inc. 56 Bay Street Staten Island, NY 10301	EPIN 12511N0003066N001/ PIN 12520NC10537	\$828,681	Staten Island CD 1
185 Merrill Park Civic Association of Springfield Gardens Inc. 137-57 Farmers Boulevard Jamaica, NY 11434	EPIN 12511N0003041N001/ PIN 12520NC10402	\$1,472,565	Queens CD 12	198 Community Agency for Senior Citizens Inc. 56 Bay Street Staten Island, NY 10301	EPIN 12511N0003064N001/ PIN 12520NC1050R	\$1,496,171	Staten Island CD 1
186 The Spanish Speaking Elderly Council-Raices Inc. 460 Atlantic Avenue Brooklyn, NY 11217	EPIN 12511N0003058N001/ PIN 12520NC1043S	\$668,241	Queens CD 1	199 Staten Island Community Services Friendship Clubs Inc. 11 Sampson Avenue Staten Island, NY 10308	EPIN 12511N0003076N001/ PIN 12520NC10506	\$1,385,590	Staten Island CD 3
187 Young Israel Programs Inc. 50 Eisenhower Drive, Suite #102 Paramus, NJ 07652	EPIN 12511N0003060N001/ PIN 12520NC10410	\$520,041	Queens CD 14	200 Staten Island Community Services Friendship Clubs Inc. 11 Sampson Avenue Staten Island, NY 10308	EPIN 12511N0003078N001/ PIN 12520NC10502	\$862,710	Staten Island CD 2
188 Queens Community House, Inc. 108-25 62nd Drive Flushing, NY 11375	EPIN 12511N0003045N001/ PIN 12520NC104A2	\$737,382	Queens CD 8	201 Staten Island Community Services Friendship Clubs Inc. 11 Sampson Avenue Staten Island, NY 10308	EPIN 12511N0003080N001/ PIN 12520NC1050A	\$613,419	Staten Island CD 2
189 Ridgewood Older Adult Center & Services Inc. 59-14 70th Avenue Flushing, NY 11385	EPIN 12511N0003046N001/ PIN 12520NC10403	\$925,205	Queens CD 5	202 Staten Island Community Services Friendship Clubs Inc. 11 Sampson Avenue Staten Island, NY 10308	EPIN 12511N0003082N001/ PIN 12520NC1050B	\$1,004,408	Staten Island CD 3
190 Samaritan Daytop Village Inc. 138-02 Queens Boulevard Jamaica, NY 11435	EPIN 12511N0003049N001/ PIN 12520NC1041Q	\$703,684	Queens CD 1				

The proposed contractors have been selected by Negotiated Acquisition Extension, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules.

A draft copy of the proposed contracts is 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, on business days, from August 2, 2019 to August 13, 2019, excluding holidays, from 10:00 A.M. to 4:00 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 5 business days after publication of this notice. Written requests to speak should be sent to Erkan Solak, Agency Chief Contracting Officer at the Department for the Aging (DFTA), 2 Lafayette Street, 4th Floor, New York, NY 10007.

Accessibility questions: Mary Graine (212) 602-4270, matracy@aging.nyc.gov, by: Thursday, August 8, 2019, 3:00 P.M.



← a2

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, 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 of Citywide Administrative Services and the contractors listed below, for the provision of Real Estate Appraisal Services in the City of New York. The term of the contracts shall be three years from the date of written Notice to Proceed with a three-year renewal option.

<u>Contractor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>Service Option</u>
BBG, Inc. 8300 Douglas Avenue Suite 600 Dallas, TX 75225	85617P0004001	\$266,666.00	1
Appraisers & Planners, Inc. 9 East 40th Street 9th Floor New York, NY 10016	85617P0004003	\$266,666.00	1
Standard Valuation Services, Inc. 27 East Jericho Turnpike Mineola, NY 11501	85617P0004005	\$266,666.00	1
Standard Valuation Services, Inc. 27 East Jericho Turnpike Mineola, NY 11501	85617P0004004	\$100,000.00	2

The proposed contractors have been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection, at the Department of Citywide Administrative Services, Agency Procurement, 1 Centre Street, 18th Floor, South, New York, NY 10007, from August 2, 2019 to August 15, 2019, Monday to Friday, excluding holidays, from 10:00 A.M. to 4:00 P.M. Contact: Roman Gofman at (212) 386-6283 or email: rgofman@dcas.nyc.gov.

IN THE MATTER OF a proposed contract between the City of New York Department of Citywide Administrative Services and the contractor listed below, for the provision of Fire Safety Personnel Services. The term of the contract shall be from April 1, 2019 through May 14, 2019.

<u>Contractor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>
Universal Protection Services LLC 1551 N. Tustin Avenue, Suite 650 Santa Ana, CA 92705	85619N0002001	\$335,510.00

The proposed contractor has been selected by Negotiated Acquisition Method, pursuant to Section 3-04 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Citywide Administrative Services, Agency Procurement, 1 Centre Street, 18th Floor, South, New York, NY 10007, from August 2, 2019 to August 15, 2019, Monday to Friday, excluding holidays, from 10:00 A.M. to 4:00 P.M. Contact: Roman Gofman, at (212) 386-6283 or email: rgofman@dcas.nyc.gov.



← a2

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Friday, August 16th, 2019, in the David Dinkins Municipal Building, One Centre Street, 18th Floor South, Conference Room D, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a propose Purchase Order/Contract between the Department of Citywide Administrative Services of the City of New York and Eriksen Translations, Inc., located at 50 Court Street, Suite 700, Brooklyn, NY 11201, for the provision of providing third-party translation review and language support to improve its delivery of quality translation. The amount of this Purchase Order/Contract will be \$144,000.00. The term of the contract will be for Two Years from August 17th, 2019 to July 16th, 2021. PIN 85620RQ0215.

The Vendor has been selected, pursuant to Section 3-08 (c) (1) (i) of the Procurement Policy Board Rules.

A draft copy of the Purchase Order/Contract will be available for public inspection, at the Department of Citywide Administrative Services, Agency Purchasing, 1 Centre Street, 18th Floor South, New York, NY 10007 from August 19th, 2019 to August 30th 2019, Monday to Friday excluding weekends and holidays, from 10:00 A.M. to 4:00 P.M. Contact Julieann Lee, at (212) 386-0460 or email JuLee@dcas.nyc.gov.

← a2

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Citywide Administrative Services of the City of New York and STV Construction, Inc., 225 Park Avenue South, New York, NY 10003, to procure via construction management and all related professional services at 345 Adams Street, Brooklyn, NY, and 210 Joralemon Street, Brooklyn, NY. The proposed contract is in the amount of \$5,748,956.87. The term of the contract will be for three years from the date set forth in the Notice to Proceed with one two-year renewal option. E-PIN #: 85618P0001001.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract may be inspected at the Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007, on business days, excluding legal holidays, from August 2, 2019 to August 15, 2019, between the hours of 9:00 A.M. and 4:00 P.M. Contact Morvette Merchant, at (212) 386-0459 or email mmerchan@dcas.nyc.gov.



← a2

DESIGN AND CONSTRUCTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and Equity Valuation Associates, 1855 Victory Boulevard, Staten Island, NY 10314, for HWCARRC04, Requirements Contract for Appraisal Services for Various Projects, Boroughs of Queens, Brooklyn, Manhattan and The Bronx. The contract amount shall be \$7,000,000.00. The contract term shall be 1,095 Consecutive Calendar Days from the date of registration with one option to renew for a term of 730 Consecutive Calendar Days. PIN #: 8502019VP0004P, E-PIN #: 85019P0012002.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays from 9:00 A.M. to 4:00 P.M. Contact Maritza Ortega, at (718) 391-1542.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and Goodman-Marks Associates, Inc., 170 Old County Road, Suite 501, Mineola, NY 11501, for HWCARRC04, Requirements Contract for Appraisal Services for Various Project, Borough of Staten Island. The contract amount shall be \$7,000,000.00. The contract term shall be 1,095 Consecutive Calendar Days from the date of registration with one option to renew for a term of 730 Consecutive Calendar Days. PIN #: 8502019VP0003P, E-PIN #: 85019P0012001.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Maritza Ortega, at (718) 391-1542.

IN THE MATTER OF two (2) proposed contracts between the Department of Design and Construction of the City of New York and the consultants listed below, for PW335ES17-PW335ES18, Requirements Contract for Environmental Professional Services and Laboratory Testing Services for Various Capital Projects, Citywide. The contract term shall be 1,095 Consecutive Calendar Days from the date set forth in the Notice to Proceed with an option to renew for a term of 730 Consecutive Calendar Days.

Consultants	Address	Contract Amount	Renewal Amount	PIN	E-PIN #
1 LiRo Engineers, Inc.	3 Aerial Way Syosset, NY 11791	\$4,000,000	\$2,000,000	8502019PW0001P	85019P0007001
2 Louis Berger U.S., Inc.	96 Morton Street New York, NY 10014	\$4,000,000	\$2,000,000	8502019PW0002P	85019P0007002

The proposed consultants have been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection, at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Lisa Rigatti at (718) 391-2520.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and Syska Hennessy Group, Inc., 1185 Avenue of the Americas, 5th Floor, New York, NY 10036, for HWRFO5R, providing Design Services at Dubois Yard Roof, Borough of Staten Island. The contract amount shall be \$538,293.00. The contract term shall be 1,185 Consecutive Calendar Days from the date set forth in the Notice to Proceed. PIN #: 8502019TR0005P, E-PIN #: 85019N0004001.

The proposed consultant has been selected by Negotiated Acquisition Method, pursuant to Section 3-04 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Peter Cabrera, at (718) 391-1632.

 a2

EMERGENCY MANAGEMENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between New York City Emergency Management (NYCEM) and Signal Perfection, Ltd., Principal Office, located at 9180 Rumsey Road, Columbia, MD 21045, for the provision of Audio Visual Support and Maintenance. The contract amount shall not exceed \$1,469,410.00. The contract term shall be one year from July 1, 2019 to June 30, 2020 with no renewal option. E-PIN #: 01710S0001CNVN001.

The proposed contractor has been selected by Negotiated Acquisition Extension Method, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

An extract of the draft contracts scope, specifications, terms and conditions will be available for public inspection, at New York City Emergency Management (NYCEM), 165 Cadman Plaza East, Brooklyn, NY 11201, on business days, from August 2, 2019 to August 15, 2019, 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 business days after publication of this notice. Written

requests to speak should be sent to Althea Samuels, Director of Procurement, at asamuels@oem.nyc.gov.

 a2

FINANCE

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed Purchase Order/Contract between the New York City Department of Finance and Photikon Corporation, located at 100 Photikon Drive, Fairport, NY 14450, for the provision of Lexmark Toners to replenish stock for FY20. The contract amount is not to exceed \$118,086.90. The contract term shall be from August 1, 2019 through June 30, 2020. PIN #: 83620IM0008.

The Vendor has been selected, pursuant to Section 3-12 (e) of the Procurement Policy Board Rules.

A draft copy of the Purchase Order/Contract will be available at the Department of Finance, 1 Centre Street, New York, NY 10007, 10th Floor, from August 2, 2019 to August 15, 2019, exclusive of Saturdays, Sundays and holidays, 10:00 A.M. to 3:00 P.M.

 a2

FIRE DEPARTMENT


■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed Purchase Order/Contract between the Fire Department of the City of New York and Three Gals Industrial LLC, 214 Anstice Street, Oyster Bay, NY 11771, for the provision of Atlas Copco Tools. The Purchase Order/Contract amount shall be \$101,841.85. The contract term shall be for one year from the date of registration. PIN #: 057200000327.

The Vendor has been selected, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

A draft copy of the Purchase Order/Contract is available for public inspection, at the Fire Department of the City of New York, 9 MetroTech Center, Brooklyn, NY 11201, Room 5S-11, on business days, exclusive of holidays, from August 2, 2019 to August 15, 2019, between the hours of 9:00 A.M. and 5:00 P.M.

 a2

HEALTH AND MENTAL HYGIENE

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Health and Mental Hygiene and The Epilepsy Institute, located at 257 Park Avenue South, Suite 302, New York, NY 10010, for the provision of psychological and vocational counseling services for people with epilepsy and their family members. The term of this contract shall be from July 1, 2018 to June 30, 2019. The contract amount will be \$259,412.00. PIN #: 19MR060801ROX00, E-PIN #: 81620L0001001.

The proposed contractor is being funded through Line Item/ Discretionary Funds Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the New York City Department of Health and Mental Hygiene, Office of the Agency Chief Contracting Officer, 42-09 28th Street, 17th Floor, Long Island City, NY 11101, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, between the hours of 10:00 A.M. and 4:00 P.M.

 a2

HOMELESS SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, to operate an employment shelter for Homeless Single Adults. The term of this contract will be from January 1, 2020 to June 30, 2025 with one three-year option to renew from July 1, 2025 to June 30, 2028.

Vendor/Address	Site Name/ Address	E-PIN #	Amount
Black Veterans for Social Justice, Inc. 665 Willoughby Avenue, Brooklyn, NY 11206	Sumner Avenue Pamoja Employment Shelter 357 Marcus Garvey Boulevard, Brooklyn, NY 11221	07119I0005001	\$39,238,232.00

The proposed contractor has been selected through HHS Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Human Resources Administration of the City of New York, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain, at (929) 221-5555.

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, to develop and operate a Transitional Residence for Homeless Single Adults. The term of this contract will be from September 1, 2019 to August 31, 2041.

Contractor/ Address	Site Address	E-PIN #	Amount
The Doe Fund Inc. 232 East 84th Street, New York, NY 10028	510 Gates Avenue Brooklyn, NY 11216	07110P0002162	\$307,759,093.00

The proposed contractor has been selected by Competitive Sealed Proposal Method (Open Ended Request for Proposals), pursuant to Section 3-03 (b)(2) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is 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 August 2, 2019 to August 15, 2019, 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.

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York, and the contractor listed below, to develop and operate a Transitional Residence for Homeless Single Adults. The term of this contract will be from December 1, 2019 to November 30, 2039.

Contractor/ Address	Site Address	E-PIN #	Amount
The Doe Fund Inc. 232 East 84th Street New York, NY 10028	520 Gates Avenue Brooklyn, NY 11216	07110P0002163	\$107,506,310.00

The proposed contractor has been selected by Competitive Sealed Proposal Method (Open Ended Request for Proposals), pursuant to Section 3-03 (b)(2) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is 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 August 2, 2019 to August 15, 2019, 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.

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, to operate a Stand-Alone Safe Haven for Chronic Street

Homeless Single Adults. The term of this contract will be from June 1, 2020 to June 30, 2024 with one four-year option to renew from July 1, 2024 to May 31, 2028.

Contractor/ Address	Site Name/ Address	E-PIN #	Amount
Urban Pathways Inc. 575 8th Avenue, 16th Floor New York, NY 10018	Webster Avenue Safe Haven 1734 Webster Avenue Bronx, NY 10457	07116I0014014	\$15,774,229.00

The proposed contractor has been selected through HHS Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Human Resources Administration of the City of New York, Contracts and Services, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 2, 2019 to August 15, 2019, Monday through Friday, excluding holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain, at (929) 221-5555.



← a2

HUMAN RESOURCES ADMINISTRATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF two (2) proposed contracts between the Human Resources Administration of the City of New York and the contractors listed below, for the provision of Homelessness Prevention program that provides emergency grants to families at risk of eviction. The term of these contracts will be from July 1, 2019 to June 30, 2020.

Contractor/ Address	E-PIN	Amount	Service Area
Coalition for the Homeless, Inc. 129 Fulton Street, New York, NY 10038	09620L0002001	\$492,000.00	Citywide
Community Service Society of New York 633 3rd Avenue, 10th Floor, New York, NY 10017	09620L0003001	\$164,000.00	Citywide

The proposed contractors have been selected through City Council Discretionary Funds Appropriation, pursuant to Section 1-02 (e) 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, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain, at (929) 221-5555.

IN THE MATTER OF two (2) proposed contracts between the Human Resources Administration of the City of New York and the contractors listed below, for the provision of Legal Services for Veterans. The term of these contracts will be from July 1, 2019 to June 30, 2020.

Vendor/ Address	E-PIN #	Amount	Service Area
New York Legal Assistance Group, Inc. 7 Hanover Square 18th Floor New York, NY 10004	09620L0035001	\$175,000.00	Citywide
Legal Services NYC d/b/a Legal Service NYC 40 Worth Street, Suite 606 New York, NY 10013	09620L0034001	\$150,000.00	Citywide

The proposed contractors are being funded through City Council Discretionary Funds Appropriation, pursuant to Section 1-02 (e) 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 August 2, 2019 to August 15, 2019, 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.

IN THE MATTER OF a proposed contract between the Human Resources Administration of the City of New York and the contractor listed below, for the provision of Landscape Maintenance Client Training Program. The term of this contract will be for three years from November 1, 2019 to October 31, 2022 with one three-year renewal option from November 1, 2022 to October 31, 2025.

<u>Contractor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>Service Area</u>
Sustainable South Bronx, Inc. 1360 Garrison Avenue, Bronx, NY 10474	0961810006001	\$6,000,000.00	Citywide

The proposed contractor has been selected through HHS Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Human Resources Administration of the City of New York, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain, at (929) 221-5555.

IN THE MATTER OF a proposed contract between the Human Resources Administration and the City of New York and the contractor listed below, for the Maintenance of Xerox Nearstar Dataserver. The contract term shall be from April 1, 2019 to March 31, 2022.

<u>Contractor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>Service Area</u>
Xerox Corporation 415 Lexington Avenue 25th Floor, New York, NY 10017	09619S0006001	\$165,312.00	Citywide

The proposed contractor has been selected by Sole Source Procurement Method, pursuant to Section 3-05 (b)(2) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Human Resources Administration of the City of New York, Contracts and Services, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 2, 2019 to August 15, 2019, Thursday through Wednesday, excluding holidays, from 10:00 A.M. to 5:00 P.M.



← a2

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF five (5) proposed contracts between the Human Resources Administration of the City of New York and the contractors listed below, for the provision of Immigrant Opportunities Initiative Services. The term of these contracts will be from July 1, 2019 to June 30, 2020.

<u>Vendor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>Service Area</u>
New York Legal Assistance Group, Inc. 7 Hanover Square, 18th Floor, New York, NY 10004	09620L0024001	\$440,000.00	Citywide
Sanctuary for Families, Inc. PO Box 1406 Wall Street Station, New York, NY 10268	09620L0027001	\$200,000.00	Citywide
Immigrant Justice Corps, Inc. d/b/a Immigrant Justice Corps 17 Battery Place, Suite 236, New York, NY 10004	09620L0020001	\$200,000.00	Citywide
Mobilization for Justice, Inc. 100 William Street, 6th Floor, New York, NY 10038	09620L0023001	\$126,000.00	Citywide

Emerald Isle Immigration
Center Inc.,
5926 Woodside Avenue,
Woodside, NY 11377

09620L0016001 \$178,000.00 Citywide

The proposed contractors are being funded through City Council Discretionary Funds Appropriation, pursuant to Section 1-02 (e) 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 August 2, 2019 to August 15, 2019, 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.



← a2

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Information Technology and Telecommunications and UStronics.com, Inc., located at 21351 Gentry Drive, Suite 115, Sterling, VA 20166-8510, for Citywide Telecommunication Services. The term of the contract shall be for five years from the date of written notice to proceed with two four-year renewal options. The contract amount is \$1,800,000.00. E-PIN #: 85813P0002012.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Information Technology and Telecommunications, 15 MetroTech Center, 18th Floor, Brooklyn, NY 11201, from August 2, 2019 to August 15, 2019, Monday to Friday, from 10:00 A.M. to 4:00 P.M., excluding holidays. All interested parties must contact Vito Pulito at vpulito@doitt.nyc.gov, or (718) 403-8502 to schedule an appointment.



← a2

LAW DEPARTMENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the New York City Law Department and GC Partners LLC ("GC Partners"), located at 19 Carlyle Drive, Glen Cove, NY 11542, for the provision of Consulting Services for Implementation of Legal Status Case and Matter Management System. The contract amount is not to exceed \$4,013,750.00. The contract term shall be from July 1, 2019 through June 30, 2023. PIN #: 02519X003796; E-PIN #: 02519S0002001.

The proposed contractor has been selected by Sole Source Procurement Method, pursuant to Section 3-05 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the New York City Law Department, 100 Church Street, Messenger Center (located at street level in the middle of the block on the Park Place side of 100 Church Street), New York, NY 10007, from August 2, 2019 through August 15, 2019, excluding Saturdays, Sundays and holidays, from 9:30 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 Department within five business days after publication of this notice. Written requests to speak should be sent to Esther S. Tak, Senior Counsel at New York City Law Department, 100 Church Street, New York, NY 10007, or email to etak@law.nyc.gov.

IN THE MATTER OF a proposed contract between the New York City Law Department and The New York Law Institute ("NYLI"), located at

120 Broadway, Room 932, New York, NY 10271-0043, for the provision of library materials and services. The contract is in an amount not to exceed \$200,000.00. The contract term shall be from July 1, 2019 through June 30, 2024. PIN #: 02519X004205, E-PIN #: 02519N0056001.

The proposed contractor has been selected by Negotiated Acquisition Method, pursuant to Section 3-04 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the New York City Law Department, 100 Church Street, Messenger Center (located at street level in the middle of the block on the Park Place side of 100 Church Street), New York, NY 10007, from August 2, 2019 through August 15, 2019, excluding Saturdays, Sundays and holidays, from 9:30 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 Department within five business days after publication of this notice. Written requests to speak should be sent to Esther S. Tak, Senior Counsel at New York City Law Department, 100 Church Street, New York, NY 10007, or email to etak@law.nyc.gov. If the Department receives no written requests to speak within the prescribed time, the Department reserves the right not to conduct the public hearing.

 a2

OFFICE OF MANAGEMENT AND BUDGET

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Mayor's Office of Management and Budget of the City of New York and the contractor listed below, for Actuarial Consulting Services. The term of the contract shall be for three years from date of registration with two one-year renewal options.

<u>Contractor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>
Milliman Inc. 1550 Liberty Ridge Drive Suite 200, Wayne, PA 19087-5572	00219N0008001	\$300,000.00

The contractor has been selected by Negotiated Acquisition Method, pursuant to Section 3-04 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Office of Management and Budget, 255 Greenwich Street, 6th Floor, Room 6M-4, New York, NY 10007, between August 2, 2019 and August 15, 2019, excluding Saturdays, Sundays and holidays, from 9:30 A.M. to 4:30 P.M.

 a2

MAYOR'S OFFICE OF CONTRACT SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed Purchase Order/Contract between the New York City Mayor's Office of Contract Services and 1Digit, LLC, located at 20 East 35th Street, New York, NY 10016, for the provision of a work plan for New York City's implementation of Cost Policies and Procedures. The amount of this Purchase Order/Contract will be \$149,000.00. The term will be from the date of registration to June 30, 2020. PIN #: 20201401669.

The Vendor has been selected, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

A draft copy of the Purchase Order/Contract will be available for public inspection, at the office of New York City Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007, from August 2, 2019 to August 15, 2019, excluding weekends and holidays, from 9:00 A.M. to 4:00 P.M.

IN THE MATTER OF a proposed Purchase Order/Contract between the New York City Mayor's Office of Contract Services and NIGP: The Institute for Public Procurement, located at 2411 Dulles Corner Park,

Suite 350, Herndon, VA 20171, for the provision of a public procurement curriculum and certification. The amount of this Purchase Order/Contract will be \$115,000.00. The term will be one year from the date of registration. PIN #: 20201401670.

The Vendor has been selected, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

A draft copy of the Purchase Order/Contract will be available for public inspection, at the office of New York City Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007, from August 2, 2019 to August 15, 2019, excluding weekends and holidays, from 9:00 A.M. to 4:00 P.M.

 a2

SMALL BUSINESS SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Small Business Services (DSBS) and the contractor listed below, to deliver WE Master Leadership workshops, to 300 entrepreneurs per fiscal year. The WE NYC program offers comprehensive business services tailored to the needs of women in underserved communities. The term of the contract shall be from July 1, 2019 to June 30, 2022, with one one-year renewal option from July 1, 2022 to June 30, 2023.

<u>Contractor/ Address</u>	<u>Amount</u>	<u>E-PIN #</u>
Next Street Financial LLC 75 Broad Street, Suite 702, New York, NY 10004	\$360,000.00	80118P0003003

The proposed vendor was selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, from August 2, 2019 to August 15, 2019, 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 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. If the agency does not receive a written request to speak from any individual, within five business days, then the agency need not conduct such hearing.

 a2

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Small Business Services (DSBS) and the contractor listed below, to provide access to training to achieve the US Department of Labor Occupational Safety and Health Administration 30-hour outreach training in construction. The term of the contract shall be from July 1, 2018 to June 30, 2019.

<u>Contractor/ Address</u>	<u>Amount</u>	<u>E-PIN #</u>
Public Housing Communities Inc. 272 Wyckoff Street, 15D Brooklyn, NY 11217	\$125,000.00	80120L0001001

The proposed contractor has been selected by City Council Discretionary Funds appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, from August 2, 2019 to August 15, 2019, 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 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. If the agency does not receive a written request to speak from any individual, within five business days, then the agency need not conduct such hearing.



← a2

TAXI AND LIMOUSINE COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the New York City Taxi and Limousine Commission and the State of New York Department of Motor Vehicles, 6 Empire State Plaza, Albany, NY 12228, providing for the printing and mailing of TLC Driver Licenses. The contract shall be in an amount not to exceed \$1,080,000.00. The term of the contract shall be three years from date of written Notice to Proceed with three one-year renewal options. PIN #: 156 19P00165, E-PIN #: 15619T0001001.

The proposed contract is Government-to-Government, pursuant to Section 3-13 of the Procurement Policy Board Rules.

A draft copy of the proposed contract will be available for inspection, by members of the public between August 2, 2019 and August 15, 2019, excluding Saturdays, Sundays and legal holidays, between the hours of 10:00 A.M. and 6:00 P.M., at the New York City Taxi and Limousine Commission, 33 Beaver Street, 19th Floor, New York, NY 10004. Please contact Jeremy Halperin, by email at halperinj@tlc.nyc.gov or phone (212) 676-1031 to schedule a visit.



← a2

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing, will be held on Thursday, August 15, 2019, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Transportation of the City of New York and Hardesty & Hanover Construction Services, LLC, 1501 Broadway, New York, NY 10036, for the provision of Resident Engineering Inspection Services in Connection with the Rehabilitation of West 79th Street Bridge over Amtrak and Rotunda Complex, Borough of Manhattan. The contract amount shall be \$11,707,295.40. The contract term shall be 1,640 Consecutive Calendar Days from the Date of Written Notice to Proceed which is inclusive of 180 CCD after the final completion of construction contract. E-PIN #: 84119P0012001, PIN #: 84119MNBR304.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, New York, NY 10041, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and legal holidays, from 9:00 A.M. to 5:00 P.M.

IN THE MATTER OF a proposed contract between the Department of Transportation of the City of New York and KS Engineers, P.C., 65 Broadway, Suite 1002, New York, NY 10006, for the provision of Total Design and Construction Support Services for the Rehabilitation of East Drive (Greywacke Arch) Bridge over Pedestrian Path Opposite of E. 80th Street, Borough of Manhattan. The contract amount shall be \$768,367.73. The contract term shall be 2,192 Consecutive Calendar Days from the Date of Written Notice to Proceed for the Final Completion of Construction Contract. E-PIN #: 84119P0014001, PIN #: 84119MNBR322.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection, at the Department of Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, New York, NY 10041, from August 2, 2019 to August 15, 2019, excluding Saturdays, Sundays and legal holidays, from 9:00 A.M. to 5:00 P.M.



← a2

SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8380
FUEL OIL AND KEROSENE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/29/2019
3987206	1.2	#2DULS	CITYWIDE BY TW	SPRAGUE	.0091 GAL.	2.1116 GAL.
3987206	2.2	#2DULS	PICK-UP	SPRAGUE	.0091 GAL.	2.0069 GAL.
3987206	3.2	#2DULS WINTERIZED	CITYWIDE BY TW	SPRAGUE	.0091 GAL.	2.3099 GAL.
3987206	4.2	#2DULS WINTERIZED	PICK-UP	SPRAGUE	.0091 GAL.	2.2051 GAL.
3987206	5.2	#1DULS	CITYWIDE BY TW	SPRAGUE	.0095 GAL.	2.4363 GAL.
3987206	6.2	#1DULS	PICK-UP	SPRAGUE	.0095 GAL.	2.3315 GAL.
3987206	7.2	#2DULS >=80%	CITYWIDE BY TW	SPRAGUE	.0091 GAL.	2.1394 GAL.

3987206	8.2	#2DULS	WINTERIZED	CITYWIDE BY TW	SPRAGUE	.0091	GAL.	2.4304	GAL.
3987206	9.2	B100	B100<=20%	CITYWIDE BY TW	SPRAGUE	.0406	GAL.	2.5059	GAL.
3987206	10.2	#2DULS	>=80%	PICK-UP	SPRAGUE	.0091	GAL.	2.0346	GAL.
3987206	11.2	#2DULS	WINTERIZED	PICK-UP	SPRAGUE	.0091	GAL.	2.3256	GAL.
3987206	12.2	B100	B100 <=20%	PICK-UP	SPRAGUE	.0406	GAL.	2.4011	GAL.
3987206	13.2	#1DULS	>=80%	CITYWIDE BY TW	SPRAGUE	.0095	GAL.	2.4459	GAL.
3987206	14.2	B100	B100 <=20%	CITYWIDE BY TW	SPRAGUE	.0406	GAL.	2.5148	GAL.
3987206	15.2	#1DULS	>=80%	PICK-UP	SPRAGUE	.0095	GAL.	2.3411	GAL.
3987206	16.2	B100	B100 <=20%	PICK-UP	SPRAGUE	.0406	GAL.	2.4100	GAL.
3987206	17.2	#2DULS		BARGE MTF III & ST.WI	SPRAGUE	.0091	GAL.	2.0722	GAL.
3687331	17.3	#2DULS	WINTERIZED	BARGE MTF III & ST. WI	SPRAGUE	.0091	GAL.	2.4088	GAL.
3687192	1.0	JET		FLOYD BENNETT	SPRAGUE	.0037	GAL.	2.7932	GAL.
3587289	2.0	#4B5		MANHATTAN	UNITED METRO	.0009	GAL.	2.1222	GAL.
3587289	5.0	#4B5		BRONX	UNITED METRO	.0009	GAL.	2.1210	GAL.
3587289	8.0	#4B5		BROOKLYN	UNITED METRO	.0009	GAL.	2.1152	GAL.
3587289	11.0	#4B5		QUEENS	UNITED METRO	.0009	GAL.	2.1205	GAL.
3587289	14.0	#4B5		RICHMOND	UNITED METRO	.0009	GAL.	2.2059	GAL.
3687007	1.0	#2B5		MANHATTAN	SPRAGUE	.0107	GAL.	2.0471	GAL.
3687007	4.0	#2B5		BRONX	SPRAGUE	.0107	GAL.	2.0361	GAL.
3687007	7.0	#2B5		BROOKLYN	SPRAGUE	.0107	GAL.	2.0528	GAL.
3687007	10.0	#2B5		QUEENS	SPRAGUE	.0107	GAL.	2.0490	GAL.
3687007	13.0	#2B5		RICHMOND	SPRAGUE	.0107	GAL.	2.2134	GAL.
3687007		#2B5		RACK PICK-UP	SPRAGUE	.0107	GAL.	1.9749	GAL.
3687007	16.0	#2B10		CITYWIDE BY TW	SPRAGUE	.0122	GAL.	2.2096	GAL.
3687007	17.0	#2B20		CITYWIDE BY TW	SPRAGUE	.0154	GAL.	2.2390	GAL.

NOTE:

3987206	#2DULSB5	95% ITEM 7.2 & 5% ITEM 9.2	CITYWIDE BY TW	SPRAGUE	.0107	GAL.	2.1577	GAL.(A)
3987206	#2DULSB10	90% ITEM 7.2 & 10% ITEM 9.2	CITYWIDE BY TW	SPRAGUE	.0122	GAL.	2.1761	GAL.(B)
3987206	#2DULSB20	80% ITEM 7.2 & 20% ITEM 9.2	CITYWIDE BY TW	SPRAGUE	.0154	GAL.	2.2127	GAL.(C)
3987206	#2DULSB5	95% ITEM 10.2 & 5% ITEM 12.2	PICK-UP	SPRAGUE	.0107	GAL.	2.0529	GAL.(D)
3987206	#2DULSB10	90% ITEM 10.2 & 10% ITEM 12.2	PICK-UP	SPRAGUE	.0122	GAL.	2.0713	GAL.(E)
3987206	#2DULSB20	80% ITEM 10.2 & 20% ITEM 12.2	PICK-UP	SPRAGUE	.0154	GAL.	2.1079	GAL.(F)
3987206	#1DULSB20	80% ITEM 13.2 & 20% ITEM 14.2	CITYWIDE BY TW	SPRAGUE	.0157	GAL.	2.4597	GAL.
3987206	#1DULSB20	80% ITEM 15.2 & 20% ITEM 16.2	PICK-UP	SPRAGUE	.0157	GAL.	2.3549	GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8381
FUEL OIL, PRIME AND START

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/29/2019
3787250	1.0	#2B5	ERP - CITYWIDE	PACIFIC ENERGY	.0107 GAL	2.1050 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8382
FUEL OIL AND REPAIRS

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/29/2019
3787250	1.0	#2B5	CITYWIDE BY TW	PACIFIC ENERGY	.0107 GAL	2.1050 GAL.
3787250	2.0	#4B5	CITYWIDE BY TW	PACIFIC ENERGY	.0009 GAL	2.0389 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8383
GASOLINE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/29/2019
3787120	1.0	REG UL	CITYWIDE BY TW	GLOBAL MONTELLO	-.0170 GAL	1.9771 GAL.
3787120	2.0	PREM UL	CITYWIDE BY TW	GLOBAL MONTELLO	-.0195 GAL	2.2871 GAL.
3787120	3.0	REG UL	PICK-UP	GLOBAL MONTELLO	-.0170 GAL	1.9121 GAL.
3787120	4.0	PREM UL	PICK-UP	GLOBAL MONTELLO	-.0195 GAL	2.2221 GAL.
3787121	5.0	E85 (SUMMER)	CITYWIDE BY DELIVERY	UNITED METRO	-.0156 GAL	2.1246 GAL.

NOTE:

- (A), (B) and (C) Contract 3687331, item 7.0 replaced item 8.0 (Winter Version) effective April 1, 2019
- (D), (E) and (F) Contract 3687331, item 10.0 replaced item 11.0 (Winter Version) effective April 1, 2019
- Contract 3787121, item 5.0 replaced item 6.0 (Winter Blend) effective April 1, 2019
- As of February 9, 2018, the Bio-Diesel Blender Tax Credit was retroactively reinstated for calendar year 2017. Should the tax credit be further extended, contractors will resume deducting the tax credit as a separate line item on invoices.
- Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
- The National Oilheat Research Alliance (NORA) resumed operations in 2014. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. NORA has been authorized through February 2019. All other terms and conditions remain unchanged.
- DCAS has registered contract #20181202926/3887214 for Renewable Hydrocarbon Diesel Demonstration Project. The following NYC agencies are authorized to participate: DCAS, DOT, DPR, DSNY, DEP. However, other agencies may participate with prior DCAS' approval.
- Contract #3987206, effective June 1, 2019, replaces former items (1-17) on Contract #3687331 and is inclusive of Item #17.3 for the price structure for the Winterized Fuel Barge Delivery for ULTRA LOW SULFUR D-2 – BARGE DELIVERY.

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service.

Please send inspection copy of receiving report for all gasoline (E70, UL & PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

a2

COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on **8/14/2019**, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
1	5030	72

Acquired in the proceeding entitled: MAPLE STREET PASSIVE RECREATION SPACE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer
Comptroller

a1-14

OFFICE OF MANAGEMENT AND BUDGET

NOTICE

New York City Office of Management and Budget (OMB)
New York City Economic Development Corporation (EDC)
Community Development Block Grant – Disaster Recovery (CDBG-DR)

Resiliency Innovations for a Stronger Economy (RISE) -
Local Office Landscape and Urban Design Project

Notice of Intent to Request Release of Funds (NOI RROF)
Final Notice and Public Explanation of a Proposed Activity in a
100-Year Floodplain or Wetland

To: All Interested Agencies, Groups, and Individuals:

These notices shall satisfy two separate but related procedural requirements for an activity to be undertaken by the New York City Office of Management and Budget (OMB) in Queens County, New York City. Per 24 CFR 58.33 and 24 CFR 55.20(b)(1), the combined Notice of Intent to Request Release of Funds (NOI-RROF) and a Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain or Wetland will be published simultaneously. The funds are provided by the United States Department of Housing and Urban Development (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) program “for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas resulting from Hurricane Sandy” per the Disaster Relief Appropriations Act, of January 29, 2013 (Public Law 113-2). These federal funds are needed on an emergency basis due to continuing impacts resulting from the declared disaster. Proposed activities must comply with the National Environmental Policy Act (NEPA) and other applicable statutes, regulations, and authorities.

REQUEST FOR RELEASE OF FUNDS

On or about August 13, 2019 New York City (the City) will submit a request to HUD for the release of CDBG-DR funds, in the amount of \$2,999,560, to undertake the installation of up to six sustainable technologies, at 27 small businesses, in 15 proposed project locations in flood-prone neighborhoods in Queens, NY City.

NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN OR WETLAND

This notice is required by Executive Orders (EOs) 11988 and 11990, and is implemented by HUD Regulations found at 24 CFR 55.20. The City proposes to undertake the installation of up to six sustainable technologies, at 27 small businesses, in 15 proposed project locations in flood-prone neighborhoods in Queens, NY. According to the Federal Emergency Management Agency (FEMA) preliminary Flood Insurance Rate Map (FIRM) panels 3604970381G, 3604970383G, 3604970379G and 3604970378G, which were issued January 30, 2015, 14 of the 15 proposed project locations are located entirely within the 100-year Special Flood Hazard Area (SFHA), and one location is located partially within the 100-year and 500-year SFHAs.

The proposed project sites do not contain any freshwater or tidal wetlands as determined by the New York State Department of Environmental Conservation (NYSDEC) State-Regulated Freshwater Wetlands map and NYSDEC Tidal Wetland maps, nor do they contain

any wetlands mapped by the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI). Furthermore, the proposed project does not involve any direct disturbance to the tidal wetlands, or any in-water disturbance. However, four of the proposed project locations are immediately adjacent to the NYSDEC littoral zone tidal wetlands and the NWI estuarine and marine deep-water (E1 and M1) zones of Jamaica Bay.

The City has considered the following alternatives and mitigation measures to be taken to minimize adverse effects on the floodplain and/or wetlands and to restore and preserve the natural and beneficial values they offer:

No Action Alternative: This alternative would offer no assistance to the 27 small business. The sites would remain unchanged and the proposed technology installations would not occur. This alternative would not protect lives, nor would it protect, restore, or enhance commercial activity within the 100-year floodplain. Under the no action alternative, these 27 small businesses at 15 project locations in flood-prone neighborhoods in Queens would not benefit from improved flood resilience from the proposed project.

Proposed Project: The proposed project consists of the installation of up to six sustainable technologies at 27 small businesses in 15 project locations in flood-prone neighborhoods in Queens. Proposed technologies would include rooftop PV panel modules, rooftop wind turbines, and communications boosters would be mounted on the rooftops. Building and UPS scale battery backup systems and electric tankless water heaters would be wall mounted within the interior of a building. Geothermal heating and cooling would involve subsurface installation of the closed-loop system. Other components would be installed on the exterior and/or interior of the building. Canopy mounted PV panel modules may be ground or rooftop mounted. All technologies would be sited so that the critical components would be above the BFE.

The proposed project would provide a resilient source of power and hot water for these businesses during power outages resulting from future storm events and other emergencies.

The City has determined that the proposed project is still practicable in light of its exposure to flood hazards in the floodplain and wetlands. As the proposed project sites are already fully developed, the proposed project would not aggravate current hazards to the floodplains, nor would the proposed action disrupt floodplain or wetland values. Therefore, the City determines that the proposed project complies with EOs 11988 and 11990, and 44 CFR 60.3(a)(4-6). Environmental files that document compliance with steps 3 through 6 of EO 11988 are available for public review with Mr. Calvin Johnson, Assistant Director, CDBG Disaster Recovery, New York City Office of Management and Budget, 255 Greenwich Street, 8th Floor, New York, NY 10007, (212) 788-6024, and may be examined or copied on weekdays between 10:00 A.M. and 5:00 P.M. The documents may also be found at <http://www1.nyc.gov/site/cdbgdrr/documents/environmental-records.page>

PUBLIC COMMENTS

All interested persons, groups and agencies are invited to submit written comments to OMB at the address listed above or via email at CDBGDR-Enviro@omb.nyc.gov. All comments received by close of business on August 12, 2019 will be considered by OMB prior to requesting the release of funds. Comments should specify which part of this Notice is being addressed.

RELEASE OF FUNDS

NYCOMB certifies to HUD that Melanie Hartzog, in her capacity as Certifying Officer of the CDBG-DR Program consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City to use CDBG-DR Program funds.

OBJECTIONS TO THE RELEASE OF FUNDS

HUD will consider objections to its release of funds and OMB's certification for a period of fifteen (15) following its actual receipt of the request only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of OMB; (b) OMB has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting, pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58.76) and shall be addressed to: Tennille Parker, Disaster Recovery and Special Issues Division, Office of Block Grant Assistant, HUD, 451 7th Street SW, Room 7272, Washington, DC 20410. Potential objectors should contact HUD to verify the actual last day of the objection period.

City of New York: Bill de Blasio, Mayor
New York City Office of Management and Budget:
Melanie Hartzog, Director
August 2, 2019

◀ a2

TRANSPORTATION

■ NOTICE

New York City has one of the largest and most complex street networks in the world, including over 12,000 miles of sidewalks and pedestrian ramps at street crossings throughout the City. Pedestrian ramps are a critical component in providing for safe and accessible means of travel throughout New York City. Pedestrian ramps provide access on and off our streets and sidewalks and are an essential tool for all pedestrians, especially aging New Yorkers and persons with disabilities.

The City of New York (Defendants) and disability advocates (Plaintiffs) in the matter of *Eastern Paralyzed Veterans Association n/k/a United Spinal Association v. City of New York and Center for Independence of the Disabled, New York et al v. City of New York et al*, which was recently settled and approved by the United States District Court for the Southern District of New York, are in the process of searching for a mutually agreeable candidate(s) to work as a Court-appointed Monitor. The final selection of the Monitor will happen within 45 days of July 23rd, or shortly thereafter by the Court.

The Monitor will work as an independent entity and oversee compliance with the Settlement Agreement relating to the installation, upgrade, and maintenance of pedestrian ramps at street crossings City-Wide. As part of this process, the City is gathering names of potential candidates. The Monitor must be a New York State licensed Professional Civil Engineer. The City prefers candidate(s) who possess a minimum of 10 years' experience working on either infrastructure projects involving public utilities with facilities located under or above ground in New York City or real estate development projects within New York City.

According to the terms of the settlement, the Monitor will be in place for at least 15 years, but there would be no obligation for the selected Monitor to remain for the entire period. For further information on the settlement and duties of the Monitor, follow this link: <https://www.nycpedramps.info/sites/default/files/2019-07/Pedestrian%20Ramp%20Settlement%20Agreement--Final%20Approved%207-23-2019.pdf>

Section 22 of the settlement agreement contains the relevant provisions relating to the Monitor. Please consider any potential conflicts due to past, present and future work experience.

If you are interested in being appointed as the Monitor, please contact Timothy Cherry, NYC DOT Assistant General Counsel, at tcherry@dot.nyc.gov or (212) 839-6510.

◀ a2-15

CHANGES IN PERSONNEL

POLICE DEPARTMENT FOR PERIOD ENDING 06/28/19								
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ADAMS	LARON	M	10234	\$15,000.00	APPOINTED	YES	06/09/19	056
ADORNO	ARLENE	F	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
AHERN	LAURA	C	30087	\$76275.0000	RESIGNED	YES	05/26/19	056
AHMED	JAMILUDD		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
AHMED	OSMAN		60817	\$32426.0000	DECREASE	NO	05/31/19	056
AKPONA	PRECIOUS	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
AKTTAR	REMA	T	71012	\$38183.0000	RESIGNED	NO	05/25/19	056
ALBINO	MIRTA		10124	\$59922.0000	RETIRED	NO	06/12/19	056
ALEXIS	DESTINY	N	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ALONZO	CHRISTIA	M	60817	\$32426.0000	INCREASE	NO	05/31/19	056
AMARO	DOREEN	A	70205	\$15,000.00	APPOINTED	YES	06/07/19	056
AMAYA	KATHERIN	M	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ANDRES	JOSEPHIN		70205	\$15,000.00	APPOINTED	YES	06/07/19	056
ANDRUS	DEBORAH	A	70205	\$15,000.00	APPOINTED	YES	06/07/19	056
ARIAS-ABREU	RIDE		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ARMSTEAD	ARIK	T	10234	\$15,000.00	APPOINTED	YES	06/14/19	056
ARREAGA	JENNIFER	I	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ARREDONDO	GEORGE	M	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ARROYO	CARMELO		60817	\$46737.0000	DISMISSED	NO	06/12/19	056
ASTACIO	BRIAN		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
AVENDANO RUIZ	ANGELA	P	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BAEZ	DANIRA	P	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BAEZ	ELIZABET		10234	\$15,000.00	APPOINTED	YES	06/09/19	056

BALLARD	ANTHIA	K	71012	\$38183.0000	RESIGNED	NO	05/25/19	056
BANKS	ALEXUS	K	10234	\$15.0000	APPOINTED	YES	06/09/19	056
BARKER	VALCINA	R	71651	\$38625.0000	RESIGNED	NO	06/04/19	056
BARRY	OUMOU		10234	\$15.0000	APPOINTED	YES	06/09/19	056
BARTLETT	CHRISTOP	B	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BATTLE	LACILLIA		10234	\$15.0000	APPOINTED	YES	06/09/19	056
BECKLES	NEISHA	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BEGUM	MOSAMMAT	S	70205	\$15.0000	APPOINTED	YES	06/07/19	056
BEGUM	MST	F	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BEGUM	SHAHIDA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BELDO	ANGELINA	V	71012	\$39453.0000	RESIGNED	NO	05/18/19	056
BELFON	BRIAN	W	31101	\$43473.0000	INCREASE	NO	05/28/19	056

POLICE DEPARTMENT
FOR PERIOD ENDING 06/28/19

		TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
BELGRAVE	RYAN	N	10234	\$15.0000	APPOINTED	YES	06/09/19	056
BELL	ANTHONY	D	10144	\$41061.0000	DECREASE	NO	05/19/19	056
BELL	SHANTENI	T	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BELL-SIMON	IYANTA	V	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BELTON	RONNISHA	A	71012	\$38183.0000	RESIGNED	NO	05/23/19	056
BENAVIDES	ANGELA	H	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BENNETT	DUPREEYA		60817	\$32426.0000	APPOINTED	NO	06/21/19	056
BENNETT	NIGEL		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BENSON	DIAMOND	D	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BENTON	MYLASIA	L	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BERRY-DEPASS	LATOYA	S	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BETHEA	TANAISHA	T	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BEVELAQUA	ARNOLD		92510	\$322.4000	RETIRED	NO	06/22/19	056
BILITY	AMADEE	A	10234	\$15.0000	APPOINTED	YES	06/14/19	056
BISRAM	SHERIDA	S	71012	\$38183.0000	RESIGNED	NO	05/25/19	056
BONAPARTE	DESIREE		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BONET	NICHOLAS		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BOOTH	PATRICIA	M	10234	\$15.0000	APPOINTED	YES	06/09/19	056
BOSHRA	RAMY	M	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BOYD	TIFFANY	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BRACERO	CHRISTIA		10234	\$15.0000	APPOINTED	YES	06/09/19	056
BRANCH	ALISHA	C	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BRANNON	JAKQWAN	T	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BRAVO	NICOLE		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BRELAND-DIAZ	BRIONNA	M	60817	\$33498.0000	RESIGNED	NO	06/15/19	056
BROCK	FRANCISC	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BROCKINGTON	VICTORIA		70205	\$15.0000	RESIGNED	YES	05/10/19	056
BROWN	AIESHA	C	10147	\$49047.0000	PROMOTED	NO	05/03/19	056
BROWN	CODY	D	10234	\$15.0000	APPOINTED	YES	06/14/19	056
BROWN	DARRICK	L	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BROWN	DURELLE	A	70205	\$15.0000	APPOINTED	YES	06/07/19	056
BROWN	KEISHA	R	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BURGOS	NATALY		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BURNS	FLORENCE	L	10147	\$51933.0000	RESIGNED	NO	05/16/19	056
BUSTAMANTE	JONATHAN		60817	\$34570.0000	RESIGNED	NO	06/14/19	056
BUTLER	ISAIAH	J	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
BUTT	MOHAMMAD	A	70206	\$16.3100	RESIGNED	YES	05/17/19	056
BYRD	PAUL	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CABRERA	BRANDON	R	10234	\$15.0000	APPOINTED	YES	06/14/19	056
CABRERA	PHIVELIN	D	71012	\$38183.0000	RESIGNED	NO	05/25/19	056
CADDY	MICHAEL	J	70210	\$85292.0000	DECEASED	NO	06/15/19	056
CALABRESE	LORA		70205	\$15.0000	APPOINTED	YES	06/07/19	056
CAMERON	MICHELLE	G	70205	\$15.0000	RESIGNED	YES	06/04/19	056
CAMPBELL	SEANNAE	R	10234	\$15.0000	APPOINTED	YES	06/09/19	056
CANCELLERI	SHANNON	M	70205	\$15.0000	DECREASE	YES	04/18/19	056
CANDELARIA	CHRISTIA	L	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CARRASCO	SOPHIE	P	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CARRERO	KATRINA	J	70205	\$15.0000	APPOINTED	YES	06/07/19	056
CARRION	TIRZA	M	10234	\$15.0000	APPOINTED	YES	06/09/19	056
CARTAGENA	NA'AYZIA	S	71651	\$38625.0000	RESIGNED	NO	04/27/19	056
CARTER	SHANIECE	D	60817	\$32426.0000	APPOINTED	NO	05/31/19	056

POLICE DEPARTMENT
FOR PERIOD ENDING 06/28/19

		TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
CARTER-WEGMAN	CONSTANC	L	10234	\$15.0000	APPOINTED	YES	06/09/19	056
CASTILLO	STEPHANI	I	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CHAMBERS	KRISTEN	M	30087	\$67523.0000	RESIGNED	YES	06/06/19	056
CHEN	XIAO LIN		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CHICHESTER JR.	MICHAEL	W	10234	\$15.0000	APPOINTED	YES	06/14/19	056
CHIN	DENNIS		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CLARK III	WILLIAM	J	70210	\$42500.0000	RESIGNED	NO	06/10/19	056
CLARKE	AMBER	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CLARKE	CIERRA	R	10234	\$15.0000	APPOINTED	YES	06/09/19	056
CLARKE	NAFESA	A	10234	\$15.0000	APPOINTED	YES	06/18/19	056
CLAUDIO	MELANIE		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
COCKS	SANDRA	E	70205	\$15.0000	APPOINTED	YES	06/07/19	056
COLE	ABENA	K	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
COLLADO	SAMANTHA	F	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
COLLIER	RONDELL	K	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
COLLINS	MARCIAL	A	10234	\$15.0000	APPOINTED	YES	06/14/19	056

COLON	RENE		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
CORBIN	CHRISTIN	L	60817	\$46737.0000	RESIGNED	NO	06/11/19	056	
CORDERO	GENESIS	C	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
CORTES	MARCO	A	70210	\$85292.0000	RESIGNED	NO	06/12/19	056	
COURTNEY	CANDICE	R	71651	\$38625.0000	DISMISSED	NO	06/08/19	056	
COWAN	SHABREE		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
COX	CHARISS	D	71012	\$51700.0000	RESIGNED	NO	06/19/19	056	
CRAWFORD	KARISA	M	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
CROOKS	RAWLSTON	S	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
CRUZ	LILLIANA	M	70210	\$42500.0000	RESIGNED	NO	06/20/19	056	
CRUZ	TASHA	MA	N	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
CRUZ AGUILAR	KEVIN	J	10234	\$15.0000	APPOINTED	YES	06/09/19	056	
CRUZ-PONG	OSCAR		70206	\$16.3100	RESIGNED	YES	05/18/19	056	
CUSUMANO	LISA		70205	\$15.0000	APPOINTED	YES	06/07/19	056	
DA' CRUZ-BENJAMI	STEPHANI	J	60817	\$46737.0000	RESIGNED	NO	06/06/19	056	
DACRUZ	MAIA	S	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DATTA	PALASH	C	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DAVILA	GABRIEL	L	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DAVIS	MONIFA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DAVIS	PAULA		70205	\$15.0000	RESIGNED	YES	05/11/19	056	
DAVIS	ROSALYN	E	70205	\$15.0000	APPOINTED	YES	06/07/19	056	
DAVISON	IVAN	D	7021A	\$97324.0000	RETIRED	NO	03/01/19	056	
DAWSON BROCKING	DOMINIQUE	E	60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DEEN	DAWN	K	70235	\$109360.0000	RETIRED	NO	03/01/19	056	
DEJESUS	ELVIRA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DELRIO	ELISEO		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DEMARCO	JONATHAN	R	70210	\$48666.0000	RESIGNED	NO	05/13/19	056	
DENNIS	CINDY	AN	70205	\$15.0000	APPOINTED	YES	06/07/19	056	
DESISSE	LOUISIAN		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DESFORGES	KERVENS		71012	\$38183.0000	RESIGNED	NO	05/25/19	056	
DIABATE	YAYA		10234	\$15.0000	APPOINTED	YES	06/09/19	056	
DIALLO	MAMADOU		60817	\$32426.0000	APPOINTED	NO	05/31/19	056	
DIMARIA	SABRINA		70205	\$15.0000	APPOINTED	YES	06/07/19	056	
DIXON	ARIEL	M	12626	\$57590.0000	INCREASE	NO	04/17/19	056	
DODDATO	HELEN	M	10234	\$15.0000	APPOINTED	YES	06/14/19	056	

POLICE DEPARTMENT
FOR PERIOD ENDING 06/28/19

		TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
DOMINGUEZ	FRANCIS	R	10234	\$15.0000	APPOINTED	YES	06/14/19	056
DOMINIK	MAGDALEN	T	10232	\$20.5700	APPOINTED	YES	06/09/19	056
DOWNEY	TONI	E	70205	\$15.0000	APPOINTED	YES	06/07/19	056
DRUCHUK	EMILIA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
DURAN	FATIMA	L	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ECHEVERRIA	ANTONIO	L	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ECHEVERRIA	JOSHUA	I	71022	\$54010.0000	RESIGNED	YES	06/03/19	056
EDOUARD	ELALIO		70205	\$15.0000	APPOINTED	YES	06/13/19	056
EDWARDS	DOMINIQUE	G	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ELCOCK	TATIANA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ELLIS	ASHLEY	K	70205	\$15.0000	APPOINTED	YES	06/07/19	056
ELLIS	LATOYA	J	70205	\$15.0000	APPOINTED	YES	06/07/19	056
EMANUS-BLAKE	BIBIANA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
EMMANUEL	MARSEILL		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ENEHIZENA	NOSA	S	10232	\$20.5700	APPOINTED	YES	06/09/19	056
ENRIQUEZ	JENNIFER	M	70206	\$16.3100	RESIGNED	YES	06/04/19	056
EPHRAIM	RIVKAH	H	71012	\$38183.0000	RESIGNED	NO	05/25/19	056
ESPINAL	ELVIN	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ESSEX	JASON	J	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
ESTINFIL	JESSICA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056
EVANS JR	MERTON	A	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
EXHALE	LINDEL	R	60817	\$32426.0000	APPOINTED	NO	05/31/19	056
FALCONE-FRANCES	VALERIE		10144	\$35330.0000	DISMISSED	NO	05/30/19	056
FARHAN	MAHMUD		70206	\$16.3100	RESIGNED	YES	06/02/19	056
FARRELL								

GIBSON	TANYA	M	70205	\$15.0000	RESIGNED	YES	05/25/19	056
GIBSON-SMALLS	NIGERIA		60817	\$32426.0000	APPOINTED	NO	05/31/19	056

POLICE DEPARTMENT
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
GIL	JASMINE	J	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GILBERT	DANIELA	T	56058	\$42.7800	RESIGNED	YES	06/02/19 056
GIORDANO	DYLAN	J	70210	\$45000.0000	RESIGNED	NO	06/11/19 056
GLASTHAL JR	ROBERT		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GODDARD	SIERRA		71012	\$39453.0000	RESIGNED	NO	06/15/19 056
GOMEZ ALEJO	YARLENY		70205	\$15.0000	RESIGNED	YES	05/21/19 056
GOMEZ VASQUEZ	MILDRED	J	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GONDAL	UMAR	F	70206	\$16.3100	RESIGNED	YES	06/05/19 056
GONZALEZ	ANGEL	L	70205	\$15.0000	APPOINTED	YES	06/07/19 056
GONZALEZ	GLADYS	I	71012	\$38183.0000	RESIGNED	NO	05/25/19 056
GONZALEZ	JESUS		60817	\$34570.0000	RESIGNED	NO	06/05/19 056
GONZALEZ	SALVADOR		7023B	\$125531.0000	RETIRED	NO	03/01/19 056
GORDON	MARGARET	M	70210	\$42500.0000	RESIGNED	NO	06/20/19 056
GORDON	NADIA	T	60817	\$32426.0000	INCREASE	NO	05/31/19 056
GORHAM	LANASIA	L	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GRAVES	EBONY	S	71651	\$31320.0000	DISMISSED	NO	06/07/19 056
GRAVITCH	DANIEL	J	70235	\$109360.0000	RETIRED	NO	03/01/19 056
GRECO	DILLON	P	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GREEN	EZEQUIEL		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GRIFFITH	ANDREA	B	60817	\$33498.0000	RESIGNED	NO	05/07/19 056
GRULLON	ASHLEY		70206	\$16.3100	RESIGNED	YES	05/24/19 056
GRZYBOWSKI	CHARLES		70210	\$42500.0000	RESIGNED	NO	06/16/19 056
GUEVARA	RAYMUNDO	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GUEYE	KHAYDIA		10234	\$15.0000	APPOINTED	YES	06/09/19 056
GULEN	GREGORY		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GUMANEH	MUHAMADO		10234	\$15.0000	APPOINTED	YES	06/09/19 056
GUPTON	EBONI	E	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
GUZMAN	MYRELIS	E	71012	\$38183.0000	RESIGNED	NO	06/06/19 056
GUZMAN-MARTINEZ	YALEKSA		70205	\$15.0000	APPOINTED	YES	06/07/19 056
HANSRAJ	SAMDAIE		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HARPER	CIARA	D	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HARPER	JOSEANNE	O	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HARRIS	BASCIA	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HARRIS	RICKY	E	71651	\$38625.0000	APPOINTED	NO	06/14/19 056
HARRIS	VENESSA	F	60817	\$35641.0000	RESIGNED	NO	06/09/19 056
HARRISON	JULIA	D	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HARRYGINSINGH	ANAND		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HART	INDIA	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HASAN	MOHAMMAD	M	71651	\$38986.0000	RESIGNED	NO	06/02/19 056
HASNAT	ABU	M	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HATHORN	JACKSON	K	10232	\$20.5700	APPOINTED	YES	06/09/19 056
HECTOR	ALEXUS	I	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HELALI	MD.	G	70205	\$15.0000	APPOINTED	YES	06/07/19 056
HENRY	ALLURE	L	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HICKS	RICKY	D	70235	\$109360.0000	RETIRED	NO	03/01/19 056
HILTON	BRITTANY	L	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HODGES	SHERICE		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HOLLINGSWORTH W	FAUNA	F	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HOOVER	KALIA	N	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HORVATH	KELLY	A	7021B	\$109360.0000	RETIRED	NO	03/01/19 056
HOSSAIN	MD	L	60817	\$32426.0000	APPOINTED	NO	05/31/19 056

POLICE DEPARTMENT
FOR PERIOD ENDING 06/28/19

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
HOSSAIN	MOHAMMAD	S	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HOSSAIN	MOHAMMED	Z	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HOUSTON	DIAMOND	J	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
HUACUZ	ROGERS		70210	\$85292.0000	RETIRED	NO	02/28/19 056
HUGEL	ROBERT	J	7023B	\$125531.0000	RETIRED	NO	03/01/19 056
HUNT	JONATHAN		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
IFILL	TIFFANY	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
ISLAM	DIDARUL		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
ISLAM	MD	J	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
ISLAM	SHANGIDA		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
ISMAEL	JENNIFER		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JACQUES	BRANDON	L	10234	\$15.0000	APPOINTED	YES	06/09/19 056
JALLOH	AMADU		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JENKINS	ADONIS	T	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JERMAH	MARSHA	K	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JIMENEZ	CARLOS	J	7021D	\$97324.0000	RETIRED	NO	03/01/19 056
JOACHIM	STEPHANE		70205	\$15.0000	APPOINTED	YES	06/07/19 056
JOBARTEH	KUMBA		10232	\$20.5700	APPOINTED	YES	06/09/19 056
JOHN SMALL	HESTER	B	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JOHNSON	NATASHA	L	70205	\$15.0000	APPOINTED	YES	06/07/19 056
JOHNSON	ROBIN	T	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JONES	LASHAN	T	60817	\$46737.0000	RESIGNED	NO	05/09/19 056
JONES	MELQUAN		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
JORDAN	MICHAEL	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KANTE	DIPA		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KARFUZI	LULZIME		70205	\$15.0000	APPOINTED	YES	06/07/19 056

KASSEM	ALI	S	92510	\$277.0400	DECREASE	YES	03/05/19 056
KAUR	PALAKPRE		70210	\$42500.0000	RESIGNED	NO	06/20/19 056
KAUR	RUPINDER		70205	\$15.0000	APPOINTED	YES	06/07/19 056
KAUR	VEERPAL		70205	\$15.0000	RESIGNED	YES	05/21/19 056
KELLMAN	ASHLEY	N	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KENDLEY	SULTAN	J	71651	\$43187.0000	RESIGNED	NO	06/10/19 056
KHALEQUE	MOHAMMAD	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KHAN	ABDUR		71651	\$38986.0000	RESIGNED	NO	06/15/19 056
KHAN	MD	A	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KHAN	SHAHAZ	E	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KHANAM	AMINA		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KING	CLAUDE		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KING	KENIECIA	M	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KING	MALEEKA		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KING	RHONNY	S	7026B	\$138089.0000	RETIRED	NO	03/01/19 056
KNOLL	KELLIE	D	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KOUASSI	AKISSI	G	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
KRAJKOWSKI	CHRISTIN	M	60817	\$32426.0000	APPOINTED	NO	05/31/19 056
LANE	ARLETHA	A	10147	\$53580.0000	RETIRED	NO	06/22/19 056
LAWSON	KWASE		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
LEBRON-REEVES	FAITH	A	60817	\$32426.0000	INCREASE	NO	05/31/19 056
LEE	TAKARA	T	31101	\$44330.0000	INCREASE	NO	05/28/19 056
LEMAR	WESTLEY		70210	\$45000.0000	RESIGNED	NO	06/13/19 056
LENHART	MICHELE		60817	\$32426.0000	APPOINTED	NO	05/31/19 056
LEVY	ASHLEY	R	70210	\$42500.0000	RESIGNED	NO	06/20/19 056

LATE NOTICE

EDUCATION

BOARD OF EDUCATION RETIREMENT SYSTEM

SOLICITATION

Goods and Services

QUANTITATIVE PORTFOLIO TECHNOLOGY FOR BERS INVESTMENT OFFICE - Request for Proposals - PIN#BER10040 - Due 8-23-19 at 5:00 P.M.

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

Education, 65 Court Street, Room 1603, Brooklyn, NY 11201. Antonio Rodriguez (929) 305-3942; Fax: (718) 935-4124; bersprocurement@bers.nyc.gov

◀ a2

FIRE DEPARTMENT

FISCAL-CONTRACT DEVELOPMENT

SOLICITATION

Services (other than human services)

CARDIAC MONITORS AND AUTOMATED EXTERNAL DEFIBRILLATORS - Request for Information - PIN#05720RF10006 - Due 8-22-19 at 4:00 P.M.

The Fire Department of the City of New York, in the interest of promoting competition and in obtaining information on the design, fabrication, technical capabilities, and user interaction of Automated External Defibrillators (AED) and Cardiac Monitors, is seeking qualified proposers to respond to this Request for Information.

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

Fire Department, 9 MetroTech Center, Brooklyn, NY 11201. Cecily Halliburton (718) 999-2845; Fax: (718) 999-0177; hallibc@fdny.nyc.gov

◀ a2