



# 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 CXLVIII NUMBER 159

WEDNESDAY, AUGUST 18, 2021

Price: \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

Borough President - Manhattan . . . . .	5363
City Planning . . . . .	5363
City Planning Commission . . . . .	5366
Civic Engagement Commission . . . . .	5393
Board of Education Retirement System . . . . .	5394
Housing Authority . . . . .	5394
Office of Labor Relations . . . . .	5394
Board of Standards and Appeals . . . . .	5394

### PROPERTY DISPOSITION

Citywide Administrative Services . . . . .	5395
Housing Preservation and Development . . . . .	5395

### PROCUREMENT

Administration for Children's Services . . . . .	5395
<i>Administration</i> . . . . .	5395
<i>Youth and Family Justice</i> . . . . .	5396
Brooklyn Navy Yard Development Corp. . . . .	5396
Citywide Administrative Services . . . . .	5396
District Attorney - New York County . . . . .	5396
<i>Procurement and Contract</i> . . . . .	
<i>Management</i> . . . . .	5396

Employees' Retirement System . . . . .	5396
Health and Mental Hygiene . . . . .	5396
Human Resources Administration . . . . .	5396
Mayor's Fund to Advance New York City . . . . .	5397
<i>Finance and Operations</i> . . . . .	5397
Parks and Recreation . . . . .	5397
<i>Revenue and Concessions</i> . . . . .	5397
Police Department . . . . .	5397
<i>Management and Budget</i> . . . . .	5397
Records and Information Services . . . . .	5397
<i>Administration</i> . . . . .	5397

### CONTRACT AWARD HEARINGS

Environmental Protection . . . . .	5398
------------------------------------	------

### AGENCY RULES

Sanitation . . . . .	5398
----------------------	------

### SPECIAL MATERIALS

Office of Collective Bargaining . . . . .	5405
Comptroller . . . . .	5405
Housing Preservation and Development . . . . .	5406
Mayor's Office of Environmental	
Coordination . . . . .	5408
Changes in Personnel . . . . .	5412

### LATE NOTICE

NYC Health + Hospitals . . . . .	5413
<i>Supply Chain Services</i> . . . . .	5413

## THE CITY RECORD

**BILL DE BLASIO**

Mayor

**LISETTE CAMILO**

Commissioner, Department of Citywide  
Administrative Services

**JANAE C. FERREIRA**

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

## PUBLIC HEARINGS AND MEETINGS

See Also: *Procurement; Agency Rules*

### BOROUGH PRESIDENT - MANHATTAN

#### MEETING

The August 2021 Manhattan Borough Board Meeting will be held at 8:30 A.M., on Thursday, August 19, 2021 at 1 Centre Street, 19th Floor South, New York, NY 10007.

Accessibility questions: Brian Lafferty, (212) 669-4564, [blafferty@manhattanbp.nyc.gov](mailto:blafferty@manhattanbp.nyc.gov), by: Wednesday, August 18, 2021, 5:00 P.M.



a16-19

### CITY PLANNING

#### NOTICE

NOTICE OF PUBLIC HEARING ON THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 21DCP084M)

**250 Water Street**

#### Project Identification

CEQR No. 21DCP084M

ULURP Nos. C210438ZSM C210439ZRM,  
N210441ZAM, M130053(B)ZSM,  
C210445ZAM, C210438(A)ZSM

SEQRA Classification: Type I

#### Lead Agency

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

#### Contact Person

Stephanie Shellooe, AICP, Deputy Director, (212) 720-3328  
Environmental Assessment and Review Division  
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 17, 2021 for a Draft Environmental Impact Statement (DEIS) for the 250 Water Street proposal in accordance with Article 8 of the Environmental Conservation Law. **In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing on the DEIS will be accessible both in person and remotely. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on September 1, 2021, at 10:00 A.M. in conjunction with the CPC's public hearing, pursuant to ULURP. The public hearing will also consider a modification to the Proposed Action (ULURP No. C210438(A))**

ZSM). Masks are required to be worn to enter the building and during the hearing. Per the allowable occupancy of the NYC City Planning Commission Hearing Room, no more than thirty-four members of the general public will be permitted in the space at any given time. All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. Comments are requested on the DEIS and will be accepted through September 13, 2021.

Please do not attend this meeting in person if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

To join remotely and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>. If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)  
 (888) 788-0099 (Toll-free)  
 (212) 338-8477 (Toll)  
 (253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found on the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through September 13, 2021. They can be submitted via email, to [21DCP084M\\_DL@planning.nyc.gov](mailto:21DCP084M_DL@planning.nyc.gov), or mailed to Stephanie Shellooe, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shellooe, AICP, Deputy Director, by calling (212) 720-3328 or by emailing, [sshellooe@planning.nyc.gov](mailto:sshellooe@planning.nyc.gov).

In addition, the DEIS is available for download, at <https://www1.nyc.gov/site/planning/applicants/eis-documents.page>.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed, to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov), or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

The Applicant is seeking a special permit, modifications to a previously approved large-scale general development (LSGD), zoning text amendments, and authorizations (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of an up to approximately 680,500-gross square foot (gsf), up to 395-foot tall mixed-use building (the Proposed Project) containing market-rate and affordable housing, retail, office, and community facility spaces as well as parking at 250 Water Street (Block 98, Lot 1; the Development Site) in the South Street Seaport neighborhood in Lower Manhattan, Community District 1. The Proposed Project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum (the Museum) at 89-93 South Street, 2-4 Fulton Street, 167-175 John Street (Block 74, a portion of Lot 1; the Museum Site). The Proposed Project would additionally include operational changes to facilitate passenger drop off on the Pier 17 access drive as well as minor improvements to the Pier 17 access drive area and building, and may include streetscape, open space, or other improvements (e.g., planters) under the Proposed Actions on the Project Area. The Project Area is also located within the South

Street Seaport Historic District, and the construction and design of the proposed development is subject to Landmarks Preservation Commission (LPC) approval.

The Applicant seeks the following discretionary actions in connection with the development of the Proposed Project: (i) a special permit pursuant to Zoning Resolution (ZR) Section 74-743(a) to allow for bulk modifications within a LSGD to allow the distribution of total allowable floor area without regard to zoning lot lines or district boundaries, and the location of buildings without regard to applicable height, setback, or street wall regulations; (ii) modifications to the South Street Seaport/Pier 17 LSGD site plan, zoning calculations and boundaries; (iii) text amendments to the South Street Seaport Subdistrict zoning regulations; and (iv), authorizations to allow for a curb cut on Pearl Street (ZR Section 13-441) and security bollards within a pedestrian circulation path of a waterfront public access area (ZR Section 62-822(b)). In addition, the Applicant seeks certifications pursuant to ZR Section 91-95 to transfer development rights and pursuant to ZR Section 62-12(c) for design changes to the previously approved Pier 17 waterfront site plan. In conjunction with these actions, the Applicant is seeking a modification to the LSGD restrictive declaration to update the previously approved site plan and zoning calculations and to modify the Pier 17 Traffic Management Plan. Finally, the New York City Department of Small Business Services (SBS) is filing an application seeking approval of the disposition of leasehold and easement interests with respect to various city-owned properties located within the South Street Seaport area, which would allow for the renewal and extension of the term of an existing lease for 99 years, until 2120. Collectively, these actions would enable a mixed-use development at the Development Site as described above with affordable units and improvements to the existing South Street Seaport/Pier 17 LSGD. Since the issuance of the Notice of Completion of the DEIS, the Applicant has filed an amended Special Permit application (ULURP No. C210438(A)ZSM) to reflect the modified design of the proposed buildings as approved by LPC on May 4, 2021 by issuance of a Certification of Appropriateness.

Additional actions to facilitate the Proposed Project and effectuate other changes to the affected area may include, disposition actions relating to the Museum Site and the distribution of floor area to the Development Site, funding decisions and grant of an Article XI Tax Incentive by the Department of Housing Preservation and Development.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to open space, shadows, historic and cultural resources (architectural), transportation (traffic and pedestrian), and construction (transportation and noise). Mitigation measures are identified in the DEIS and will be explored further before issuance of the FEIS. The DEIS considers two alternatives – a No-Action Alternative, and a No Unmitigated Significant Adverse Impact Alternative.

In addition, a technical memorandum (Technical Memorandum 001) assessing whether the modifications to the Proposed Actions (ULURP No. C210438(A)ZSM) would alter the conclusions presented in the DEIS will be available on DCP's website, (<http://www1.nyc.gov/site/planning/applicants/eis-documents.page>) in advance of the public hearing. The analyses presented in Technical Memorandum 001 will be incorporated into the Final Environmental Impact Statement (FEIS).

◀ a18

## NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

### SoHo/NoHo Neighborhood Plan

#### Project Identification

CEQR No. 21DCP059M  
 ULURP Nos. C210422ZMM and,  
 N210423ZRM  
 SEQRA Classification: Type I

#### Lead Agency

City Planning Commission  
 120 Broadway, 31<sup>st</sup> Floor  
 New York, NY 10271

#### Contact Person

Stephanie Shellooe, AICP, Deputy Director (212) 720-3328  
 Environmental Assessment and Review Division  
 New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 14, 2021 for a Draft Environmental Impact Statement (DEIS) for the SoHo/NoHo Neighborhood Plan in accordance with Article 8 of the Environmental Conservation Law. **In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing on the DEIS will be accessible both in person and remotely. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower**

**Concourse, 120 Broadway, New York, NY on September 2, 2021, at 10:00 A.M. in conjunction with the CPC's public hearing, pursuant to ULURP. Per the allowable occupancy of the NYC City Planning Commission Hearing Room, no more than thirty-four members of the general public will be permitted in the space at any given time. All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. Comments are requested on the DEIS and will be accepted through September 13, 2021.**

Please do not attend this meeting in person if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

To join remotely and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>.

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)  
 (888) 788-0099 (Toll-free)  
 (213) 338-8477 (Toll)  
 (253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 933 3016 9434

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found on the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through September 13, 2021. They can be submitted via email, to [21DCP059M\\_DL@planning.nyc.gov](mailto:21DCP059M_DL@planning.nyc.gov), or mailed to Stephanie Shellooe, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shellooe, AICP, Deputy Director, by calling (212) 720-3328 or by emailing [sshellooe@planning.nyc.gov](mailto:sshellooe@planning.nyc.gov).

In addition, the DEIS is available for download, at <https://www1.nyc.gov/site/planning/applicants/eis-documents.page>.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed, to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov), or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

The New York City Department of City Planning (DCP) is proposing zoning map and zoning text amendments (the "Proposed Actions", described below) that would apply to an approximately 56-block, 146-acre area (the "Project Area") of the SoHo and NoHo neighborhoods of Manhattan Community District 2. The Proposed Actions are intended to create opportunities for new housing, including affordable housing, better reflect existing built conditions, strengthen the mixed-use character of the neighborhoods, including office and retail uses, and celebrate the unique architectural and creative legacies of SoHo and NoHo. The Proposed Actions were developed in response to neighborhood-wide planning challenges brought about by changing economic and demographic trends and informed by local and Citywide stakeholders during the Envision SoHo/NoHo process, a public engagement initiative undertaken in 2019 by the Manhattan Borough President, the Council Member for City Council District 1, and DCP. The Project Area is generally bounded by Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the

east; Canal Street to the south, and Sixth Avenue, West Broadway, and Broadway to the west.

The Proposed Actions would encompass the following discretionary approvals:

- Zoning Map Amendments. The Proposed Actions would replace all or portions of existing M1-5A and M1-5B districts with medium- to high-density mixed-use districts, and establish a new Special SoHo/NoHo Mixed-Use District (SNX) in the Project Area.
- Zoning Text Amendments. The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish regulations for the proposed Special SoHo/NoHo Mixed-Use District (SNX) and to amend Appendix F of the ZR to apply the Mandatory Inclusionary Housing (MIH) program to the SNX.

In order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario (RWCDs) was developed, in accordance with the methodologies in the 2020 CEQR Technical Manual. The RWCDs was prepared to assess the future condition absent the Proposed Actions (No Action condition) and the future condition with the Proposed Actions (With Action condition) for a 10-year period (analysis year 2031). The incremental difference between the With Action and No Action conditions serve as the basis for the impact analyses of the EIS. The RWCDs for the Proposed Actions identifies 26 projected development sites.

Absent the Proposed Actions, it is anticipated that there would be limited development in SoHo/NoHo. Residential development would not occur without a zoning text amendment. Commercial development would require discretionary actions by CPC or variances by the Board of Standards and Appeals (BSA) to allow complementary and necessary commercial uses on the ground floor such as retail and office lobbies, and the inventory of sites sufficiently large to generate more marketable floor plates has diminished. Outside of historic districts, while underutilized sites could be developed pursuant to the existing M1-5A and M1-5B zoning district regulations without LPC's review, outside of BSA variances, there is no provision under existing zoning to allow residential development, and commercial development would likely require special permits to allow economically viable uses on the ground floor. Without the Proposed Actions, it is anticipated that residential conversions and conversion of former industrial space to commercial uses would continue to occur on occasion, if CPC discretionary actions or BSA variances can be obtained. However, to present a conservative environmental analysis, these discretionary actions are not assumed to be granted in the No Action condition. Under the RWCDs, the total No Action development on the projected development sites would comprise 32 existing DUs with no affordability requirement, 115,052 gsf of local retail space, 207,576 gsf of office space, a 39,000 gsf parking garage, and 23,084 gsf of manufacturing space (warehouse and industrial).

The Proposed Actions would allow for development with new uses and at existing or higher densities at the projected and potential development sites. The Proposed Actions would allow residential use on an as-of-right basis and facilitate residential infill development, which is projected to result in significant housing production, including affordable housing. This residential development would include ground-floor retail across the rezoning area and second-story commercial use along major corridors. Several sites with wider street frontages that would accommodate larger building footprints are anticipated to be redeveloped with a mix of residential, community facility and/or commercial uses. One entirely non-residential building is projected in the western portion of the Project Area near Hudson Square, another strong office market. A few substantially built existing commercial buildings are assumed to be converted to residential use as representative examples of conversions that are anticipated to occur. Under the Proposed Actions, the total development expected to occur on the 26 projected development sites would consist of approximately 2,191,275 gsf of built floor area, including approximately 1,861 DUs, a substantial proportion of which are expected to be affordable, 176,841 gsf of retail space (local and destination retail, supermarket), and 20,778 gsf of community facility uses. As a result, the increment of projected development with the Proposed Actions would be approximately 1,829 projected dwelling units (DUs) (including 382 to 573 affordable units); 61,789 gross square feet (gsf) of projected retail space (local and destination retail and supermarket space); and 20,778 gsf of projected community facility space.

The RWCDs also identifies 58 potential development sites, which are considered less likely to be developed by the analysis year. On the potential development sites, the Proposed Actions may result in a net increase of approximately 1,719 DUs, including 365 to 545 permanently affordable units; 52,360 gsf of potential destination retail space; and 16,272 gsf of potential community facility space. Development on some of these sites, due to the sites' location within New York City-designated historic districts, would be subject to future review and approval by the New York City Landmarks Preservation Commission (LPC) in accordance with the New York City Landmarks Law. However, the analysis recognizes that a number of potential development sites could be developed under the Proposed Actions in lieu of one or more of the projected development sites in

accommodating the development anticipated in the RWCDS. The potential development sites are therefore also analyzed in the EIS for site-specific effects.

Development shown on sites within City-designated historic districts is assumed to maximize the permitted FAR within the allowable building envelope for conservative analysis purposes. The represented building form does not reflect LPC's future review and approval, which is required for actual development on all of the projected and potential sites in the City-designated historic districts on a site-by-site basis.

The Proposed Actions would result in significant adverse impacts related to open space, shadows, historic and cultural resources (architectural and archaeological resources), transportation (pedestrians and transit), and construction (noise). A detailed open space analysis was conducted and determined that the Proposed Actions would result in a significant adverse impact associated with the total, active, and passive open space ratios. A detailed shadows analysis was conducted and determined that the Proposed Actions would result in significant adverse shadow impacts to six sunlight-sensitive resources: The Most Precious Blood Church on Baxter Street, the Merchant's House Museum on East Fourth Street, Grand Canal Court at Canal Street and Sixth Avenue, a Greenstreets space next to the Grand Canal Court, Petrosino Square at Centre and Spring Streets, and a planned future open space on East 4th Street between Lafayette Street and Bowery. A detailed analysis of historic and cultural resources was conducted and determined that the Proposed Actions have the potential to result in an unmitigated significant adverse archaeological impact associated with all or portions of the 21 lots on 17 potential and projected development sites, and that the Proposed Actions would result in direct significant adverse impacts due to the demolition of buildings within the S/NR-listed portion of the SoHo Historic District, the Bowery Historic District (S/NR-listed), and the Chinatown and Little Italy Historic District (S/NR-listed). In addition, significant adverse indirect contextual impacts could occur as a result of the addition of new buildings on projected and potential development sites that could adversely affect the setting and context of the Bowery Historic District as well as the Samuel Tredwell Skidmore House (S/NR-listed, NYCL) and the Old Merchant's House (NHL, S/NR-listed, NYCL, NYCL Interior). A detailed transportation analysis was conducted and determined that the Proposed Actions would result in significant adverse transit impacts to one street stair in the AM and PM peak hours at the Canal Street (A/C/E) subway station on the Eighth Avenue Line, and the Proposed Actions would also result in a significant adverse pedestrian impact to the north sidewalk on Canal Street between Lafayette and Centre Streets during the Saturday peak hour at a location where pedestrian flow is constrained by the presence of a subway station elevator structure. A detailed construction analysis with a conceptual construction schedule was conducted and determined that the Proposed Actions could result in cumulative construction impacts with respect to number of worker vehicles, trucks, and construction equipment at any given time, within reasonable construction scheduling constraints for each of the development sites in the rezoning area. Mitigation measures being proposed to address those impacts, where feasible and/or practical, are discussed below. If no possible mitigation can be identified, an unavoidable significant adverse impact would result.

Two Alternatives were considered in the DEIS: The No-Action alternative and the No Unmitigated Significant Adverse Impacts Alternative. The No-Action Alternative examines future conditions but assumes the Proposed Action is not adopted. The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other elements of the Proposed Actions are modified to avoid the unmitigated significant adverse impacts associated with the Proposed Actions, which include impacts related to open space, shadows, historic and cultural resources (architectural and archaeological resources), transportation (transit and pedestrian), and construction (noise). Overall, in order to eliminate all unmitigated significant adverse impacts, the alternative would also require substantial modifications in the program such that the goals and objectives of the Proposed Actions would not be fully realized.

◀ a18

**CITY PLANNING COMMISSION**

**■ PUBLIC HEARINGS**

In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the City Planning Commission will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Wednesday, September 1, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing

Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287261/1>.

Members of the public attending remotely should observe the meeting through DCP's website. Verbal testimony can be provided remotely by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free
- 253 215 8782 US Toll Number
- 213 338 8477 US Toll Number

Meeting ID: **618 237 7396**  
[Press # to skip the Participation ID]  
Password: 1

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Please use the CPC Comments form that is accessible through the above webpage.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [\[AccessibilityInfo@planning.nyc.gov\]](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling [\[212-720-3508\]](tel:212-720-3508). Requests must be submitted at least five business days before the meeting.

**BOROUGH OF BROOKLYN**  
**Nos. 1 & 2**  
**1045 ATLANTIC AVENUE**  
**No. 1**

**CD 3** **C 210276 ZMK**  
**IN THE MATTER OF** an application submitted by Atlantic Brooklyn LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c & 17a, by changing from an M1-1 District to a C6-3A District property bounded by a line midway between Lefferts Place and Atlantic Avenue, a line perpendicular to the northeasterly street line of Atlantic Avenue distant 180 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the westerly street line of Franklin Avenue, the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), and a line perpendicular to the northeasterly street line of Atlantic Avenue distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Atlantic Avenue and the easterly street line of Classon Avenue, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-631.

**No. 2**

**CD 3** **N 210277 ZRK**  
**IN THE MATTER OF** an application submitted by Atlantic Brooklyn LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

**ARTICLE III**  
**COMMERCIAL DISTRICT REGULATIONS**

\* \* \*

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

\* \* \*

**35-66**  
**Special Height and Setback Provisions for Certain Areas**

\* \* \*

**35-662**  
**Special height and setback provisions in C6-3A Districts along Atlantic Avenue within Community District 3, Borough of Brooklyn**

In C6-3A Districts in Community District 3, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage, and shall also apply along #street# frontages intersecting Atlantic Avenue, within 50 feet of the intersection.

\* \* \*

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

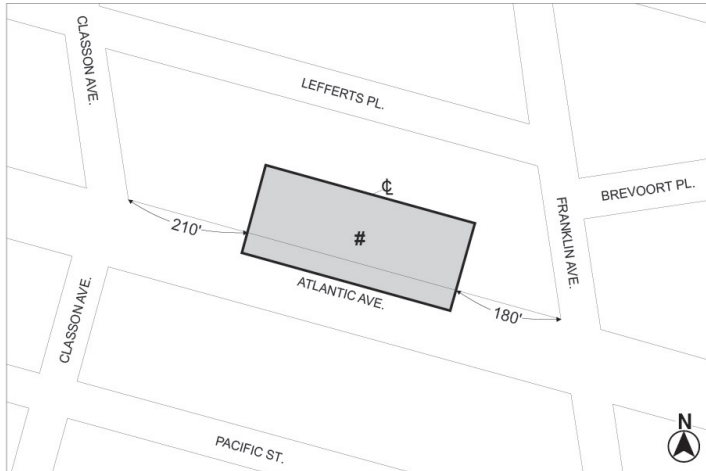
BROOKLYN

\* \* \*

Brooklyn Community District 3

\* \* \*

Map 7 - [date of adoption]



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

Portion of Community District 3, Brooklyn

\* \* \*

Nos. 3-7
COOPER PARK COMMONS
No. 3

CD 1 C 210480 ZMK
IN THE MATTER OF an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 13a and 13b:

- 1. changing from an R6 District to an R7-2 District property bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 150 feet northerly of Maspeth Avenue, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021 and subject to the terms of CEQR Declaration E-629.

No. 4

CD 1 C 210481 ZSK
IN THE MATTER OF an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development 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 the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings), and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue/ Grandparents Avenue (Block 2885, Lots 1, 20, 23, 28, and 32), in R7-2\* and R7-2/C2-4\* Districts.

\* Note: The development site is proposed to be rezoned by changing an existing R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 210480 ZMK).

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. 5

CD 1 N 210482 ZRK
IN THE MATTER OF an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

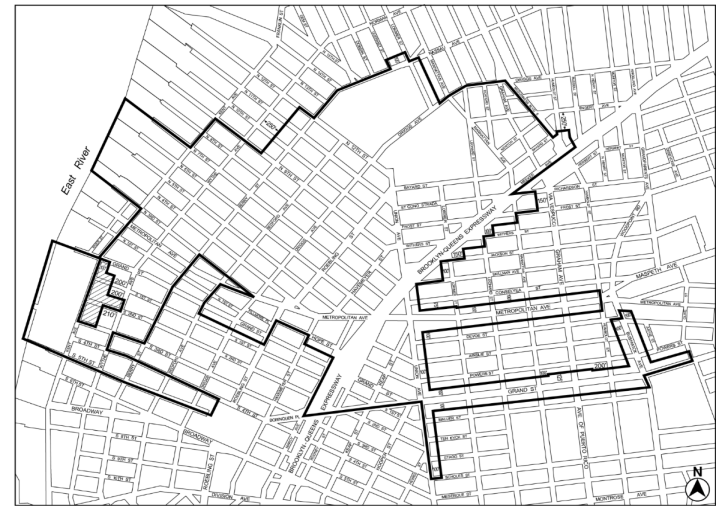
BROOKLYN

Brooklyn Community District 1

\* \* \*

Map 2 - [date of adoption]

[EXISTING MAP]



Inclusionary Housing designated area
Excluded Area

[PROPOSED MAP]



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

Portion of Community District 1, Brooklyn

\* \* \*

## No. 6

**CD 1** **C 210483 HAK**  
**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property, located at 288 Jackson Avenue (Block 2885, Lot 1) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the enlargement of two existing buildings and the construction of two new buildings containing approximately 556 affordable and senior housing units, a 200-bed homeless shelter and community facility and commercial space.

## No. 7

**CD 1** **C 210484 PPK**  
**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c of the New York City Charter, to modify the restriction limiting use of property located at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to general community facility uses.

**Nos. 8, 9 & 10**  
**SPECIAL BROOKLYN NAVY YARD DISTRICT**  
**No. 8**

**CD 2** **C 210462 ZMK**  
**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc. and the NYC Small Business Services, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an R6B District to an M2-1 District property bounded by the following courses:
  - (i) a line 400 feet northeasterly of Navy Street;
  - (ii) a line perpendicular to the last named course at a point 400 feet southeasterly (as measured on such named course) from the point of intersection of the southerly street line of Evans Street and the easterly street line of Little Street;
  - (iii) a line passing through a point along the northeasterly street line of Navy Street, 95 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Navy Street and the easterly prolongation of a line 100 feet northerly of York Street and proceeding northerly at an angle 138 degrees to the northeasterly street line of Navy Street;
  - (iv) a line passing through a point along the last named course, 170 feet northerly of the northeasterly street line of Navy Street (as measured along the last named course), proceeding easterly at an angle 92 degrees to the last named course; and
  - (v) a line passing through a point along the last named course, 131 feet easterly of the intersection of the last named course and Course 1(iii) above (as measured along the last named course), proceeding northeasterly at an angle 117 degrees to the last named course;
2. changing from an M1-2 District to an M2-1 District property bounded by:
  - a. a line 400 feet northeasterly and easterly of Navy Street, the easterly centerline prolongation of Sands Street, Navy Street, and Course 1(ii); and
  - b. a line 400 feet northerly of Flushing Avenue, the northerly centerline prolongation of North Oxford Street, Flushing Avenue, and a line 680 feet easterly of Navy Street;
3. changing from an M3-1 District to an M2-1 District property bounded by:
  - a. a line 400 feet northerly of Flushing Avenue, a line 3,515 feet easterly of Navy Street, Flushing Avenue, and the northerly centerline prolongation of North Oxford Street; and
  - b. the following courses:
    - (i) Kent Avenue;
    - (ii) the southwesterly prolongation of the northwesterly street line of Clymer Street;

- (iii) a line passing through the intersection of the southwesterly prolongation of the northwesterly street line of Clymer Street and the southwesterly street line of Kent Avenue and proceeding southerly at an angle 46 degrees from the southwesterly street line of Kent Avenue;
- (iv) the southwesterly centerline prolongation of Taylor Street;
- (v) a line passing through a point along the last named course 311 feet southwesterly (as measured along the last named course) of the intersection of the last named course and Course 3b(iii), proceeding northwesterly at an angle 100 degrees to the last named course;
- (vi) the U.S. Pierhead and Bulkhead Line;
- (vii) a line passing through a point along Course 3b(v) distant 919 feet northwesterly (as measured along Course 3b(v)) from the intersection of Course 3b(v) and Course 3b(iv), proceeding northeasterly at an angle 90 degrees to Course 3b(v);
- (viii) a line passing through two points, the first being a point along the last named course 350 feet northeasterly of the intersection of the last named course and **Course 3b(vi)** and the second being a point on the U.S. Pierhead and Bulkhead Line distant 149 feet southerly (as measured along the US Pierhead and Bulkhead Line) from the point of intersection of the U.S. Pierhead and Bulkhead Line and a southerly boundary line of the NYC Pierhead Line;
- (ix) the U.S. Pierhead and Bulkhead Line; and
- (x) the easterly prolongation of the NYC Pierhead Line; and

c. the following courses:

- (i) a line 400 feet northeasterly and easterly of Navy Street;
  - (ii) a line passing through the point of intersection of the last named course and Course 1(v) proceeding easterly at an angle 115 degrees to Course 1(v);
  - (iii) a line passing through a point along the last named course 540 feet easterly (as measured along the last named course) from the intersection of the last named course and Course 1(v) proceeding southerly at an angle 90 degrees to the last named course; and
  - (iv) a line passing through a point along the last named course 294 feet southerly (as measured along the last named course) from the intersection of the last named course and Course 3c(ii) proceeding southwesterly at an angle 141 degrees to the last named course;
4. establishing a Special Brooklyn Navy Yard District (BNY) bounded by the following courses:
- (i) the U.S. Pierhead and Bulkhead Line;
  - (ii) the NYC Pierhead Line and its easterly prolongation;
  - (iii) Kent Avenue;
  - (iv) the northerly centerline prolongation of Classon Avenue;
  - (v) Williamsburg Street West;
  - (vi) Flushing Avenue;
  - (vii) a line 680 feet easterly of Navy Street;
  - (viii) a line 350 feet northerly of Flushing Avenue;
  - (ix) a line passing through a point on the last named course 272 feet westerly of the intersection of the last named course and Course 4(vii) proceeding northwesterly at an angle 135 degrees to the last named course;
  - (x) a line 34 feet southerly of the easterly centerline prolongation of Sands Street;
  - (xi) a line 132 feet easterly of Navy Street;
  - (xii) a line 50 feet southerly of the easterly centerline prolongation of Sands Street;
  - (xiii) Navy Street;
  - (xiv) Course 1(iii)
  - (xv) Course 1(iv)
  - (xvi) Course 1(v)
  - (xvii) Course 3c(ii)
  - (xviii) the northerly prolongation of Course 3c(iii)

as shown on a diagram (for illustrative purposes only) dated June 7, 2021.

## No. 9

**CD 2** **N 210463 ZRK**  
**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc. and NYC Small Business Services, 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 Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections.

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

ARTICLE I
GENERAL PROVISIONS

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

11-12
Establishment of Districts

11-122
Districts established

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

Special Purpose Districts

Establishment of the Special Bay Street Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 5, the #Special Bay Street Corridor District# is hereby established.

Establishment of the Special Brooklyn Navy Yard District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 4, the #Special Brooklyn Navy Yard District# is hereby established.

Establishment of the Special City Island District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 2, the #Special City Island District# is hereby established.

Chapter 2
Construction of Language and Definitions

12-10
Definitions

Special Bay Street Corridor District (6/26/19)

The "Special Bay Street Corridor District" is a Special Purpose District designated by the letters "BSC" in which special regulations set forth in Article XIII, Chapter 5, apply.

Special Brooklyn Navy Yard District ((date of adoption))

The "Special Brooklyn Navy Yard District" is a Special Purpose District designated by the letters "BNY" in which special regulations set forth in Article XIV, Chapter 4, apply.

Special City Island District (2/2/11)

The "Special City Island District" is a Special Purpose District designated by the letters "CD" in which special regulations set forth in Article XI, Chapter 2, apply.

Chapter 4
Sidewalk Café Regulations

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

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

Table with 3 columns: District Name, #Enclosed Sidewalk Café#, #Unenclosed Sidewalk Café#

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2
Special Regulations Applying in the Waterfront Area

62-13
Applicability of District Regulations

The provisions of this Chapter shall not apply to the following Special Purpose Districts unless expressly stated otherwise in the special district provisions:

- #Special Battery Park City District#
Special Bay Street Corridor District (6/26/19)

The "Special Bay Street Corridor District" is a Special Purpose District designated by the letters "BSC" in which special regulations set forth in Article XIII, Chapter 5, apply.

Special Brooklyn Navy Yard District ((date of adoption))

The "Special Brooklyn Navy Yard District" is a Special Purpose District designated by the letters "BNY" in which special regulations set forth in Article XIV, Chapter 4, apply.

Special City Island District (2/2/11)

The "Special City Island District" is a Special Purpose District designated by the letters "CD" in which special regulations set forth in Article XI, Chapter 2, apply.

Chapter 4
Sidewalk Café Regulations

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

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

Table with 3 columns: District Name, #Enclosed Sidewalk Café#, #Unenclosed Sidewalk Café#

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2
Special Regulations Applying in the Waterfront Area

62-13
Applicability of District Regulations

The provisions of this Chapter shall not apply to the following Special Purpose Districts unless expressly stated otherwise in the special district provisions:

- #Special Battery Park City District#
#Special Brooklyn Navy Yard District#
#Special Governors Island District#

ARTICLE XIV
SPECIAL PURPOSE DISTRICTS

[All below text is new, to be underlined]

Chapter 4
Special Brooklyn Navy Yard District (BNY)

#### 144-00 GENERAL PURPOSES

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

- (a) to encourage investment in the Brooklyn Navy Yard and facilitate the expansion of the Brooklyn Navy Yard as a modern manufacturing complex;
- (b) to promote job growth;
- (c) to allow for a mix of office, community facility, retail, and other commercial uses to complement the industrial and manufacturing facilities at the Brooklyn Navy Yard;
- (d) to use traffic management planning to meet loading and parking needs including through alternate means of travel
- (e) to better integrate the Brooklyn Navy Yard with the urban fabric of surrounding residential and mixed-use communities and to introduce publicly accessible open space areas within the perimeter of the Yard; and
- (f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

#### 144-01 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section and may modify definitions set forth in Section 12-10 (DEFINITIONS). Where a term in italics is defined in both Section 12-10 and in this Chapter, the definitions in this Chapter shall govern. The terms #pier#, #platform#, and #floating structure# shall have the meaning set forth in Section 62-11 (Definitions).

#### Barge Basin

#Barge Basin# shall mean that inlet from the East River identified on Map 2 in the Appendix to this Chapter as the Barge Basin.

#### Shoreline

The definition of #shoreline# set forth in Section 12-10 is modified to mean the line identified as the Brooklyn Navy Yard Shoreline in that certain survey dated [date of survey] on file in the Office of the Department of City Planning.

#### 144-02 General Provisions

The provisions of this Chapter shall apply within the #Special Brooklyn Navy Yard District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented, or modified by the provisions of this Chapter or where excluded from application by the terms of such other 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 Zones), the provisions of Article VI, Chapter 4 shall control.

#### 144-03 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Brooklyn Navy Yard District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- |       |  |
|-------|--|
| Map 1 | Special Brooklyn Navy Yard District and Subdistricts |
| Map 2 | Barge Basin Subareas and Public Access Areas         |
| Map 3 | Navy Street Central Subarea                          |
| Map 4 | Flushing Avenue Subareas and View Corridors          |

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.

#### 144-04 Subdistricts and Subareas

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established within the #Special Brooklyn Navy Yard District# comprised of three perimeter subdistricts and one core subdistrict for the remainder of the Yard. In addition, one subarea is established in the Navy Street Subdistrict, two subareas are established within the Flushing Subdistrict and two subareas are established within the Barge Basin Subdistrict.

#### Perimeter Subdistricts

Navy Street Subdistrict

#### Navy Street Central Subarea

Flushing Subdistrict

Flushing West Subarea

Flushing East Subarea

Barge Basin Subdistrict

Barge Basin East Subarea

Barge Basin West Subarea

Core Subdistrict

The boundaries of the Subdistricts are shown in Map 1 and the boundaries of the Subareas are shown on Maps 2 through 4 in the Appendix to this Chapter.

#### 144-05 Applicability of Special Regulations Applying in the Waterfront Area

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply in the #Special Brooklyn Navy Yard District# except as expressly provided in this Chapter.

#### 144-06 Single Zoning Lot

For all purposes of this Chapter, the #Special Brooklyn Navy Yard District# shall be deemed to be a single #zoning lot# except where expressly provided otherwise in this Chapter. #Floor area# attributable to the #zoning lot# may be located anywhere on the #zoning lot# without regard to Subdistrict boundary lines, and all #floor area# located within a Subdistrict shall be subject to the #use# and #bulk# requirements of such Subdistrict.

#### 144-10 SPECIAL USE REGULATIONS

The provisions of Article IV, Chapter 2 (Use Regulations) are modified within the #Special Brooklyn Navy Yard District# by the provisions of Section 144-11 (Additional Uses Permitted in M2-1 zones) through Section 144-13 (Additional Uses in M3-1 Districts).

#### 144-11 Additional Uses Permitted in All Districts

The following modifications to the underlying district regulations shall be applicable throughout the #Special Brooklyn Navy Yard District#:

- (a) Alcoholic beverages and breweries

The manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), shall be permitted, subject to the applicable performance standards, except that the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply.

- (b) Water-dependent #uses#

The provisions of Section 62-21 (Classification of Uses in the Waterfront Area), Section 62-22 (Commercial Docking Facilities), Section 62-24 (Uses on Piers and Platforms), and Section 62-25 (Uses on Floating Structures) shall apply, provided that all #uses# existing on #piers# and #platforms# as of [date of adoption] shall be deemed conforming #uses#.

- (c) #Physical culture or health establishments#

*#Physical culture or health establishments# shall be permitted as-of-right and. For the purposes of applying the underlying regulations, such #use# shall be considered a Use Group 9A #use#, and shall be within parking requirement category (PRC) B.*

#### 144-12 Additional Uses Permitted in M2-1 Districts

The provisions of Section 42-10 (USES PERMITTED AS-OF-RIGHT) shall be modified to permit the following uses in M2-1 Districts, subject to the requirements of Section 144-212 (Floor area limitations on additional uses):

- (a) all Use Group 3A #uses#, as set forth in Section 22-13, not otherwise permitted by the underlying regulations other than #uses# containing sleeping accommodations; and
- (b) Use Groups 6C, 9A, 10A and 12B, as set forth in Sections 32-15, 32-18, 32-19 and 32-21, respectively, all #uses# not otherwise permitted by the underlying regulations.

#### 144-13 Additional Uses in M3-1 Districts

Within M3-1 Districts, the City Planning Commission may allow, by authorization, #schools#, colleges or universities, as listed in Use Group 3A, provided that the Commission finds that:

- (a) such #school#, college or university has an academic program



compatible with a tenant or industrial operation in the #Brooklyn Navy Yard Special District#; and

- (b) the location of the #school#, college or university will not interfere with any industrial #use# or alter the essential industrial character of the #Special Brooklyn Navy Yard District#.

The Commission may impose appropriate conditions and safeguards to minimize adverse impacts effects on the character of the surrounding area.

#### 144-20 SPECIAL BULK REGULATIONS

##### 144-21 Floor Area Regulations

The #floor area# regulations of the underlying controls shall apply as modified by Sections 144-211 (Floor area ratio) through 144-213 (Floor area limitations on additional uses).

##### 144-211 Floor area ratio

The maximum #floor area ratio# for all #uses# within the #Special Brooklyn Navy Yard Special District# shall be 2.0.

##### 144-212 Floor area ratio calculations

Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall apply in the #Special Brooklyn Navy Yard District#.

##### 144-213 Floor area limitations on additional uses

The additional #uses# allowed pursuant to Section 144-11 (Additional Uses Allowed in M2 Districts) shall be limited to 300,000 square feet of #floor area# within each Subdistrict where such additional #uses# are allowed, and the total #floor area# allocated to such additional #commercial uses# shall not exceed 100,000 square feet in each Subdistrict where the additional #uses# are allowed.

##### 144-22 Yard Regulations

Section 43-20 (YARD REGULATIONS) and Section 43-31 (Other Special Provisions for Rear Yards) shall not apply in the #Special Brooklyn Navy Yard District#. In lieu thereof, no #yards# shall be required.

##### 144-23 Height and Setback Regulations

The height and setback regulations set forth in Section 43-40 (HEIGHT AND SETBACK REGULATIONS) shall apply, except as modified by the regulations of this Section, inclusive.

##### 144-231 Flushing East Subarea

- (a) Wide street designation

For purposes of applying the height and setback controls, Flushing Avenue shall be deemed a #wide street#.

- (b) Street wall location

The #street wall# of any #development# or horizontal #enlargement# within the Flushing East Subarea shall be located at least 50 feet from the Flushing Avenue #street line#. The area between such #development# or horizontal #enlargement# and the adjoining #street# shall be improved as publicly accessible space in accordance with Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS).

- (c) View corridors

View corridors with a minimum width of 50 feet shall be provided:

- (1) within the Vanderbilt Avenue view corridor; and
- (2) within one of the Clinton Avenue or Waverly Avenue view corridors.

The locations of such required view corridors are designated on Map 4 in the Appendix to this Chapter.

No #development# or horizontal #enlargement# may be located in the required view corridors, provided that gates and fencing, entry signage, sentry booths, and other entry and security measures may be located within such areas. Any gates or fencing shall be designed to allow for views into the #Special Brooklyn Navy Yard District#.

##### 144-232 Barge Basin Subdistrict

In the Barge Basin Subdistrict, the underlying height and setback regulations shall not apply. In lieu thereof, all #buildings# or other structures# shall comply with the provisions of this Section.

- (a) Sidewalk widening and Barge Basin setback

- (1) A sidewalk with a minimum width of 15 feet inclusive of any sidewalk located within the adjoining #street# shall be located along the Barge Basin Subdistrict. Any open area within the Barge Basin Subdistrict required to meet such minimum width shall be improved as a sidewalk to Department of Transportation standards, shall be at the same level as the adjoining public sidewalk, and shall be accessible to the public at all times. Any required sidewalk widening line shall be deemed the #street line# for purposes of this Section 144-232.

- (2) No portion of any #development# or #enlargement# other than a #cellar# level located completely below grade shall be located within forty feet of the eastern boundary of the #Barge Basin# in the Barge Basin East Subarea or within fifty feet of the western boundary of the #Barge Basin# in the Barge Basin West Subarea. The area between the #Barge Basin# and any #building# within the Barge Basin Subdistrict shall be improved as publicly accessible space in accordance with Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS).

- (b) Base height

The maximum base height of any #building# prior to the setbacks required by paragraph (e) of this Section shall be 85 feet or six stories, whichever is less.

- (c) Building wall continuity

- (1) Any wall of any #building# #developed# or horizontally #enlarged# and facing the #Barge Basin# shall be located within eight feet of the setback distance required under paragraph (a)(ii) of this Section for a minimum of 70 percent of the length of the #building# frontage to a minimum height of 30 feet or two #stories# whichever is lower.
- (2) The #street wall# of any #building# #developed# or horizontally #enlarged# in the Barge Basin East Subarea shall be located within eight feet of the #street line# for a minimum of 70 percent of the length of the #building# frontage to a minimum height of 30 feet or two #stories# whichever is lower

For purposes of this paragraph #buildings# that abut one another shall be considered a single #building#.

- (d) Building articulation

For walls of any #building# #developed# or horizontally #enlarged# and facing the #Barge Basin# having a length of more than 200 feet and subject to the building wall continuity requirement of paragraph (c), a minimum of 20 percent and maximum of 50 percent of the surface area of the #building# wall up to the height of the ceiling of the second #story# or 30 feet, whichever is lower, shall either recess or project from the plane of the #building# wall by a minimum of three feet. Such recesses and projections shall be treated as permitted obstructions.

- (e) Required setback

Any portion of a #building# that exceeds the maximum base height set forth in paragraph (b) shall set back at least 15 feet from any #street line,# at least 70 feet from the eastern boundary of the #Barge Basin# in the Barge Basin East Subarea, and at least 80 feet from the western boundary of the #Barge Basin# in the Barge Basin West Subarea. In addition, in any location where a #building# or portion of a #building# is set back at least 60 feet from the boundary of the #Barge Basin# for a length of at least 50 feet, such portion may rise without setback subject to the requirements of paragraphs (f) and (g), provided that the length of any such #building wall# shall be limited to 100 feet.

- (f) Sky Exposure Planes

- (i) Kent Avenue. Any portion of a #development# or horizontal #enlargement# facing Kent Avenue and located above the maximum base height set forth in paragraph (b) shall fit within a #sky exposure

plane# of 5.6:1 commencing at the #street line# at such maximum base height.

- (ii) Barge Basin. Any portion of a #building# facing the Barge Basin and located above the maximum base height set forth in paragraph (b) shall fit within a #sky exposure plane# of 5.6:1.
- (iii) Southern Boundary. Any portion of a #building# facing the southern boundary of the Barge Basin Subdistrict shall fit within a #sky exposure plane# of 5.6:1 commencing at the southern boundary of the Subdistrict at a height of 85 feet above #base plane#.

For purposes of this paragraph, the setback lines set forth in paragraph (a)(ii) of Section 144-232 (Barge Basin Subdistrict) and the southern boundary of the Barge Basin Subdistrict shall be deemed #street lines#.

(g) Towers

#Buildings# may encroach on the #sky exposure planes# set forth in paragraph (f) and such portion of a #building# shall be deemed a tower, provided that (i) the #lot coverage# of such portion of the #building# shall not exceed, in the aggregate with any other #buildings# in the Subarea, 40 percent of the #lot area# of the relevant Subarea, and (ii) the width of the wall closest to Barge Basin of any tower portion shall not exceed 200 feet. For purposes of this paragraph, the Barge Basin East Subarea and the Barge Basin West Subarea shall each be considered a #zoning lot#.

(h) Permitted Obstructions

The provisions of Section 43-42 (Permitted Obstructions), as modified by paragraph (d) of this Section shall apply in the Barge Basin Subdistrict.

**144-24  
Shoreline Setback**

Except as provided in Section 144-241 (Certification for resiliency measures) no #building# shall be located closer to the #shoreline# than 30 feet within the #Special Brooklyn Navy Yard District# other than (i) #buildings# used for #water dependent uses#, and (ii) #buildings# containing not more than 5,000 square feet of #floor area#.

The #shoreline# setback requirement set forth in Section 144-24 (Shoreline Setback) shall be eliminated or reduced in distance if the Chair of the City Planning Commission certifies to the Commissioner of the Department of Buildings or the Commissioner of the Department of Small Business Services, as applicable, that either:

- (a) a #building# proposed to be located within such 30 foot setback area incorporates flood protection measures for the immediate area of the #building# that protect the #building# to a level that is fifty-eight inches above the mean high water line existing on [date of adoption]; or
- (b) A district-wide resiliency plan for the #Special Brooklyn Navy Yard# has been adopted and the measures to be incorporated in connection with the #development# or already in place are in furtherance of the district-wide plan.

Measures shall be deemed protective if they alone or together with other measures in place at the time of construction protect the #building# from flooding to the elevation set forth in paragraph (a) of this Section or if they would support protection of the entire #Special Brooklyn Navy Yard District# to such elevation without further improvement of the portion of area directly seaward of the proposed #building#.

The Chairperson shall certify the application within 45 days of receipt of a complete application. Failure to certify within the 45-day period will release the Department of Buildings or the Department of Small Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

**144-25  
Modification of Bulk Regulations**

Within the #Special Brooklyn Navy Yard District# the City Planning Commission may, by special permit, allow a modification of the #bulk# regulations of this Chapter and the underlying #bulk# regulations, except #floor area# regulations, provided the Commission finds that:

- (a) such modifications further the needs and objectives of the #Special Brooklyn Navy Yard District#;
- (b) such distribution of #bulk# will result in better site planning and will thus benefit both the residents, occupants or users of the #Special Brooklyn Navy Yard District# and the surrounding neighborhood;

- (c) such distribution of #bulk# will permit adequate access of light and air to surrounding public access areas, #streets# and properties; and
- (d) such distribution of #bulk# will not unduly increase the #bulk# of #buildings# in the #Special Brooklyn Navy Yard District# to the detriment of the occupants or users of #buildings# in the #Special Brooklyn Navy Yard District# or on nearby #blocks#.

The Commission may impose appropriate conditions and safeguards to assure that such modifications will not adversely affect the surrounding area.

**144-30  
SPECIAL PUBLIC ACCESS AREA REGULATIONS**

Public access areas shall be provided in connection with #developments# located within the Subareas identified in this Section, inclusive, as applicable. For purposes of determining the amount of public access area required in the Navy Street Central Subarea, the Barge Basin East Subarea, and the Barge Basin West Subarea, each such Subarea shall be deemed a single #zoning lot#.

**144-31  
Required Public Access Areas**

(a) Navy Street Central Subarea

Except as set forth in paragraph (g), public access area in an amount equal to not less than 15 percent of the #lot area# of the Navy Street Central Subarea shall be provided within the Navy Street Central Subarea in connection with any #development# or #enlargement#. The required public access area shall have a minimum dimension in all directions of 50 feet for at least eighty percent of the public access area and shall have no dimension of less than 30 feet for the remainder of the required public access area.

If the Navy Street Central Subarea is #developed# with more than one #building# or horizontally #enlarged# in phases, the public access area may be constructed in phases provided that each phase includes an amount of public access area proportionate to the amount of #lot area# being #developed# with #buildings# or horizontally #enlarged# in each phase by certification of the Chairperson of City Planning, as set forth in paragraph (e) of this Section.

(b) Flushing East Subarea

Except as set forth in paragraph (g), public access area with a minimum depth of 50 feet from the #street line# extending along the entire length of the #street wall line# of a #building# shall be provided within the Flushing East Subarea in connection with any #development# or #enlargement# and shall extend to any visual corridor required under paragraph (c) of Section 144-231 (Flushing East Subarea) adjacent to the site of the #development# or #enlargement#.

(c) Barge Basin East Subarea

Except as set forth in Paragraph (g), public access area in an amount of at least 30 percent of the #lot area# of Barge Basin East Subarea shall be provided within the Barge Basin East Subarea in connection with any #development# or #enlargement#.

The Barge Basin East Subarea public access area shall consist of:

- (i) a pedestrian esplanade with a seaward edge contiguous with the eastern edge of the #Barge Basin# and a minimum width, measured from such edge, of 40 feet;
- (ii) a pedestrian connection with a minimum width of 30 feet located along the shared boundary between the Barge Basin East Subarea and the contiguous property to the northeast connecting the Kent Avenue and eastern portion of the pedestrian esplanade required by clause (i);
- (iii) a pedestrian connection with a minimum width of 60 feet located within 150 feet of the southern boundary of the Barge Basin East Subarea connecting Kent Avenue and the pedestrian esplanade required by clause (i); and
- (iv) such supplemental publicly accessible space contiguous to one or more of the elements set forth above as may be required to achieve the required percentage of publicly accessible area.

If the Barge Basin East Subarea is #developed# with more than one #building# or horizontally #enlarged# in phases, the required public access area may be constructed in phases provided that each phase includes an amount of public access area proportionate to the amount of #lot area# being

#developed# with #buildings# or horizontally #enlarged# in each phase, as set forth in paragraph (e) of this Section.

(d) Barge Basin West Subarea

Except as set forth in paragraph (g), public access area in an amount of at least 20 percent of the #lot area# of Barge Basin West Subarea shall be provided within such parcel in connection with any #development# or #enlargement#.

The Barge Basin West Subarea public access area shall consist of:

- (i) a pedestrian esplanade with a seaward edge contiguous with the western edge of the #Barge Basin# and a minimum width measured from such edge of 50 feet;
- (ii) an esplanade entry area at the southern end of the Barge Basin West Subarea having a minimum width of 60 feet and a minimum length of 30 feet measured parallel to western edge of the #Barge Basin#; and
- (iii) such supplemental publicly accessible open space contiguous to one or more of the elements set forth above as may be required to achieve the percentage of publicly accessible area required by this paragraph.

If the Barge Basin West Subarea is #developed# with more than one #building# or horizontally #enlarged# in phases, the required public access area may be constructed in phases provided that each phase includes an amount of public access area proportionate to the amount of #lot area# being #developed# with #buildings# or horizontally #enlarged# in each phase, as set forth in paragraph (f) of this Section.

(e) Public Access Area Phasing in the Navy Street Central Subarea and in the Barge Basin East Subarea

Except in the Barge Basin West Subarea, where public access areas required under this Section may be phased, any such phased portion shall meet the following criteria:

- i. The amount of public access area being provided in any phase shall be in proportion to the total public access requirement based on the area of the Subarea being #developed# or horizontally #enlarged# as compared to the #lot area# of the Subarea. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;
- ii. The public access area being proposed in any phase shall not prevent the total amount of public access area required for a Subarea from being achieved;
- iii. Any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;
- iv. Any phased portion of the required public access area shall connect directly to one or more of (i) a #street#, and (ii) an improved public access area; and
- v. Planting shall be included within the phase.

(f) Public Access Area Phasing in the Barge Basin West Subarea

Where public access in the Barge Basin West Subarea is phased, any such phased portion shall meet the following criteria:

- i. The public access area to be provided in the phase shall include the portion of the required public access area located between the #development# or horizontal #enlargement# and the Barge Basin;
- ii. If the #development# or #enlargement# included in a phase is located within 100 feet the southern boundary of the Subarea, the public access area shall also include the required public access area between the southern boundary and the #development# or horizontal #enlargement#;
- iii. The public access area being proposed in any phase shall not prevent the total amount of public access area required for a Subarea from being achieved;
- iv. Any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;
- v. Any phased portion of the required public access area shall connect directly to one or more of (i) a #street#, (ii) a private street if the required public access area is required for the first phase of #development# or #enlargement#, and (iii) an improved public access area; and
- vi. A proportionate amount of planted areas shall be included within the phase.

(g) Exceptions to Public Access Area Requirements for Minor Developments

The public access area required under paragraphs (a) through (d) shall not apply to any #development# or #enlargement# adding #floor area# of an amount less than or equal to five percent of the #lot area# of the Subdistrict in which the Subarea is located, provided that the #use# that occupies such #floor area# is #accessory# to a Use Group 11, 16, 17, or 18 #use# or #uses# existing within the #Special Brooklyn Navy Yard District at the time of such #development# or #enlargement#. Any #development# or #enlargement# allowed, pursuant to this paragraph (g) must be located at least fifty feet away from the #street line# in the Navy Street Central Subarea and the Flushing East Subarea, and may not be located in the areas where public access areas are required within the Barge Basin Subdistrict.

#### 144-32

##### Design Requirements

The required public access areas in each Subarea shall comply with the following provisions:

- (a) The required public access area shall be open to the sky, provided that #building# awnings, entrance canopies, solar shading devices, and similar structures attached to an adjoining #building# and extending over the public access area shall be permitted;
- (b) The required public access area shall include planted areas in an amount not less than 20% of the area of the required open space;
- (c) Except as set forth below in this Section, at least one linear foot of seating shall be provided for each 200 square feet of required public access areas;
- (d) Public access area signage complying with the requirements of Section 37-751 (Public space signage systems) shall be located at all entry points to the public access areas.

The requirements of paragraphs (b) and (c) shall not apply to the public access areas required under paragraph (c)(ii) of Section 144-31 (Required Public Access Areas). Additional amenities including pathways, seating steps, entrances to adjoining #buildings#, artwork, maritime or industrial elements, tables, seating above the required minimum, lighting fixtures, litter receptacles, kiosks, children play areas, railings, drinking fountains, water features, planting and trees may be included in the public access areas and shall be permitted obstructions.

#### 144-33

##### Additional Barge Basin Design Requirements

In addition to the requirements set forth in Section 144-32 (Design Requirements), required public access areas in the Barge Basin Subdistrict shall comply with the following provisions:

- (a) The pedestrian esplanade around the #Barge Basin# and the pedestrian connections from Kent Avenue to the eastern pedestrian esplanade shall include a primary circulation path along the length of such elements with a minimum clear width of 10 feet.
- (b) At least three different types of seating shall be provided, which may include moveable seating, fixed individual seats, fixed benches with and without backs, and design-feature seating such as seat walls, planter ledges, or seating steps.

#### 144-34

##### Hours of Operation

All public access areas shall be open to the public from 6:00 a.m. to 10:00 p.m. from April 15th to October 31st and from 7:00 a.m. to 8:00 p.m. from November 1st to April 14th, except when required to be closed for repairs.

#### 144-35

##### Maintenance

The owner of each applicable portion of a Subarea, or a ground tenant if the applicable portion is subject to a ground lease, shall be responsible for the maintenance and operation of the required public access area. Maintenance shall include, but not be limited to, necessary repairs, litter control and the care and replacement of vegetation. The owner or ground tenant of a public access area may temporarily close the smallest portion reasonably necessary for the shortest period of time reasonably necessary to make repairs or to mitigate hazardous or emergency conditions, or in connection with construction on adjacent areas.

#### 144-36

##### Chairperson Certification of Waterfront Compliance and Phasing

No excavation or building permit shall be issued for any #development# or #enlargement# requiring the provision of public

access area in the Navy Street Central Subarea, the Barge Basin East Subarea, or the Barge Basin West Subarea until the Chairperson of the City Planning Commission certifies to the Department of Buildings or Department of Small Business Services, as applicable, that a complete application has been submitted showing compliance with the provisions of Section 144-31 (Required Public Access Areas), 144-32 (Design Requirements), and for the Barge Basin East Subarea and the Barge Basin West Subarea Section 144-33 (Additional Barge Basin Design Requirements), including the requirements of Section 144-31(e) or 144-31(f) for any phased public access area.

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

#### 144-37

##### Timing of Public Access Areas

No temporary certificate of occupancy allowing for the actual occupancy by tenants or users of more than 10 percent of the #manufacturing floor area# in a #development# or horizontal #enlargement# resulting in a public access area requirement under Section 144-31 (Required Public Access Areas) shall be issued by the Department of Buildings or the Department of Small Business Services, as applicable, without the substantial completion of the public access area required for such #development# or horizontal #enlargement#, and no final certificate of occupancy allowing for the actual occupancy of any such #development# or horizontal #enlargement# shall be issued prior to the final completion of the required public access area.

#### 144-40

##### MANDATORY DISTRICT PLAN ELEMENTS

The provisions of Section 144-40 (MANDATORY DISTRICT PLAN ELEMENTS) shall apply to new #developments# and horizontal #enlargements# within the #Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin East Subarea and the Barge Basin West Subarea subject to the requirements of Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS).

#### 144-41

##### Ground Floor Streetscape Provisions

The provisions of this Section shall apply to #developments# and horizontal #enlargements# within the Special District Subareas subject to a public access area requirement under Section 144-30 (SPECIAL ACCESS AREA REGULATIONS), and shall apply to (a) #ground floor level street walls# more than 50 feet in length, (b) to #ground floor level# walls facing a public access area provided, pursuant to Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS) more than 50 feet in length, and (c) #ground floor level# walls within 50 feet of the frontages set forth in clauses (a) and (b). For purposes of the Section, #ground floor level# shall have the meaning set forth in Section 37-311 (Definitions).

#Ground floor level walls# meeting the requirements of clauses (a) and (b) shall be deemed "primary street frontages" and #ground floor level walls# meeting the requirements of (c) shall be deemed "secondary street frontages".

- (a) Along #primary street frontages#

Along #primary street frontages#, at least 50 percent of the width of the #ground floor level# shall be occupied by #floor area#, that extends to a minimum depth of thirty feet, provided that the depth may be reduced to not less than fifteen feet in areas where there are no walls parallel to the building frontage or #street wall# within such lesser depth.

The portion of the #ground floor level street wall# allocated to such minimum #floor area# requirement shall be glazed in accordance with the following requirements:

- (i) 50 percent of the surface area of such #street wall# and ground floor level walls, measured between a height of two feet above the level of the adjoining sidewalk or publicly accessible open area and a height of 12 feet above the average level of the sidewalk or public access area immediately adjacent to the #building# façade where the #use# adjacent to the #building# wall is a #community facility use# or a #commercial use# other than a #commercial use# listed in use Groups 11 or 16; and
- (ii) 25 percent of the surface area of such #street wall# and ground floor level walls, measured between a height of two feet above the level of the adjoining sidewalk or publicly accessible open area and

a height of 12 feet above the average level of the sidewalk or public access area immediately adjacent to the #building# façade where the #use# adjacent to the #building# wall is a #manufacturing use# or a #commercial use# listed in use Groups 11 or 16.

- (c) Blank wall provisions along #primary# and #secondary street frontages#

Along both #primary# and #secondary street frontages#, any #street wall# width of 50 feet or more with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions for Type 1 blank walls set forth in Section 37-361 (Blank wall thresholds).

#### 144-50

##### SPECIAL PARKING AND LOADING REGULATIONS

The requirements of Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply in the #Special Brooklyn Navy Yard District# except as specifically set for the in this Section. In lieu thereof, the provisions of this Section shall apply.

#### 144-51

##### Permitted Accessory Parking

#Accessory# parking shall be permitted in the #Special Brooklyn Navy Yard District# without limitation subject to Section 144-54 (Curb Cuts).

#### 144-52

##### Required Accessory Off-Street Parking

The requirements of Section 44-21 (General Provisions) shall apply within in the #Special Brooklyn Navy Yard District#, provided that in the event that a Transportation Management Plan has been prepared in accordance with Section 144-56 (Transportation Management Planning), Section 44-21 (General Provisions) shall not be applicable and no parking shall be required.

#### 144-53

##### Loading Berths

Loading berths are not required but are permitted within the #Special Brooklyn Navy Yard District# subject to Section 144-54 (Curb Cuts), and any loading berths provided shall be deemed required loading berths for purposes of determining the amount of #floor area# in any #building#.

#### 144-54

##### Curb Cuts

Access to any #accessory# off-street loading berth and parking areas for a #development# within the Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin East Subarea shall be limited to one curb cut from the adjoining #street#.

Additional curb cuts may be added in the Barge Basin East Subarea upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings or the Department of Small Business Services, as applicable, that an additional curb cut has been approved by the Commissioner of the Department of Transportation.

The Chairperson shall issue the certification within 45 days of receipt of a communication from the Department of Transportation approving an additional curb cut. Failure to certify within the 45-day period will release the Department of Buildings or the Department of Small Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

#### 144-55

##### Bicycle Parking

The requirements of Section 44-60 (BICYCLE PARKING) shall apply in the #Special Brooklyn Navy Yard District#, provided that up to half of the required spaces may be provided as unenclosed bicycle parking spaces, and may be located anywhere on the #zoning lot#.

#### 144-56

##### Transportation Management Planning

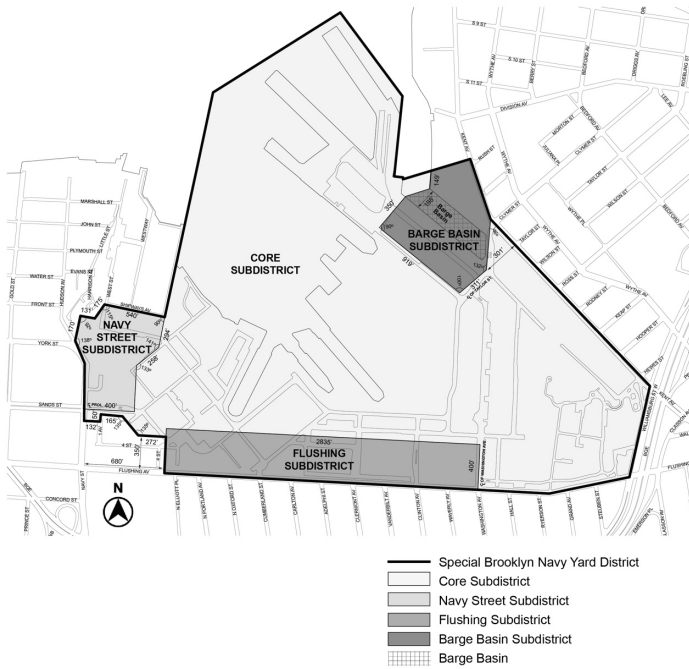
In lieu of the requirements of Section 44-21 (General Provisions), a Transportation Management Plan may be prepared for the #Special Brooklyn Navy Yard District# that documents: (i) existing parking within the Special District; (ii) parking and bicycle parking utilization rates; (iii) transportation mode choice; (iv) plans, if any, for additional parking within the Special District; (v) public transportation options in and around the Special District; (vi) indoor and outdoor bicycle parking facilities, including any covered outdoor bicycle spaces, and (vii) measures being employed and planned to incentivize alternate means of transportation. Any Transportation Management Plan shall be filed with the Department of City Planning and made available to the public via a website. The Transportation Management Plan shall be updated not less than every three (3) years with surveys or other data collection undertaken not less than annually to document changes in parking

facilities and utilization; the average number of employees and visitors arriving at the #Special Brooklyn Navy Yard District# and their modes of arrival; bike parking availability and utilization of both open and enclosed facilities; transit options, and new technologies and strategies for managing the number of private vehicles accessing the #Special Brooklyn Navy Yard District#. Such updates shall be submitted to the Department of City Planning, and made available to the public via a website and the submission to the Department of City Planning shall be accompanied by an affidavit from the owner or ground tenant stating that the Transportation Management Plan remains in effect, or if it is no longer in effect the date that the Transportation Management Plan terminated.

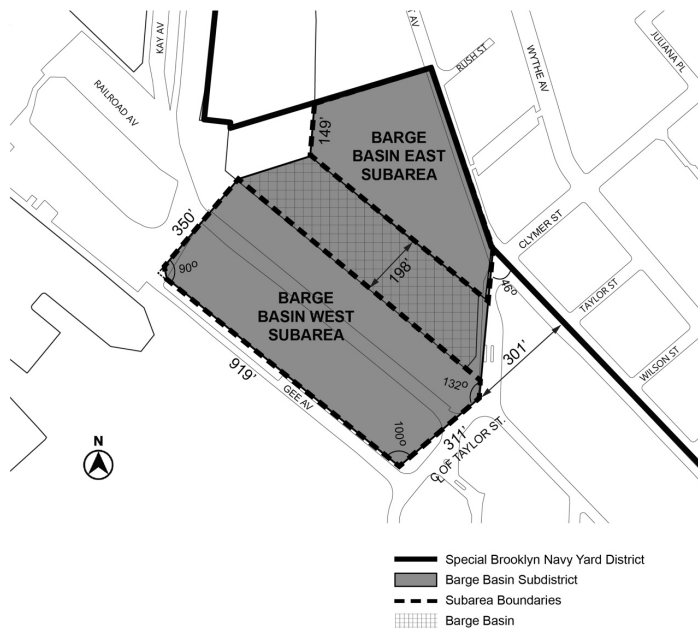
Any #development# or #enlargement# occurring after the date a Transportation Management Plan has terminated will be subject to the requirements of Section 44-21 (General Provisions).

**APPENDIX A  
Special Brooklyn Navy Yard District Plan**

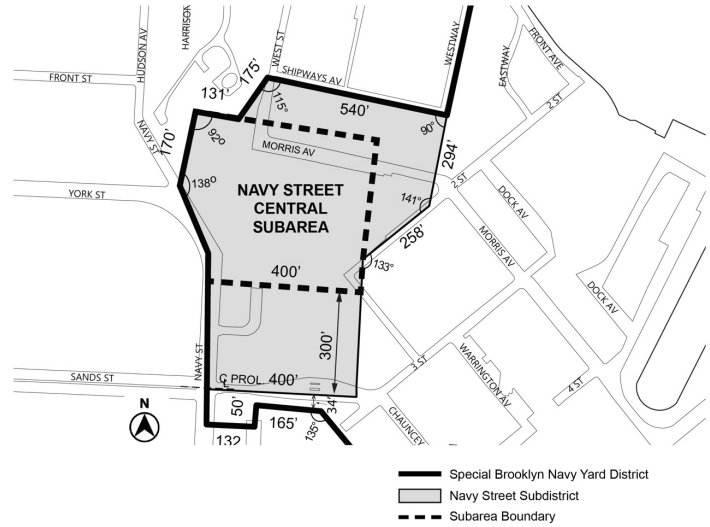
Map 1 - Special Brooklyn Navy Yard District and Subdistricts



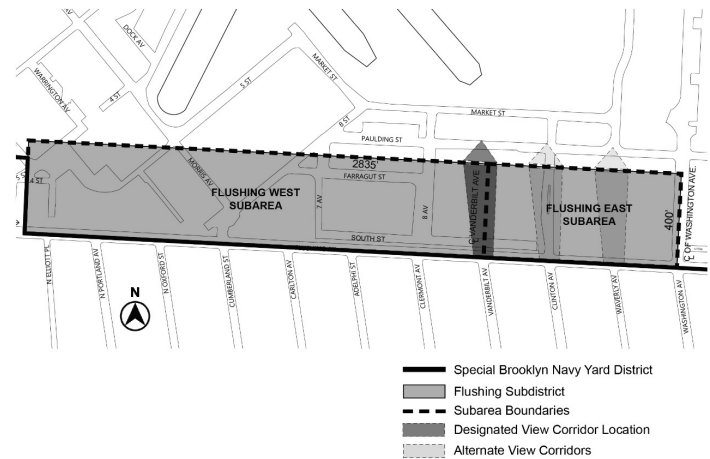
Map 2 - Barge Basin Subareas and Public Access Areas



Map 3 - Navy Street Central Subarea



Map 4 - Flushing Avenue Subareas and View Corridors



**Resolution for adoption scheduling September 1, 2021 for a public hearing.**

**No. 10**

**N 210463(A) ZRK**

**CD 2**  
**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc., and NYC Small Business Services, 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 Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections.

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

\* \* \*

**ARTICLE I  
GENERAL PROVISIONS**

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

\* \* \*

**11-12  
Establishment of Districts**

\* \* \*

**11-122  
Districts established**

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

\* \* \*

**Special Purpose Districts**

\* \* \*

Establishment of the Special Bay Street Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 5, the #Special Bay Street Corridor District# is hereby established.

Establishment of the Special Brooklyn Navy Yard District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 4, the #Special Brooklyn Navy Yard District# is hereby established.

Establishment of the Special City Island District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 2, the #Special City Island District# is hereby established.

\* \* \*

Chapter 2 Construction of Language and Definitions

\* \* \*

12-10 Definitions

\* \* \*

Special Bay Street Corridor District (6/26/19)

The "Special Bay Street Corridor District" is a Special Purpose District designated by the letters "BSC" in which special regulations set forth in Article XIII, Chapter 5, apply.

Special Brooklyn Navy Yard District ([date of adoption])

The "Special Brooklyn Navy Yard District" is a Special Purpose District designated by the letters "BNY" in which special regulations set forth in Article XIV, Chapter 4, apply.

Special City Island District (2/2/11)

The "Special City Island District" is a Special Purpose District designated by the letters "CD" in which special regulations set forth in Article XI, Chapter 2, apply.

\* \* \*

Chapter 4 Sidewalk Café Regulations

\* \* \*

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

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

\* \* \*

Table with 3 columns: District Name, #Enclosed Sidewalk Café#, #Unenclosed Sidewalk Café#. Rows include Brooklyn, Bay Ridge District, Brooklyn Navy Yard District, and Coney Island District.

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

\* \* \*

62-13 Applicability of District Regulations

\* \* \*

The provisions of this Chapter shall not apply to the following Special Purpose Districts unless expressly stated otherwise in the special district provisions:

- #Special Battery Park City District#
#Special Brooklyn Navy Yard District#
#Special Governors Island District#

\* \* \*

[All below text is new, to be underlined]

ARTICLE XIV SPECIAL PURPOSE DISTRICTS

\* \* \*

Chapter 4 Special Brooklyn Navy Yard District (BNY)

144-00 GENERAL PURPOSES

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

- (a) to encourage investment in the Brooklyn Navy Yard and facilitate the expansion of the Brooklyn Navy Yard as a modern manufacturing complex;
(b) to promote job growth;
(c) to allow for a mix of office, community facility, retail, and other commercial uses to complement the industrial and manufacturing facilities at the Brooklyn Navy Yard;
(d) to use traffic management planning to meet loading and parking needs including through alternate means of travel
(e) to better integrate the Brooklyn Navy Yard with the urban fabric of surrounding residential and mixed-use communities and to introduce publicly accessible open space areas within the perimeter of the Yard; and
(f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

144-01 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section and may modify definitions set forth in Section 12-10 (DEFINITIONS). Where a term in italics is defined in both Section 12-10 and in this Chapter, the definitions in this Chapter shall govern. The terms #pier#, #platform#, and #floating structure# shall have the meaning set forth in Section 62-11 (Definitions).

Barge Basin

#Barge Basin# shall mean that inlet from the East River identified on Map 2 in the Appendix to this Chapter as the Barge Basin.

Shoreline

The definition of #shoreline# set forth in Section 12-10 is modified to mean the line identified as the Brooklyn Navy Yard Shoreline in that certain survey dated [date of survey] on file in the Office of the Department of City Planning.

144-02 General Provisions

The provisions of this Chapter shall apply within the #Special Brooklyn Navy Yard District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented, or modified by the provisions of this Chapter or where excluded from application by the terms of such other 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 Zones), the provisions of Article VI, Chapter 4 shall control.

144-03 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Brooklyn Navy Yard District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- Map 1 Special Brooklyn Navy Yard District and Subdistricts
Map 2 Barge Basin Subareas and Public Access Areas
Map 3 Navy Street Central Subarea
Map 4 Flushing Avenue Subareas and View Corridors

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.

144-04 Subdistricts and Subareas

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established within the #Special Brooklyn Navy Yard District# comprised of three perimeter subdistricts and one core subdistrict for the remainder of the Yard. In addition, one subarea is established in the Navy Street Subdistrict, two subareas are established within the Flushing Subdistrict and two subareas are established within the Barge Basin Subdistrict.

Perimeter Subdistricts  
 Navy Street Subdistrict  
 Navy Street Central Subarea  
 Flushing Subdistrict  
 Flushing West Subarea  
 Flushing East Subarea  
 Barge Basin Subdistrict  
 Barge Basin East Subarea  
 Barge Basin West Subarea  
 Core Subdistrict

The boundaries of the Subdistricts are shown in Map 1 and the boundaries of the Subareas are shown on Maps 2 through 4 in the Appendix to this Chapter.

#### **144-05 Applicability of Special Regulations Applying in the Waterfront Area**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply in the #Special Brooklyn Navy Yard District# except as expressly provided in this Chapter.

#### **144-06 Single Zoning Lot**

For all purposes of this Chapter, the #Special Brooklyn Navy Yard District# shall be deemed to be a single #zoning lot# except where expressly provided otherwise in this Chapter. #Floor area# attributable to the #zoning lot# may be located anywhere on the #zoning lot# without regard to Subdistrict boundary lines, and all #floor area# located within a Subdistrict shall be subject to the #use# and #bulk# requirements of such Subdistrict.

#### **144-10 SPECIAL USE REGULATIONS**

The provisions of Article IV, Chapter 2 (Use Regulations) are modified within the #Special Brooklyn Navy Yard District# by the provisions of Section 144-11 (Additional Uses Permitted in M2-1 zones) through Section 144-14 (Special Sign Regulations).

#### **144-11 Additional Uses Permitted in All Districts**

The following modifications to the underlying district regulations shall be applicable throughout the #Special Brooklyn Navy Yard District#:

Alcoholic beverages and breweries

The manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), shall be permitted, subject to the applicable performance standards, except that the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply.

Water-dependent #uses#

The provisions of Section 62-21 (Classification of Uses in the Waterfront Area), Section 62-22 (Commercial Docking Facilities), Section 62-24 (Uses on Piers and Platforms), and Section 62-25 (Uses on Floating Structures) shall apply, provided that all #uses# existing on #piers# and #platforms# as of [date of adoption] shall be deemed conforming #uses#.

#Physical culture or health establishments#

#Physical culture or health establishments# shall be permitted as-of-right and. For the purposes of applying the underlying regulations, such #use# shall be considered a Use Group 9A #use#, and shall be within parking requirement category (PRC) B.

#### **144-12 Additional Uses Permitted in M2-1 Districts**

The provisions of Section 42-10 (USES PERMITTED AS-OF-RIGHT) shall be modified to permit the following uses in M2-1 Districts, subject to the requirements of Section 144-212 (Floor area limitations on additional uses):

all Use Group 3A #uses#, as set forth in Section 22-13, not otherwise permitted by the underlying regulations other than #uses# containing sleeping accommodations; and

Use Groups 6C, 9A, 10A and 12B, as set forth in Sections 32-15, 32-18, 32-19 and 32-21, respectively, all #uses# not otherwise permitted by the underlying regulations.

#### **144-13 Additional Uses in M3-1 Districts**

Within M3-1 Districts, the City Planning Commission may allow, by authorization, #schools#, colleges or universities, as listed in Use Group 3A, provided that the Commission finds that:

such #school#, college or university has an academic program compatible with a tenant or industrial operation in the #Brooklyn Navy Yard Special District#; and

the location of the #school#, college or university will not interfere with any industrial #use# or alter the essential industrial character of the #Special Brooklyn Navy Yard District#.

The Commission may impose appropriate conditions and safeguards to minimize adverse impacts effects on the character of the surrounding area.

#### **144-14 Special Sign Regulations**

In the #Special Brooklyn Navy Yard District#, the underlying #sign# regulations of Section 42-50 (SIGN REGULATIONS) shall apply, except as modified by the provisions of Section 144-141 (Illuminated non-flashing signage) through Section 144-143 (Special provisions near certain parks):

#### **144-141 Illuminated non-flashing signage**

The provisions of Section 42-533 (Illuminated or flashing signs) shall be modified to allow one #accessory# non-#flashing illuminated sign# to have a #surface area# of 750 square feet in the Navy Street Central Subarea, between Clinton Avenue and Washington Avenue in the Flushing East Subarea, the Barge Basin East Subarea, and the Barge Basin West Subarea. All other #illuminated signs# shall comply with the requirements of Section 42-533 (Illuminated or flashing signs).

#### **144-142 Special provisions along district boundaries**

The provisions of Section 42-56 (Special Provisions Applying Along District Boundaries) shall be modified as follows:

within the Flushing East Subarea, the provisions of Section 42-561 (Restrictions along the district boundary located in a street) shall not apply to any #sign# provided in accordance with Section 144-141 (Illuminated non-flashing signage); and

within the Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin Subdistrict, the orientation provisions of Section 42-562 (Restriction on angle and height above curb level) shall not apply to #signs# provided in accordance with Section 144-141 (Illuminated non-flashing signage).

#### **144-143 Special provisions near certain parks**

The provisions of Section 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) shall not apply to any #signs# provided in accordance with Section 144-141 (Illuminated non-flashing signage) within the Barge Basin East Subarea.

#### **144-20 SPECIAL BULK REGULATIONS**

#### **144-21 Floor Area Regulations**

The #floor area# regulations of the underlying controls shall apply as modified by Sections 144-211 (Floor area ratio) through 144-213 (Floor area limitations on additional uses).

#### **144-211 Floor area ratio**

The maximum #floor area ratio# for all #uses# within the #Special Brooklyn Navy Yard Special District# shall be 2.0.

#### **144-212 Floor area ratio calculations**

Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall apply in the #Special Brooklyn Navy Yard District#.

#### **144-213 Floor area limitations on additional uses**

The additional #uses# allowed pursuant to Section 144-11 (Additional Uses Allowed in M2 Districts) shall be limited to 300,000 square feet of #floor area# within each Subdistrict where such additional #uses# are allowed, and the total #floor area# allocated to such additional #commercial uses# shall not exceed 100,000 square feet in each Subdistrict where the additional #uses# are allowed.

## 144-22 Yard Regulations

Section 43-20 (Yard Regulations) and Section 43-31 (Other Special Provisions for Rear Yards) shall not apply in the #Special Brooklyn Navy Yard District#. In lieu thereof, no #yards# shall be required.

## 144-23 Height and Setback Regulations

The height and setback regulations set forth in Section 43-40 (Height and Setback Regulations) shall apply, except as modified by the regulations of this Section, inclusive.

## 144-231 Flushing East Subarea

Wide street designation

For purposes of applying the height and setback controls, Flushing Avenue shall be deemed a #wide street#.

Street wall location

The #street wall# of any #development# or horizontal #enlargement# within the Flushing East Subarea shall be located at least 50 feet from the Flushing Avenue #street line#. The area between such #development# or horizontal #enlargement# and the adjoining #street# shall be improved as publicly accessible space in accordance with Section 144-30 (Special Public Access Area Regulations).

(c) View corridors

View corridors with a minimum width of 50 feet shall be provided: within the Vanderbilt Avenue view corridor; and

within one of the Clinton Avenue or Waverly Avenue view corridors.

The locations of such required view corridors are designated on Map 4 in the Appendix to this Chapter.

No #development# or horizontal #enlargement# may be located in the required view corridors, provided that gates and fencing, entry signage, sentry booths, and other entry and security measures may be located within such areas. Any gates or fencing shall be designed to allow for views into the #Special Brooklyn Navy Yard District#.

## 144-232 Barge Basin Subdistrict

In the Barge Basin Subdistrict, the underlying height and setback regulations shall not apply. In lieu thereof, all #buildings# or other structures# shall comply with the provisions of this Section.

Sidewalk widening and Barge Basin setback

A sidewalk with a minimum width of 15 feet inclusive of any sidewalk located within the adjoining #street# shall be located along the Barge Basin Subdistrict. Any open area within the Barge Basin Subdistrict required to meet such minimum width shall be improved as a sidewalk to Department of Transportation standards, shall be at the same level as the adjoining public sidewalk, and shall be accessible to the public at all times. Any required sidewalk widening line shall be deemed the #street line# for purposes of this Section 144-232.

No portion of any #development# or #enlargement# other than a #cellar# level located completely below grade shall be located within forty feet of the eastern boundary of the #Barge Basin# in the Barge Basin East Subarea or within fifty feet of the western boundary of the #Barge Basin# in the Barge Basin West Subarea. The area between the #Barge Basin# and any #building# within the Barge Basin Subdistrict shall be improved as publicly accessible space in accordance with Section 144-30 (Special Public Access Area Regulations).

Base height

The maximum base height of any #building# prior to the setbacks required by paragraph (e) of this Section shall be 85 feet or six stories, whichever is less.

Building wall continuity

Any wall of any #building# #developed# or horizontally #enlarged# and facing the #Barge Basin# shall be located within eight feet of the setback distance required under paragraph (a)(ii) of this Section for a minimum of 70 percent of the length of the #building# frontage to a minimum height of 30 feet or two #stories# whichever is lower.

The #street wall# of any #building# #developed# or horizontally #enlarged# in the Barge Basin East Subarea shall be located within eight feet of the #street line# for a minimum of 70 percent of the length of the #building# frontage to a minimum height of 30 feet or two #stories# whichever is lower

For purposes of this paragraph #buildings# that abut one another shall be considered a single #building#.

Building articulation

For walls of any #building# #developed# or horizontally #enlarged# and facing the #Barge Basin# having a length of more than 200 feet

and subject to the building wall continuity requirement of paragraph (c), a minimum of 20 percent and maximum of 50 percent of the surface area of the #building# wall up to the height of the ceiling of the second #story# or 30 feet, whichever is lower, shall either recess or project from the plane of the #building# wall by a minimum of three feet. Such recesses and projections shall be treated as permitted obstructions.

(e) Required setback

Any portion of a #building# that exceeds the maximum base height set forth in paragraph (b) shall set back at least 15 feet from any #street line,# at least 70 feet from the eastern boundary of the #Barge Basin# in the Barge Basin East Subarea, and at least 80 feet from the western boundary of the #Barge Basin# in the Barge Basin West Subarea. In addition, in any location where a #building# or portion of a #building# is set back at least 60 feet from the boundary of the #Barge Basin# for a length of at least 50 feet, such portion may rise without setback subject to the requirements of paragraphs (f) and (g), provided that the length of any such #building wall# shall be limited to 100 feet.

(f) Sky Exposure Planes

Kent Avenue. Any portion of a #development# or horizontal #enlargement# facing Kent Avenue and located above the maximum base height set forth in paragraph (b) shall fit within a #sky exposure plane# of 5.6:1 commencing at the #street line# at such maximum base height.

Barge Basin. Any portion of a #building# facing the Barge Basin and located above the maximum base height set forth in paragraph (b) shall fit within a #sky exposure plane# of 5.6:1.

Southern Boundary. Any portion of a #building# facing the southern boundary of the Barge Basin Subdistrict shall fit within a #sky exposure plane# of 5.6:1 commencing at the southern boundary of the Subdistrict at a height of 85 feet above #base plane#.

For purposes of this paragraph, the setback lines set forth in paragraph (a)(ii) of Section 144-232 (Barge Basin Subdistrict) and the southern boundary of the Barge Basin Subdistrict shall be deemed #street lines#.

(g) Towers

#Buildings# may encroach on the #sky exposure planes# set forth in paragraph (f) and such portion of a #building# shall be deemed a tower, provided that (i) the #lot coverage# of such portion of the #building# shall not exceed, in the aggregate with any other #buildings# in the Subarea, 40 percent of the #lot area# of the relevant Subarea, and (ii) the width of the wall closest to Barge Basin of any tower portion shall not exceed 200 feet. For purposes of this paragraph, the Barge Basin East Subarea and the Barge Basin West Subarea shall each be considered a #zoning lot#.

(h) Permitted Obstructions

The provisions of Section 43-42 (Permitted Obstructions), as modified by paragraph (d) of this Section shall apply in the Barge Basin Subdistrict.

## 144-24 Shoreline Setback

Except as provided in Section 144-241 (Certification for resiliency measures) no #building# shall be located closer to the #shoreline# than 30 feet within the #Special Brooklyn Navy Yard District# other than (i) #buildings# used for #water dependent uses#, and (ii) #buildings# containing not more than 5,000 square feet of #floor area#.

The #shoreline# setback requirement set forth in Section 144-24 (Shoreline Setback) shall be eliminated or reduced in distance if the Chair of the City Planning Commission certifies to the Commissioner of the Department of Buildings or the Commissioner of the Department of Small Business Services, as applicable, that either:

a #building# proposed to be located within such 30 foot setback area incorporates flood protection measures for the immediate area of the #building# that protect the #building# to a level that is fifty-eight inches above the mean high water line existing on [date of adoption]; or

A district-wide resiliency plan for the #Special Brooklyn Navy Yard# has been adopted and the measures to be incorporated in connection with the #development# or already in place are in furtherance of the district-wide plan.

Measures shall be deemed protective if they alone or together with other measures in place at the time of construction protect the #building# from flooding to the elevation set forth in paragraph (a) of this Section or if they would support protection of the entire #Special Brooklyn Navy Yard District# to such elevation without further improvement of the portion of area directly seaward of the proposed #building#.

The Chairperson shall certify the application within 45 days of receipt of a complete application. Failure to certify within the 45-day period will release the Department of Buildings or the Department of Small Business Services from any obligation to withhold the excavation or



building permit and authorize such agency to determine compliance with the provisions of this Section.

#### 144-25

##### Modification of Bulk Regulations

Within the #Special Brooklyn Navy Yard District# the City Planning Commission may, by special permit, allow a modification of the #bulk# regulations of this Chapter and the underlying #bulk# regulations, except #floor area# regulations, provided the Commission finds that:

- such modifications further the needs and objectives of the #Special Brooklyn Navy Yard District#;
- such distribution of #bulk# will result in better site planning and will thus benefit both the residents, occupants or users of the #Special Brooklyn Navy Yard District# and the surrounding neighborhood;
- such distribution of #bulk# will permit adequate access of light and air to surrounding public access areas, #streets# and properties; and
- such distribution of #bulk# will not unduly increase the #bulk# of #buildings# in the #Special Brooklyn Navy Yard District# to the detriment of the occupants or users of #buildings# in the #Special Brooklyn Navy Yard District# or on nearby #blocks#.

The Commission may impose appropriate conditions and safeguards to assure that such modifications will not adversely affect the surrounding area.

#### 144-30

##### SPECIAL PUBLIC ACCESS AREA REGULATIONS

Public access areas shall be provided in connection with #developments# located within the Subareas identified in this Section, inclusive, as applicable. For purposes of determining the amount of public access area required in the Navy Street Central Subarea, the Barge Basin East Subarea, and the Barge Basin West Subarea, each such Subarea shall be deemed a single #zoning lot#.

#### 144-31

##### Required Public Access Areas

- Navy Street Central Subarea

Except as set forth in paragraph (g), public access area in an amount equal to not less than 15 percent of the #lot area# of the Navy Street Central Subarea shall be provided within the Navy Street Central Subarea in connection with any #development# or #enlargement#. The required public access area shall have a minimum dimension in all directions of 50 feet for at least eighty percent of the public access area and shall have no dimension of less than 30 feet for the remainder of the required public access area.

If the Navy Street Central Subarea is #developed# with more than one #building# or horizontally #enlarged# in phases, the public access area may be constructed in phases provided that each phase includes an amount of public access area proportionate to the amount of #lot area# being #developed# with #buildings# or horizontally #enlarged# in each phase by certification of the Chairperson of City Planning, as set forth in paragraph (e) of this Section.

- Flushing East Subarea

Except as set forth in paragraph (g), public access area with a minimum depth of 50 feet from the #street line# extending along the entire length of the #street wall line# of a #building# shall be provided within the Flushing East Subarea in connection with any #development# or #enlargement# and shall extend to any visual corridor required under paragraph (c) of Section 144-231 (Flushing East Subarea) adjacent to the site of the #development# or #enlargement#.

- Barge Basin East Subarea

Except as set forth in Paragraph (g), public access area in an amount of at least 30 percent of the #lot area# of Barge Basin East Subarea shall be provided within the Barge Basin East Subarea in connection with any #development# or #enlargement#.

The Barge Basin East Subarea public access area shall consist of:

- a pedestrian esplanade with a seaward edge contiguous with the eastern edge of the #Barge Basin# and a minimum width, measured from such edge, of 40 feet;
- a pedestrian connection with a minimum width of 30 feet located along the shared boundary between the Barge Basin East Subarea and the contiguous property to the northeast connecting the Kent Avenue and eastern portion of the pedestrian esplanade required by clause (i);
- a pedestrian connection with a minimum width of 60 feet located within 150 feet of the southern boundary of the Barge Basin East Subarea connecting Kent Avenue and the pedestrian esplanade required by clause (i); and

(iv) such supplemental publicly accessible space contiguous to one or more of the elements set forth above as may be required to achieve the required percentage of publicly accessible area.

If the Barge Basin East Subarea is #developed# with more than one #building# or horizontally #enlarged# in phases, the required public access area may be constructed in phases provided that each phase includes an amount of public access area proportionate to the amount of #lot area# being #developed# with #buildings# or horizontally #enlarged# in each phase, as set forth in paragraph (e) of this Section.

- Barge Basin West Subarea

Except as set forth in paragraph (g), public access area in an amount of at least 20 percent of the #lot area# of Barge Basin West Subarea shall be provided within such parcel in connection with any #development# or #enlargement#.

The Barge Basin West Subarea public access area shall consist of:

- a pedestrian esplanade with a seaward edge contiguous with the western edge of the #Barge Basin# and a minimum width measured from such edge of 50 feet;
- an esplanade entry area at the southern end of the Barge Basin West Subarea having a minimum width of 60 feet and a minimum length of 30 feet measured parallel to western edge of the #Barge Basin#; and
- such supplemental publicly accessible open space contiguous to one or more of the elements set forth above as may be required to achieve the percentage of publicly accessible area required by this paragraph.

If the Barge Basin West Subarea is #developed# with more than one #building# or horizontally #enlarged# in phases, the required public access area may be constructed in phases provided that each phase includes an amount of public access area proportionate to the amount of #lot area# being #developed# with #buildings# or horizontally #enlarged# in each phase, as set forth in paragraph (f) of this Section.

- Public Access Area Phasing in the Navy Street Central Subarea and in the Barge Basin East Subarea

Except in the Barge Basin West Subarea, where public access areas required under this Section may be phased, any such phased portion shall meet the following criteria:

The amount of public access area being provided in any phase shall be in proportion to the total public access requirement based on the area of the Subarea being #developed# or horizontally #enlarged# as compared to the #lot area# of the Subarea. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase; The public access area being proposed in any phase shall not prevent the total amount of public access area required for a Subarea from being achieved; Any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas; Any phased portion of the required public access area shall connect directly to one or more of (i) a #street#, and (ii) an improved public access area; and Planting shall be included within the phase.

- Public Access Area Phasing in the Barge Basin West Subarea

Where public access in the Barge Basin West Subarea is phased, any such phased portion shall meet the following criteria:

The public access area to be provided in the phase shall include the portion of the required public access area located between the #development# or horizontal #enlargement# and the Barge Basin; If the #development# or #enlargement# included in a phase is located within 100 feet the southern boundary of the Subarea, the public access area shall also include the required public access area between the southern boundary and the #development# or horizontal #enlargement#; The public access area being proposed in any phase shall not prevent the total amount of public access area required for a Subarea from being achieved; Any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas; Any phased portion of the required public access area shall connect directly to one or more of (i) a #street#, (ii) a private street if the required public access area is required for the first phase of #development# or #enlargement#, and (iii) an improved public access area; and A proportionate amount of planted areas shall be included within the phase.

- Exceptions to Public Access Area Requirements for Minor Developments

The public access area requirements of paragraphs (a) through (f) of this Section shall not apply to any #development# or #enlargement# where:

the additional #floor area# created through such #development# or #enlargement# in the respective Subarea, as compared to the #floor area# existing on [date of enactment], does not exceed: 10,000 square feet in either the Barge Basin East or the Navy Street Central Subareas; or 20,000 square feet in either the Barge Basin West or Flushing East Subareas;

such #floor area# is allocated exclusively to #uses# in Use Group 11, 16, 17, or 18; and

such #floor area# is not located within the boundaries of designated public access areas required pursuant to this Section, or if located in the Navy Street Central Subarea, is not within 50 feet of a #street#.

#### **144-32 Design Requirements**

The required public access areas in each Subarea shall comply with the following provisions:

The required public access area shall be open to the sky, provided that #building# awnings, entrance canopies, solar shading devices, and similar structures attached to an adjoining #building# and extending over the public access area shall be permitted;

The required public access area shall include planted areas in an amount not less than 20% of the area of the required open space;

Except as set forth below in this Section, at least one linear foot of seating shall be provided for each 200 square feet of required public access areas;

Public access area signage complying with the requirements of Section 37-751 (Public space signage systems) shall be located at all entry points to the public access areas.

The requirements of paragraphs (b) and (c) shall not apply to the public access areas required under paragraph (c)(ii) of Section 144-31 (Required Public Access Areas). Additional amenities including pathways, seating steps, entrances to adjoining #buildings#, artwork, maritime or industrial elements, tables, seating above the required minimum, lighting fixtures, litter receptacles, kiosks, children play areas, railings, drinking fountains, water features, planting and trees may be included in the public access areas and shall be permitted obstructions.

#### **144-33 Additional Barge Basin Design Requirements**

In addition to the requirements set forth in Section 144-32 (Design Requirements), required public access areas in the Barge Basin Subdistrict shall comply with the following provisions:

The pedestrian esplanade around the #Barge Basin# and the pedestrian connections from Kent Avenue to the eastern pedestrian esplanade shall include a primary circulation path along the length of such elements with a minimum clear width of 10 feet.

At least three different types of seating shall be provided, which may include moveable seating, fixed individual seats, fixed benches with and without backs, and design-feature seating such as seat walls, planter ledges, or seating steps.

#### **144-34 Hours of Operation**

All public access areas shall be open to the public from 6:00 A.M. to 10:00 P.M., from April 15th to October 31st and from 7:00 A.M. to 8:00 P.M. from November 1st to April 14th, except when required to be closed for repairs.

#### **144-35 Maintenance**

The owner of each applicable portion of a Subarea, or a ground tenant if the applicable portion is subject to a ground lease, shall be responsible for the maintenance and operation of the required public access area. Maintenance shall include, but not be limited to, necessary repairs, litter control and the care and replacement of vegetation. The owner or ground tenant of a public access area may temporarily close the smallest portion reasonably necessary for the shortest period of time reasonably necessary to make repairs or to mitigate hazardous or emergency conditions, or in connection with construction on adjacent areas.

#### **144-36 Chairperson Certification of Waterfront Compliance and Phasing**

No excavation or building permit shall be issued for any #development# or #enlargement# requiring the provision of public access area in the Navy Street Central Subarea, the Barge Basin East Subarea, or the Barge Basin West Subarea until the Chairperson of the City Planning Commission certifies to the Department of Buildings or Department of Small Business Services, as applicable, that a complete application has been submitted showing compliance with the

provisions of Section 144-31 (Required Public Access Areas), 144-32 (Design Requirements), and for the Barge Basin East Subarea and the Barge Basin West Subarea Section 144-33 (Additional Barge Basin Design Requirements), including the requirements of Section 144-31(e) or 144-31(f) for any phased public access area.

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

#### **144-37 Timing of Public Access Areas**

No temporary certificate of occupancy allowing for the actual occupancy by tenants or users of more than 10 percent of the #manufacturing floor area# in a #development# or horizontal #enlargement# resulting in a public access area requirement under Section 144-31 (Required Public Access Areas) shall be issued by the Department of Buildings or the Department of Small Business Services, as applicable, without the substantial completion of the public access area required for such #development# or horizontal #enlargement#, and no final certificate of occupancy allowing for the actual occupancy of any such #development# or horizontal #enlargement# shall be issued prior to the final completion of the required public access area.

#### **144-40 MANDATORY DISTRICT PLAN ELEMENTS**

The provisions of Section 144-40 (Mandatory District Plan Elements) shall apply to new #developments# and horizontal #enlargements# within the #Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin East Subarea and the Barge Basin West Subarea subject to the requirements of Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS).

#### **144-41 Ground Floor Streetscape Provisions**

The provisions of this Section shall apply to #developments# and horizontal #enlargements# within the Special District Subareas subject to a public access area requirement under Section 144-30 (SPECIAL ACCESS AREA REGULATIONS), and shall apply to (a) #ground floor level street walls# more than 50 feet in length, (b) to #ground floor level# walls facing a public access area provided pursuant to Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS) more than 50 feet in length, and (c) #ground floor level# walls within 50 feet of the frontages set forth in clauses (a) and (b). For purposes of the Section, #ground floor level# shall have the meaning set forth in Section 37-311 (Definitions).

#Ground floor level walls# meeting the requirements of clauses (a) and (b) shall be deemed "primary street frontages" and #ground floor level walls# meeting the requirements of (c) shall be deemed "secondary street frontages".

(a) Along #primary street frontages#

Along #primary street frontages#, at least 50 percent of the width of the #ground floor level# shall be occupied by #floor area#, that extends to a minimum depth of thirty feet, provided that the depth may be reduced to not less than fifteen feet in areas where there are no walls parallel to the building frontage or #street wall# within such lesser depth.

The portion of the #ground floor level street wall# allocated to such minimum #floor area# requirement shall be glazed in accordance with the following requirements:

50 percent of the surface area of such #street wall# and ground floor level walls, measured between a height of two feet above the level of the adjoining sidewalk or publicly accessible open area and a height of 12 feet above the average level of the sidewalk or public access area immediately adjacent to the #building# façade where the #use# adjacent to the #building# wall is a #community facility use# or a #commercial use# other than a #commercial use# listed in use Groups 11 or 16; and

25 percent of the surface area of such #street wall# and ground floor level walls, measured between a height of two feet above the level of the adjoining sidewalk or publicly accessible open area and a height of 12 feet above the average level of the sidewalk or public access area immediately adjacent to the #building# façade where the #use# adjacent to the #building# wall is a #manufacturing use# or a #commercial use# listed in use Groups 11 or 16.

Blank wall provisions along #primary# and #secondary street frontages#

Along both #primary# and #secondary street frontages#, any #street wall# width of 50 feet or more with no transparent elements on the #ground floor level# shall provide visual mitigation elements in

accordance with the provisions for Type 1 blank walls set forth in Section 37-361 (Blank wall thresholds).

#### 144-50 SPECIAL PARKING AND LOADING REGULATIONS

The requirements of Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply in the #Special Brooklyn Navy Yard District# except as specifically set forth in this Section. In lieu thereof, the provisions of this Section shall apply.

#### 144-51 Permitted Accessory Parking

#Accessory# parking shall be permitted in the #Special Brooklyn Navy Yard District# without limitation subject to Section 144-54 (Curb Cuts).

#### 144-52 Required Accessory Off-Street Parking

The requirements of Section 44-21 (General Provisions) shall apply within in the #Special Brooklyn Navy Yard District#, provided that in the event that a Transportation Management Plan has been prepared in accordance with Section 144-56 (Transportation Management Planning), Section 44-21 (General Provisions) shall not be applicable and no parking shall be required.

#### 144-53 Loading Berths

Loading berths are not required but are permitted within the #Special Brooklyn Navy Yard District# subject to Section 144-54 (Curb Cuts), and any loading berths provided shall be deemed required loading berths for purposes of determining the amount of #floor area# in any #building#.

#### 144-54 Curb Cuts

Access to any #accessory# off-street loading berth and parking areas for a #development# within the Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin East Subarea shall be limited to one curb cut from the adjoining #street#.

Additional curb cuts may be added in the Barge Basin East Subarea upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings or the Department of Small Business Services, as applicable, that an additional curb cut has been approved by the Commissioner of the Department of Transportation.

The Chairperson shall issue the certification within 45 days of receipt of a communication from the Department of Transportation approving an additional curb cut. Failure to certify within the 45-day period will release the Department of Buildings or the Department of Small Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

#### 144-55 Bicycle Parking

The requirements of Section 44-60 (Bicycle Parking) shall apply in the #Special Brooklyn Navy Yard District#, provided that up to half of the required spaces may be provided as unenclosed bicycle parking spaces, and may be located anywhere on the #zoning lot#.

#### 144-56 Transportation Management Planning

In lieu of the requirements of Section 44-21 (General Provisions), a Transportation Management Plan may be prepared for the #Special Brooklyn Navy Yard District# that documents: (i) existing parking within the Special District; (ii) parking and bicycle parking utilization rates; (iii) transportation mode choice; (iv) plans, if any, for additional parking within the Special District; (v) public transportation options in and around the Special District; (vi) indoor and outdoor bicycle parking facilities, including any covered outdoor bicycle spaces, and (vii) measures being employed and planned to incentivize alternate means of transportation. Any Transportation Management Plan shall be filed with the Department of City Planning and made available to the public via a website. The Transportation Management Plan shall be updated not less than every three (3) years with surveys or other data collection undertaken not less than annually to document changes in parking facilities and utilization; the average number of employees and visitors arriving at the #Special Brooklyn Navy Yard District# and their modes of arrival; bike parking availability and utilization of both open and enclosed facilities; transit options, and new technologies and strategies for managing the number of private vehicles accessing the #Special Brooklyn Navy Yard District#. Such updates shall be submitted to the Department of City Planning, and made available to the public via a website and the submission to the Department of City Planning shall be accompanied by an affidavit from the owner or ground tenant stating that the Transportation Management Plan remains in effect, or if it is no longer in effect the date that the Transportation Management Plan terminated.

Any #development# or #enlargement# occurring after the date a Transportation Management Plan has terminated will be subject to the requirements of Section 44-21 (General Provisions).

### BOROUGH OF MANHATTAN No. 11 LAS RAICES

**CD 11** **C 210428 PPM**  
**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of a city owned property, located at 303 East 102nd Street (Block 1674, Lot 104), 338 East 117th Street (Block 1688, Lot 34), 505-507 East 118th Street (Block 1815, Lots 5 and 6), 1761-1763 Park Avenue (Block 1771, Lots 1 and 2) for four new buildings containing approximately 81 affordable dwelling units and community facility space.

#### NOTICE

**On Wednesday, September 1, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application for a CPC discretionary action by the New York City Department of Housing Preservation and Development (NYC HPD), on behalf of Las Raices East Harlem LLC, the Project Sponsor, that would facilitate the development of four new affordable housing developments "the proposed project" on four separate development sites in the East Harlem neighborhood of Manhattan, Community District 11 (CD 11). The proposed project would be facilitated by disposition of City-owned property through the Uniform Land Use Review Procedure ("the proposed action"). The proposed project would develop six tax lots grouped into four Development Sites (named A through D for identification purposes) with a total of four buildings containing a total of approximately 81 affordable dwelling units (DUs) (plus two superintendent's units for a total of 83 units) and approximately 10,740 gross square feet (gsf) of community facility space. All six lots are City-owned and would be conveyed by HPD to the Project Sponsor as a result of the proposed action. Construction of the Proposed Project is expected to be completed in 2023.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, September 13, 2021.**

**For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.**

**This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20HPD002M.**

### Nos. 12, 13 & 14 250 WATER STREET No. 12

**CD 1** **C 210438 ZSM**  
**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits, pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area without regard for zoning lot lines; and
2. Section 74-743(a)(2) – to modify the height and setback requirements of Section 62-341 (Development on land and platforms), Section 35-652 (Maximum height of buildings and setback regulations), and Sections 23-662 (Maximum height of buildings and setback regulations), and the street wall location requirements of Section 35-651 (Street wall location);

in connection with a proposed mixed use development on property located at 250 Water Street (Block 98, Lot 1), in a C6-2A District, within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20, and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

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

#### No. 13

**CD 1** **C 210438(A) ZSM**  
**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC, pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 206(c)(1) of

the Uniform Land Use Review Procedure for the grant of special permits, pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area without regard for zoning lot lines; and
2. Section 74-743(a)(2) – to modify the height and setback requirements of Section 62-341 (Development on land and platforms), Section 35-652 (Maximum height of buildings and setback regulations), and Section 23-662 (Maximum height of buildings and setback regulations), and the street wall location requirements of Section 35-651 (Street wall location);

in connection with a proposed mixed use development on property located at 250 Water Street (Block 98, Lot 1), in a C6-2A District, within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20, and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

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

No. 14

**CD 1** **N 210439 ZRM**  
**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the provisions of the South Street Seaport Subdistrict in Article IX Chapter 1 (Special Lower Manhattan District).

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

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

**Chapter 1**  
**Special Lower Manhattan District**

**91-60**  
**REGULATIONS FOR THE SOUTH STREET SEAPORT**  
**SUBDISTRICT**

\* \* \*

**91-62**  
**Definitions**

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

\* \* \*

Receiving lot

Within the South Street Seaport Subdistrict, a “receiving lot” is a #zoning lot# identified on the map of transfer areas (Map 6 in Appendix A) to which #development rights# may be added. Such “receiving lots” are identified on the map as Parcels 1, 2, 8, 15, 16, 20, 21 and 22.

\* \* \*

**91-68**  
**Designated Pedestrian Ways**

Within the South Street Seaport Subdistrict, the volume situated above the subsurface #streets# shown on the City Map, and listed in this Section are designated pedestrian ways and are governed by paragraph (b) of the definition of #street# as set forth in Section 91-62 (Definitions):

- (a) Fulton Street, between Water and South Streets
- (b) Water Street, between Fulton and Beekman Streets
- (c) Front Street, between Fulton and Beekman Streets, and between John and Fulton Streets
- (d) South Street (the 18-foot-wide strip located on the northwesterly side, between Beekman and John Streets.

In addition, the designated pedestrian ways referenced in paragraphs (a), (b) and (c) of this Section may be considered a single #zoning lot# for purposes of the definition of #large-scale general development# in Section 12-10 (Definitions).

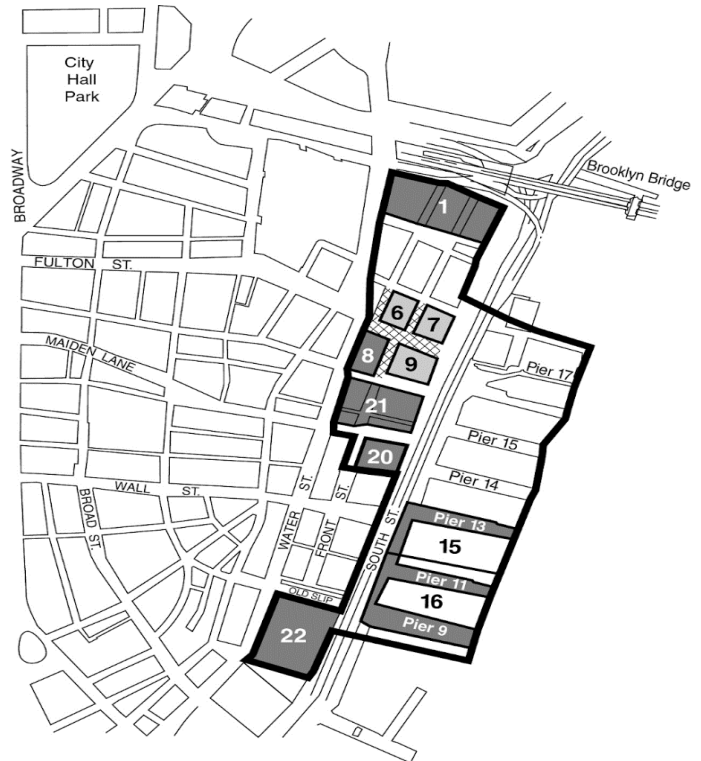
\* \* \*

**Appendix A**  
**Lower Manhattan District Plan Maps**

\* \* \*

Map 6 - South Street Seaport Subdistrict (91-A6)

[EXISTING MAP]



— South Street Seaport Subdistrict  
 ■ Receiving Lot  
 □ Granting Lot  
 ▨ Designated Pedestrian Ways  
 Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

[PROPOSED MAP]



— South Street Seaport Subdistrict  
 ■ Receiving Lot  
 □ Granting Lot  
 ▨ Designated Pedestrian Ways  
 Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

\* \* \*

Appendix A

NOTICE

On Wednesday, September 1, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 250 Seaport District, LLC (the Applicant). The Applicant is seeking a special permit, modifications to a previously approved large-scale general development (LSGD), zoning text amendments, and authorizations (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of an up to approximately 680,500-gross square foot (gsf), up to 395-foot tall mixed-use building (the Proposed Project) containing market-rate and affordable housing, retail, office, and community facility spaces as well as parking at 250 Water Street (Block 98, Lot 1; the Development Site) in the South Street Seaport neighborhood in Lower Manhattan, Community District 1. The Proposed Project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum (the Museum) at 89-93 South Street, 2-4 Fulton Street, 167-175 John Street (Block 74, a portion of Lot 1; the Museum Site). The Proposed Project would additionally include operational changes to facilitate passenger drop off on the Pier 17 access drive as well as minor improvements to the Pier 17 access drive area and building, and may include streetscape, open space, or other improvements (e.g., planters) under the Proposed Actions on the Project Area. The Project Area is also located within the South Street Seaport Historic District, and the construction and design of the proposed development is subject to Landmarks Preservation Commission (LPC) approval.

The public hearing will also consider a modification to the application (ULURP No. C 210438(A) ZSM).

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, September 13, 2021.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP084M.

Nos. 15-20  
175 PARK AVENUE  
No. 15

CD 5 C 210412 ZSM

IN THE MATTER OF an application submitted by Commodore 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 81-685\* of the Zoning Resolution, in conjunction with a special permit pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify:

1. the qualifying site definition of Section 81-613\* (Definitions) to include two or more zoning lots that are contiguous and in include the zoning lot occupied by Grand Central Terminal;
2. the requirement that a development exceed the basic maximum floor area ratio set forth in Row A of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites) as a pre-condition to an increase in floor area pursuant to such table, where a qualifying site includes the zoning lot occupied by Grand Central Terminal;
3. the street wall regulations of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements);
4. the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) and Section 81-66 (Special Height and Setback Requirements);
5. the mandatory district plan elements of Section 81-42 (Retail Continuity along Designated Streets), and 81-45 (Pedestrian Circulation Space), Section 81-674 (Ground floor use provisions) & Section 37-53 (Design Standards for Pedestrian Circulation Space);
6. the requirement that the publicly accessible space required pursuant to Section 81-681 (Mandatory Requirements for Qualifying Sites), comply with the provisions of Section 37-70 (Public Plazas); and
7. the requirements of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to extend the time period not to exceed 10 years, for substantial construction to

be completed prior to the lapse of any special permit granted for the qualifying site;

in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

\* Note: A zoning text amendment is proposed to Sections 81-613 and 81-685 under a concurrent related application for a Zoning Text change (N 210416 ZRM).

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

No. 16

CD 5 C 210413 ZSM

IN THE MATTER OF an application submitted by Commodore 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 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property, located at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict).

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

No. 17

CD 5 C 210414 ZSM

IN THE MATTER OF an application submitted by Commodore 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 81-644\* of the Zoning Resolution to allow an increase in the amount of floor area permitted, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea).

\* Note: A zoning text amendment is proposed to Section 81-644 under a concurrent related application for a Zoning Text change (N 210416 ZRM).

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

No. 18

CD 5 C 210415 ZSM

IN THE MATTER OF an application submitted by Commodore 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 81-645\* of the Zoning Resolution as follows:

1. to allow an increase in the amount of floor area permitted, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where an above-grade public concourse, in the form of an open or enclosed, publicly accessible space for public use and enjoyment on the qualifying site; and
2. to modify the off-street loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths) to allow a reduction in the required number of berths;

in connection with a proposed commercial building, on property located at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

\* Note: A zoning text amendment is proposed to Section 81-645 under a concurrent related application for a Zoning Text change (N 210416 ZRM).

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

No. 19

CD 5 N 210416 ZRM

IN THE MATTER OF an application submitted by Commodore Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying the provisions of the East Midtown Subdistrict in Article VIII, Chapter 1 (Special Midtown District).

Matter underlined is new, to be added;

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

**ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Midtown District**

\* \* \*

**81-60  
SPECIAL REGULATIONS FOR THE EAST MIDTOWN  
SUBDISTRICT**

\* \* \*

**81-61  
General Provisions**

\* \* \*

**81-613  
Definitions**

\* \* \*

**Public Realm Improvement Fund**

For the purposes of Section 81-60, inclusive, the "Public Realm Improvement Fund" (the "Fund") shall be a separate interest-bearing account established for the deposit of contributions made when #developments# or, where permitted, #enlargements# on #qualifying sites# in the East Midtown Subdistrict will exceed the basic maximum #floor area ratio# set forth in Section 81-64 (Special Floor Area Provisions for Qualifying Sites) through their utilization of the provisions of Sections 81-642 (Transfer of development rights from landmarks to qualifying sites), or 81-643 (Special provisions for retaining non-complying floor area in commercial buildings) or 81-685 (Special permit to modify qualifying site provisions). The Fund shall be utilized, at the discretion of the #Public Realm Improvement Fund Governing Group#, to provide funding to implement improvements to the East Midtown Subdistrict, and its immediate vicinity, in the Borough of Manhattan. Upon receipt of any contribution, the #Public Realm Improvement Fund Governing Group# or the Department of City Planning shall notify the Comptroller of the City of New York and the Speaker of the New York City Council and promptly deposit it into the Fund.

\* \* \*

**81-644  
Special permit for transit improvements**

For #qualifying sites# located in the Grand Central Transit Improvement Zone Subarea, or the Other Transit Improvement Zone Subarea, as shown on Map 2 (East Midtown Subdistrict and Subareas) in Appendix A of this Chapter, the City Planning Commission may permit an increase in the amount of #floor area ratio# permitted on such #zoning lots#, up to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites), as applicable, where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Sections 81-292 (Subway station improvements) and 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan).

As a pre-condition to applying for such special permit, an applicant shall demonstrate that the maximum as-of-right #floor area ratio# for #qualifying sites# set forth in Row E of the table in Section 81-64 has been achieved prior to, or in conjunction with, the special permit application.

**81-645  
Special permit for a public concourse**

For #qualifying sites#, the City Planning Commission may permit an increase in the amount of #floor area ratio# permitted on such #zoning lots#, up to the amount specified in Row G of the table in Section 81-64 (Special Floor Area Provisions for Qualifying Sites), as applicable, where an above-grade public concourse, in the form of an open or enclosed, publicly accessible space for public use and enjoyment, is provided on the #qualifying site#. Such publicly accessible spaces shall include amenities that are characteristic of #public plazas# or public atriums, as applicable, for the comfort and convenience of the public. In addition, to facilitate such public concourse, the Commission may permit the modification of provisions, other than #floor area ratio# regulations, of this Resolution.

As a pre-condition to applying for such special permit, an applicant shall demonstrate that the maximum as-of-right #floor area ratio# for #qualifying sites# set forth in Row E of the table in Section 81-64 has been achieved prior to, or in conjunction with, the special permit application.

In order for the City Planning Commission to approve a special permit application for additional #floor area#, the Commission shall determine that such #development# or, where permitted, #enlargement#, complies

with the conditions and application requirements of paragraph (a), the findings of paragraph (b) and the additional requirements of paragraph (c) of this Section.

- (a) Applications shall include information and justification sufficient to provide the Commission with the basis for:
  - (1) evaluating the benefits to the general public;
  - (2) determining the appropriate amount of increased #floor area# to grant; and
  - (3) determining whether the applicable findings set forth in paragraph (b) of this Section have been met. Such application materials shall also include initial plans for the maintenance of the proposed improvements.

- (b) The Commission shall find that:
  - (1) to the extent practicable, the open or enclosed public concourse will:
    - (i) consist of a prominent space of generous proportions and quality design that is inviting to the public;
    - (ii) improve pedestrian circulation and provide suitable amenities for the occupants;
    - (iii) front upon a #street# or a pedestrian circulation space in close proximity to and within view of, and accessible from, an adjoining sidewalk;
    - (iv) provide or be surrounded by active #uses#;
    - (v) be surrounded by transparent materials;
    - (vi) provide connections to pedestrian circulation spaces in the immediate vicinity; and
    - (vii) be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space; and
  - (2) the public benefit derived from the proposed public concourse merits the amount of additional #floor area# being granted to the proposed #development# or, where permitted, #enlargement#, pursuant to this special permit; and
  - (3) with regard to a modification to regulations of this Resolution, other than #floor area ratio# regulations, such modification:
    - (i) is the minimum extent necessary and will facilitate an improved public concourse, inclusive of enhancements described in the findings of paragraph (b)(1) of this Section; and
    - (ii) will not have adverse effects on the #qualifying site#, surrounding #zoning lots#, or adjacent #streets#.

- (c) Prior to obtaining a foundation permit or building permit for a #development# or, where permitted, an #enlargement# on a #qualifying site#, from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, setting forth the obligations of the owner to construct, maintain and provide public access to public improvements provided pursuant to this Section, shall be recorded against such property in the Office of the Register of the City of New York (County of New York). Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing increased #floor area# granted pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, and such improvements are usable by the public. Such portion of the #building# utilizing increased #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing increased #floor area# until all improvements have been finally completed in accordance with the approved plans, as determined by the Chairperson.

\* \* \*

**81-685  
Special permit to modify qualifying site provisions**

In conjunction with any application that would allow additional #floor area# permitted beyond the basic maximum #floor area# for a #qualifying site# set forth in Section 81-64 (Special Floor Area Provisions for Qualifying Sites), the City Planning Commission may permit modifications to certain #qualifying site# criteria, as well as height and setback regulations and mandatory plan elements, as set

forth in paragraph (a) of this Section, provided that the Commission determines that the application requirements set forth in paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

- (a) The Commission may modify the following, whether singly or in any combination:
- (1) the following #qualifying site# criteria:
    - (i) the requirement for minimum #wide street# frontage, including the requirement that no existing #buildings# will remain on such #wide street# frontage, set forth in paragraphs (b) and (c) of the definition of a #qualifying site# in Section 81-613 (Definitions);
    - (ii) the #building# performance and publicly accessible space requirements in paragraph (f) of the definition of a #qualifying site# and Section 81-681 (Mandatory requirements for qualifying sites); or
    - (iii) the requirement that the additional #floor area# permitted through the provisions of Section 81-64 be achieved exclusively through a #development#;
    - (iv) the requirement that a #qualifying site# be comprised of a single #zoning lot#, provided that the two or more #zoning lots# constituting such #qualifying site# are contiguous and include the #zoning lot# occupied by Grand Central Terminal. All #bulk# regulations of this Chapter shall apply to such modified #qualifying site# without regard to #zoning lot lines#; or
    - (v) the requirement that a #development# or #enlargement# exceed the basic maximum #floor area ratio# set forth in Row A of the table in Section 81-64 as a pre-condition to an increase in #floor area# pursuant to such table, where a #qualifying site# includes the #zoning lot# occupied by Grand Central Terminal;
  - (2) the provisions for #zoning lots# divided by district boundaries set forth in Sections 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), 77-21 (General Provisions) or 77-22 (Floor Area Ratio), and the provisions of Section 81-612 (Applicability along district boundaries) requiring that #zoning lots# divided by Subarea boundaries utilize the provisions of Article VII, Chapter 7;
  - (3) for #qualifying sites# modified, pursuant to paragraph (a)(1)(iv) and paragraph (a)(1)(v) of this Section:
    - (i) the pre-condition of achieving the maximum as-of-right #floor area ratio# for #qualifying sites# set forth in Row E of the table in Section 81-64 prior to, or in conjunction with, the special permits set forth in Sections 81-644 (Special permit for transit improvements) and 81-645 (Special permit for a public concourse), provided that, prior to obtaining a new building permit for a #development# utilizing bonus #floor area# granted pursuant to Sections 81-644 or 81-645, a contribution is made to the #Public Realm Improvement Fund# in an amount that is commensurate with what the provisions of Section 81-642 (Transfer of development rights from landmarks to qualifying sites) would require if the #zoning lot# occupied by Grand Central Terminal were a #granting lot# and the #development# site were a #receiving lot#; and
    - (ii) the permitted #floor area ratio# attributable to the combination of the special permits set forth in Row F and Row G of the table in Section 81-64, from 3.0 to 6.0;
  - ~~(3)~~(4) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets) or 81-671 (Special street wall requirements), inclusive;
  - ~~(4)~~(5) the height and setback regulations of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), inclusive, 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), inclusive, or 81-66 (Special Height and Setback Requirements); or
  - ~~(5)~~(6) the mandatory district plan elements of Sections 81-42 (Retail Continuity Along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-street Improvement of Access to Rail Mass Transit Facility), 81-674 (Ground floor use provisions), 81-675 (Curb cut restrictions and loading berth requirements), 81-676 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37-51 shall be permitted; or

- (7) for #qualifying sites# modified pursuant to paragraph (a)(1)(iv) or paragraph (a)(1)(v) of this Section, the time period for substantial construction to be completed prior to the lapse of any special permit granted for such #qualifying site#, as set forth in Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution), provided that such time period does not exceed 10 years.

(b) Application requirements

Applications for a special permit for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications. In addition, where modifications to #street wall# or height and setback regulations are proposed, any application shall contain the following materials, at a minimum:

- (1) drawings, including but not limited to, plan views and axonometric views, that illustrate how the proposed #building# will not comply with the #street wall# regulations of Section 81-43, or as such provisions are modified, pursuant to Section 81-671, as applicable, and that illustrate how the proposed #building# will not comply with the height and setback regulations of Sections 81-26 or 81-27, or as such provisions are modified pursuant to Section 81-66, as applicable;
- (2) where applicable, formulas showing the degree to which such proposed #building# will not comply with the length and height rules of Section 81-26, or as such provisions are modified pursuant to Section 81-66; and
- (3) where applicable, #daylight evaluation charts# and the resulting daylight evaluation score showing the degree to which such proposed #building# will not comply with the provisions of Section 81-27 or as such provisions are modified pursuant to Section 81-66; and
- (4) for any #development# or #enlargement# on a #qualifying site# that includes Grand Central Terminal, a report from the Landmarks Preservation Commission concerning the harmonious relationship of the #development# or, where permitted, #enlargement# to Grand Central Terminal.

(c) Findings

The Commission shall find that such proposed modifications:

- (1) to the definition of #qualifying site# are the minimum extent necessary, and are harmonious with the Subdistrict objective to protect and strengthen the economic vitality and competitiveness of East Midtown by facilitating the development of exceptional modern and sustainable office towers;
- (2) to the requirement for #wide street# frontage in the definition of #qualifying sites# will not unduly concentrate #bulk# towards the middle of the #block# to the detriment of the surrounding area;
- (3) to the #building# performance requirements in the definition of #qualifying sites# and paragraph (a) of Section 81-681:
  - (i) are necessary due to the presence of existing #buildings# on the site; and
  - (ii) will not detract from the incorporation of innovative sustainable design measures;
- (4) to the publicly accessible space requirements in the definition of #qualifying sites# and paragraph (b) of Section 81-681:
  - (i) are the minimum necessary to accommodate the proposed #building#; and
  - (ii) that any reduction or waiver will result in a better site plan and will not detract from a lively streetscape and pedestrian experience;
- (5) to regulations pertaining to #zoning lots# divided by district boundaries will result in better site planning;
- (6) to #floor area ratio# requirements will facilitate significant improvements to transit infrastructure and the public realm in and around Grand Central Terminal;
- ~~(6)~~(7) to the mandatory district plan elements:
  - (i) will result in a better site plan for the proposed #development# or #enlargement# that is harmonious with the mandatory district plan element strategy of the #Special Midtown District#, as set forth in Section 81-41 (General Provisions);
  - (ii) any adverse impact on retail continuity is minimized by a site plan that requires pedestrian-oriented #uses# along the boundaries of any open or enclosed public areas within the #zoning lot#; and

- (7)(8) to the #street wall# or height and setback regulations:
  - (i) are necessary due to constraints or conditions of the #development# or #enlargement# and conditions imposed by the configuration of the site;
  - (ii) will not unduly obstruct the access of light and air to surrounding properties;
  - (iii) will result in an improved distribution of #bulk# on the #zoning lot# that is harmonious with the height and setback goals of the #Special Midtown District# set forth in Section 81-251 (Purpose of height and setback regulations); and
  - (iv) the overall design of the #building# demonstrates an integrated and well-considered facade, taking into account factors such as #street wall# articulation, and fenestration, that creates a prominent and distinctive #building# which complements the character of the surrounding area and constitutes a distinctive addition to the Midtown Manhattan skyline; and

(9) to the time period for substantial construction to be completed prior to the lapse of any special permit granted for such #qualifying site# are necessary due to the complexity of demolition and construction on the site.

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

\* \* \*  
No. 20

**CD 5** **C 210417 PPM**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of a city-owned property, located at 175 Park Avenue aka 109 East 42nd Street (Block 1280, Lot 30), pursuant to zoning.

**NOTICE**

**On September 1, 2021 a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Commodore Owner, LLC (the Applicant). The Applicant is seeking several discretionary approvals from the City Planning Commission (CPC)—including special permits and zoning text amendment (the Proposed Actions)—to facilitate approximately 2,992,161 gsf (2,246,515 zsf) of mixed-use development space, including a hotel, office, and public space (the Proposed Project). The proposed actions also include disposition of city-owned property sought by the Department of Citywide Administrative Services (DCAS). The Development Site would contain approximately 2,108,820 gsf of office space; an approximately 452,950-gsf, 500-room hotel; public space; and retail space on the cellar, ground, and second floors of the proposed building. The Proposed Project would also include significant public realm improvements, as well as subway and mass transit improvements to enhance circulation and reduce congestion at Grand Central Terminal and the Grand Central - 42nd Street subway station. The Terminal and Market are located on an existing merged zoning lot (Lots 1, 54, and 154) and contain approximately 322,664 sf of floor area. The MTA controls Lots 1, 54, and 154 as well as ground-floor and mezzanine-level circulation areas located on the Development Site. The Project Area—comprising the existing hotel, Terminal, and Market on Block 1280, Lots 1, 30, 54, and 154—has a combined area of 203,872 sf, with approximately 340 feet of frontage on Vanderbilt Avenue; 669 feet of frontage on East 42nd Street; and 253 feet of frontage on Lexington Avenue. Pursuant to a proposed zoning text amendment, the Project Area would be treated as a qualifying site under the East Midtown Subdistrict provisions of the Zoning Resolution.**

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, September 13, 2021.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP057M.

**BOROUGH OF QUEENS**  
**No. 23**  
**WILDFLOWER STUDIOS**

**CD 1** **C 210459 ZSQ**  
**IN THE MATTER OF** an application submitted by WF Industrial IV LLC, pursuant to Sections 197-c and 201 of the New York City Charter

for the grant of a special permit pursuant to Section 62-837 of the Zoning Resolution to modify the height and setback, maximum width of walls facing shoreline and the ground floor streetscape requirements of Section 62-341 (Development on Land and Platforms), in connection with the construction of an approximately 495,000 square-foot motion picture studio, on property, located at 1 Steinway Place a.k.a. 36-01 19<sup>th</sup> Avenue (Block 814, Lots 1 and 10), in an M3-1 District.

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

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



◀ a18-s1

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold a remote public hearing, via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, August 18, 2021, regarding the calendar items listed below.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287259/1>

Members of the public should observe the meeting through DCP's website.

Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

877 853 5247 US Toll-free  
888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**  
[Press # to skip the Participation ID]  
Password: 1

To provide verbal testimony via Zoom please follow the instructions available through the above webpage.

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Please use the CPC Comments form that is accessible through the above webpage.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [\[AccessibilityInfo@planning.nyc.gov\]](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling [\[212-720-3508\]](tel:212-720-3508). Requests must be submitted at least five business days before the meeting.

**BOROUGH OF THE BRONX**  
**No. 1**  
**THE FORDHAM BUILDING- CTAC**

**CD 7** **C 210338 PSX**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2556 Bainbridge Avenue (Block 3286, Lot 14) for use as a Computer-based Testing and Application Center.

**No. 2**  
**624 MORRIS AVENUE REZONING**

**CD 1** **C 210339 ZMX**  
**IN THE MATTER OF** an application submitted by 624 Morris B, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151<sup>st</sup> Street as shown on a diagram (for illustrative purposes only) dated May 3, 2021.

**Nos. 3 & 4**  
**STEVENSON COMMONS**



No. 3

CD 9 M 030150(A) HOX
IN THE MATTER OF an application submitted by the Camber Property Group LLC for a modification to the previously approved Stevenson Commons City-aided limited-profit housing project and plan, pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381) to reflect the land actually occupied by the existing buildings located at 755 White Plains Road and 1850 Lafayette Avenue (Block 3600, Lot 4).

No. 4

CD 9 M 040047(A) ZSX
IN THE MATTER OF an application submitted by Camber Property Group LLC for a modification to the previously approved application (CP-22380) to update the previously approved plans and zoning calculations to reflect the proposed as-of-right development of 6 new mixed residential and community facility buildings, within an existing large-scale residential development bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue (Block 3600, Lot 4), in an R6 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.

NOTICE

On August 18th, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Camber Property Group for a minor modification to the Stevenson Commons LSRD and an amendment to an existing project plan to facilitate the construction of six new affordable residential buildings, including 753 units of affordable housing in Soundview, Bronx Community District 9. The Stevenson Commons site (a.k.a. the "Project Area") at 1850 Lafayette Avenue comprises the 679,000-square foot (sf) superblock bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue. The eastern portion of the site is currently developed with a mix of residential, retail, community facility, and/or accessory parking uses. The Proposed Actions would facilitate new construction on the Stevenson Commons site that would result in an incremental (net) increase of approximately 735 affordable dwelling units, including 621 income-restricted housing units and 114 affordable independent residences for seniors (AIRS), 33,995 gsf of community facility uses, approximately 1.94 acres of publicly accessible open space, and a net decrease of 104 accessory parking. The Proposed Actions would facilitate the development of six new residential and community facility buildings with approximately 735 total new units (621 income-restricted housing units and 114 affordable independent residences for seniors ("AIRS")) on lands that currently are underutilized and present unsafe conditions. The Proposed Project is compliant with the underlying R6 zoning district. The location and bulk of the existing Stevenson Commons buildings would not change, and no new modifications of zoning provisions are required for either the Proposed Project or the existing Stevenson Commons buildings.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through August 30th, 2021.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP044X.

BOROUGH OF BROOKLYN
Nos. 5-8
GLENMORE MANOR
No. 5

CD 16 C 210253 ZMK
IN THE MATTER OF an application submitted by New York City Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c and 17d:

- 1. changing from an R6 District to an R7A District property bounded by Liberty Avenue, Christopher Avenue, a line 100 feet northerly of Glenmore Avenue, and a line midway between Mother Gaston Boulevard and Christopher Avenue;
2. changing from an R6 District to an R7D District property bounded by a line 100 feet northerly of Glenmore Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard;
3. establishing within the proposed R7A District a C2-4 District bounded by Liberty Avenue, Christopher Avenue, a line 100 feet northerly of Glenmore Avenue, and a line midway between Mother Gaston Boulevard and Christopher Avenue; and
4. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Glenmore Avenue, Christopher Avenue, Glenmore Avenue, and Mother Gaston Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021.

No. 6

CD 16 N 210254 ZRK
IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

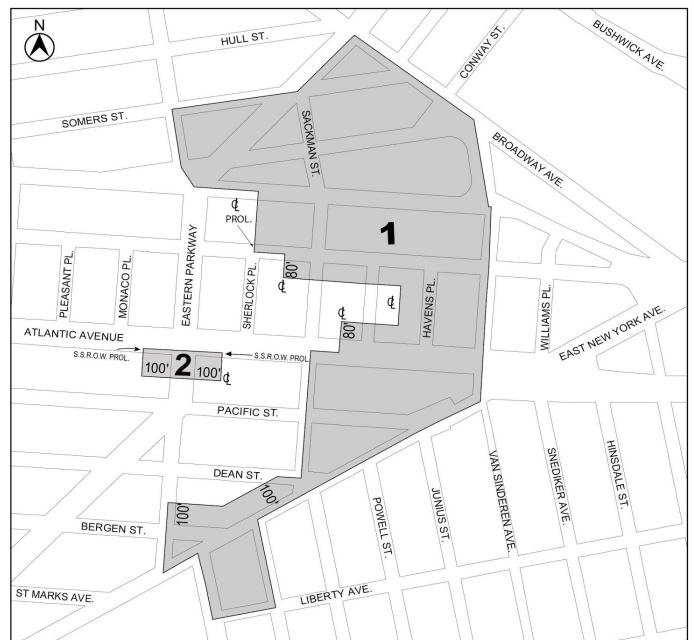
Matter underlined is new, to be added;
Matter struck out is to be deleted;
Matter within # # is defined in Section 12-10;
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

BROOKLYN
Brooklyn Community District 16

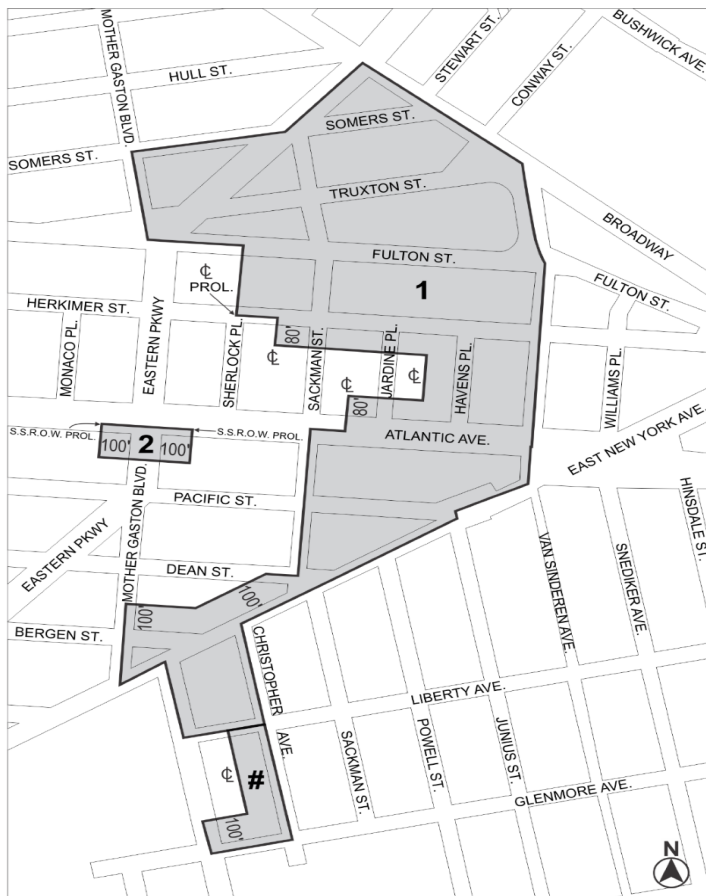
Map 1- (5/24/17) [date of adoption]

[EXISTING MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 - 4/20/16 MIH Program Option 1 and Deep Affordability Option
Area 2 - 5/24/17 MIH Program Option 1

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
 Area 1 — 4/20/16 — MIH Program Option 1 and Deep Affordability Option  
 Area 2 — 5/24/17 — MIH Program Option 1  
 Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

No. 7

**CD 16** **C 210255 HAK**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 305-309 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3 and 4), 46 – 64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32), 111-117 Glenmore Avenue (Block 3692, Lots 34, 35 and 37) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of an 11-story mixed use development containing approximately 232 affordable housing units, commercial and community facility space.

No. 8

**CD 16** **C 210256 HUK**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the third amendment to the Brownsville II Urban Renewal Plan.

**Nos. 9-12**  
**130 ST. FELIX STREET**  
**No. 9**

**CD 2** **C 210278 ZMK**  
**IN THE MATTER OF** an application submitted by 130 St. Felix Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

2. changing from an existing C6-1 District to an C6-4 District property bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, Hanson Place, a line midway between Ashland Place and St. Felix Street, a line 100 feet northerly of Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street; and
3. changing from an existing C6-1 District to an C6-6 District property bounded by a line 100 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, and Ashland Place;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-616.

No. 10

**CD 2** **N 210279 ZRK**  
**IN THE MATTER OF** an application submitted by 130 St. Felix Street LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Special Downtown Brooklyn District (ARTICLE X, Chapter 1) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE X**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 1**  
**Special Downtown Brooklyn District**

\* \* \*

**101-20**  
**SPECIAL BULK REGULATIONS**

\* \* \*

**101-21**  
**Special Floor Area and Lot Coverage Regulations**

\* \* \*

(d) In C6-6 Districts

In C6-6 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 15.0, and the maximum #residential floor area ratio# shall be 9.0. However, in #Mandatory Inclusionary Housing areas# mapped after [date of adoption], the maximum #residential floor area ratio# shall be 12.0. No #floor area# bonuses shall be permitted.

\* \* \*

**101-80**  
**SPECIAL PERMITS**

\* \* \*

**101-82**  
**Modification of Bulk Regulations for Certain Buildings on Irregular Sites**

In C6-9 Districts within the #Special Downtown Brooklyn District#, mapped after March 13, 2019, and in C6-4 and C6-6 Districts within the #Special Downtown Brooklyn District#, mapped after [date of adoption], for #developments# or #enlargements# on irregular sites, the City Planning Commission may modify underlying #bulk# regulations, other than #floor area ratio#, provided that no Use Group 5 #use# shall be permitted in any portion of the #building# receiving such modifications, and:

- (a) there are physical conditions, including irregularity, narrowness or shallowness of lot shape or size that create practical difficulties in complying with the #bulk# regulations and would adversely affect the #building# configuration or site plan;
- (b) the practical difficulties of developing on the #zoning lot# have not been created by the owner or by a predecessor in title;
- (c) the proposed modifications are limited to the minimum needed to relieve such difficulties;
- (d) the proposed modifications will not unduly obstruct access of light and air to adjoining properties or #streets#; and
- (e) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area.

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

\* \* \*

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

\* \* \*  
**BROOKLYN**  
 \* \* \*  
**Brooklyn Community District 2**  
 \* \* \*

Map 8 – [date of adoption]



■ Mandatory Inclusionary Housing Area see Section 23-154(d)(3)  
 Area 6 — 9/26/18 — MIH Program Option 1 and Option 2  
 Area # — [date of adoption] — MIH Program Option 1 and Workforce Option

Portion of Community District 2, Brooklyn

**CD 2** **No. 11** **C 210280 ZSK**

**IN THE MATTER OF** an application submitted by 130 St. Felix Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4\* and C6-6\* Districts, within the Special Downtown Brooklyn District.

\* Note: The development site is proposed to be rezoned by changing an existing C6-1 District to C6-4 and C6-6 Districts under a concurrent related application for a Zoning Map change (C 210278 ZMK).

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

**CD 2** **No. 12** **C 210281 ZSK**

**IN THE MATTER OF** an application submitted by 130 St. Felix Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 101-82\* of the Zoning Resolution to modify the tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 23-532 (Required rear yard equivalents), to modify the inner court dimension requirements of Section 23-851 (Minimum dimensions of inner courts), in connection with a proposed mixed-use development, on property generally bounded by a line 330 feet northerly of Hanson Place, St. Felix Street, a line 165 feet northerly of Hanson Place, a line midway between Ashland Place and St. Felix Street, Hanson Place, Ashland Place, a line 250 feet northerly of Hanson Place, and a line midway between Ashland Place and St. Felix Street (Block 2111, Lots 37, 40, & 1001-1199), in C6-4\* and C6-6\* Districts, within the Special Downtown Brooklyn District.

\* Note: A zoning text amendment is proposed to Section 101-82 under a concurrent related application for a Zoning Text change (N 210279 ZRK).

\*\* Note: The development site is proposed to be rezoned by changing an existing C6-1 District to C6-4 and C6-6 Districts under a concurrent related application for a Zoning Map change (C 210278 ZMK).

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

**Nos. 13-16**  
**GOWANUS CANAL CSO FACILITY**  
**No. 13**

**CD 6** **C 180039 MMK**

**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of Douglass Street between Nevins Street and the Gowanus Canal;
- 2) 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. N-2752 dated July 2, 2019 and signed by the Borough President.

**No. 14**

**CD 6** **C 200319 PCK**

**IN THE MATTER OF** an application submitted by the New York City Department of Sanitation, the New York City 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 110 5th Street (Block 990, Lot 21), 122 5th Street (Block 990, Lot 16), 22 2nd Avenue (Block 990, Lot 1), 5th Street (Block 977, p/o Lot 1) and 2 2nd Avenue (Block 977, p/o Lot 3) for Department of Sanitation salt and equipment storage, environmental education activities and additional space as needed for the combined sewer overflow (CSO) control facility.

**No. 15**

**CD 6** **C 200320 MMK**

**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of 5th Street between 2nd Avenue and the Gowanus Canal;
- 2) 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. X-2758 dated May 3, 2021 and signed by the Borough President.

**No. 16**

**CD 6** **C 200321 PSK**

**IN THE MATTER OF** an application submitted by the New York City Department of Environmental Protection, the New York City Department of Sanitation and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at, 2 2<sup>nd</sup> Avenue (Block 977, Lot 3) for use as a combined sewer overflow (CSO) control facility.

**Nos. 17 & 18**  
**824 METROPOLITAN AVENUE**  
**No. 17**

**CD 1** **C 200314 ZMK**

**IN THE MATTER OF** an application submitted by 824 Metropolitan Avenue Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an R6B District to an R7A District property bounded by Metropolitan Avenue, a line perpendicular to the southerly street line of Metropolitan Avenue of distant 215 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and a line 150 feet northeasterly of Bushwick Avenue;
2. changing from a C8-2 District to an R7A District property bounded by Metropolitan Avenue, a line 150 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and Bushwick Avenue; and

- 3. establishing within the proposed R7A District a C2-4 District bounded by Metropolitan Avenue, a line 150 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and Bushwick Avenue;

as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject to the conditions of CEQR Declaration of E-618.

**No. 18**

**CD 1** **N 200315 ZRK**

**IN THE MATTER OF** an application submitted by 824 Metropolitan Avenue Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

\* \* \*

**Brooklyn Community District 1**

\* \* \*

Map 2 – (date of adoption)

[EXISTING]



Legend:  
 [Solid black outline] Inclusionary Housing designated area  
 [Hatched pattern] Excluded Area

[PROPOSED]



Legend:  
 [Solid black outline] Inclusionary Housing designated area  
 [Hatched pattern] Excluded Area  
 [Grey shaded area] Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

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

Portion of Community District 1, Brooklyn

**BOROUGH OF MANHATTAN**  
**Nos. 19 & 20**  
**343 MADISON AVENUE - MTA/HQ**  
**No. 19**

**CD 5** **C 210369 ZSM**

**IN THE MATTER OF** an application submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the grant of a special permit, pursuant to 81-633 of the Zoning Resolution (Special permit for Grand Central public realm improvements), the grant of a special permit, pursuant to Section 81-634 to modify:

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-671 (Special Street Wall Requirements);
2. the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation); and
3. the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets), Section 81-45 (Pedestrian Circulation Space), Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), Sections 81-47 (Major Building Entrances), Section 81-674 (Ground floor use provisions), Section 81-44 (Curb Cut Restrictions), and Section 81-675 (Curb cut restrictions and loading berth requirements);

in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea).

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

**No. 20**

**CD 5** **C 210370 ZSM**

**IN THE MATTER OF** an application submitted by BP 347 Madison Associates, LLC and Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 81-633 of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in the Table in Section 81-63 (Special Floor Area Provisions for the Vanderbilt Corridor Subarea) up to a maximum floor area as set forth in such Table, in connection with a proposed commercial development, on property located at 343 Madison Avenue (Block 1279, Lots 23, 24, 25 & 48), in a C5-3 District, within the Special Midtown District (Vanderbilt Corridor Subarea).

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

**NOTICE**

**On Wednesday, August 18, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in**

person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by BP 347 Madison Associates, LLC, (BP) and the Metropolitan Transportation Authority (MTA) (the Applicant). The Applicant is seeking from the CPC two Vanderbilt Corridor Subarea special permits, pursuant to Zoning Resolution §81-633 (Grand Central public realm improvements) and §81-634 (modifications to bulk regulations and mandatory district plan elements), in order to redevelop the property located at 341-347 Madison Avenue (the Project Site), within the Vanderbilt Corridor and Grand Central Core Area of the Special Midtown District's East Midtown Subdistrict in Manhattan, Community District 5. The Project Site is owned by the MTA, from which BP is seeking approval of a net lease on the property. The Proposed Action, which is expected to be completed by 2026, would facilitate the redevelopment of the Project Site with the Proposed Project—a new, approximately 925,630-gross-square-foot (gsf) commercial office building up to 1,050 feet tall (including the bulkhead), with ground floor retail uses, below-grade space (i.e., mechanical and back-of-house space), and on-site transportation improvements that would create new pedestrian access to, and egress from, the new Long Island Rail Road (LIRR) East Side Access (ESA) concourse (the existing connection from 45th Street to the Grand Central Terminal (GCT) Roosevelt Passageway would remain adjacent to the site at 52 Vanderbilt). The Proposed Action would also provide off-site improvements to passenger circulation at the Grand Central – 42nd Street Subway Station, including improvements to passenger connections to the IRT Flushing Line (#7 Train) platform.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 30, 2021.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP020M.

No. 21
NYPD OFFICE SPACE

CD 4 N 210263 PXM
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 521 West 57th (Block 1086, Lot 7501) (New York Police Department offices).

BOROUGH OF QUEENS
Nos. 22 & 23
BROADWAY AND 11TH STREET REZONING
No. 22

CD 1 C 210025 ZMQ
IN THE MATTER OF an application submitted by 11 St & Broadway LLC, 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 M1-4/R7A District bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by Broadway, 12th Street, 33rd Avenue, and 11th Street;

as shown on a diagram (for illustrative purposes only) dated April 19th, 2021, and subject to the conditions of CEQR Declaration E-613.

No. 23

CD 1 N 210026 ZRQ
IN THE MATTER OF an application submitted 11 St & Broadway LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE XII – Special Purpose Districts

Chapter 3 - Special Mixed Use District (MX-1), (MX-2), (MX-4), (MX-5), (MX-6), (MX-7), (MX-8), (MX-9), (MX-10), (MX-11), (MX-12),

(MX-13), (MX-14), (MX-15), (MX-16), (MX-17), (MX-18), (MX-19), (MX-20) (MX-21) (MX-22) (MX-23)

\* \* \*

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

\* \* \*

Table with 2 columns: #Special Mixed Use District#, Designated #Residence District#. Row 1: MX 23 - Community District 1, Queens | R7A

\* \* \*

123-90

Special Mixed Use Districts Specified

\* \* \*

#Special Mixed Use District# - 23 [Date of Adoption] Ravenswood, Queens

The #Special Mixed Use District#- 23 is established in Ravenswood in Queens as indicated on the #zoning maps#.

\* \* \*

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

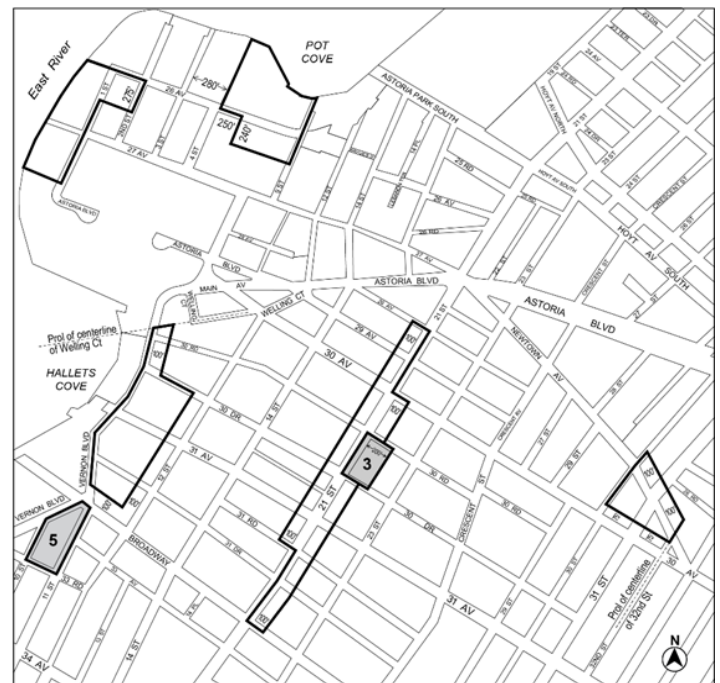
QUEENS

\* \* \*

Queens Community District 1

Map 1– (10/31/18)

Existing Map

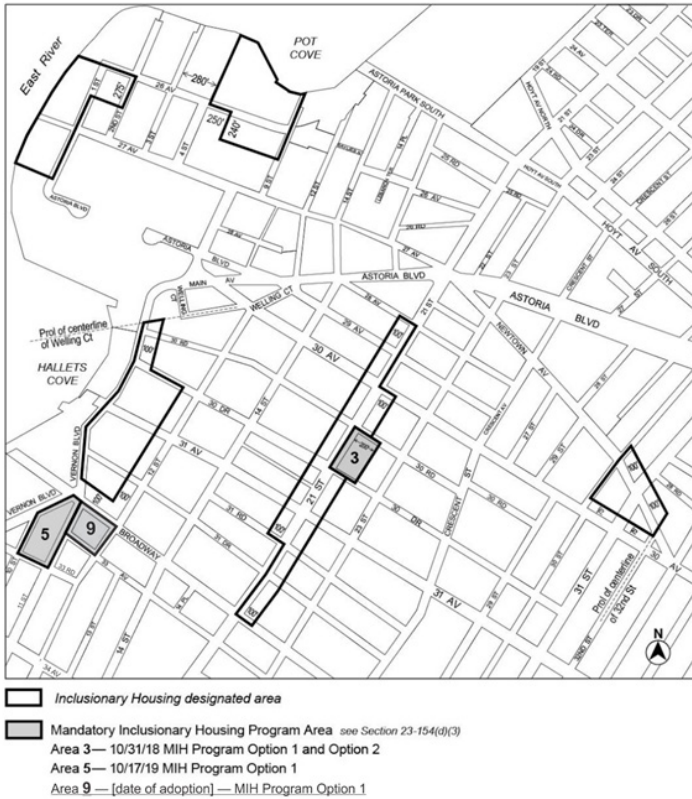


Legend for map: Inclusionary Housing designated area, Mandatory Inclusionary Housing Program Area. Area 3— 10/31/18 MIH Program Option 1 and Option 2, Area 5— 10/17/19 MIH Program Option 1

\* \* \*

Map 1 – [date of adoption]

Proposed Map



Portion of Community District 1, Queens

\* \* \*

**Nos. 24 & 25**  
**185-17 HILLSIDE AVENUE REZONING**  
**No. 24**

**CD 8** **C 210192 ZMQ**

**IN THE MATTER OF** an application submitted by 18517 Hillside LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b:

- changing from an R3X District to an R7A District property bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;
- changing from an R6A District to an R7A District property bounded by a line 100 feet northerly of Hillside Avenue, Chelsea Street, Hillside Avenue, and Dalny Road;
- establishing within a proposed R7A District a C2-4 District bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road; and
- establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-591.

**No. 25**

**CD 8** **N 210193 ZRQ**

**IN THE MATTER OF** an application submitted by 18517 Hillside LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE XI**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 5**  
**Special Downtown Jamaica District**

\* \* \*

**115-20**  
**SPECIAL BULK REGULATIONS**

**115-21**  
**Floor Area Ratio, Open Space and Lot Coverage**

\* \* \*

(b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the #floor area ratio# set forth in Section 115-211 (Special regulations for Inclusionary Housing designated areas regulations) or Section 115-212 (Special regulations for Mandatory Inclusionary Housing areas), as applicable, for the applicable district.

\* \* \*

**115-211**  
**Special Inclusionary Housing regulations for Inclusionary Housing designated areas**

(a) Applicability

Locations in R7A, R7X, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts designated in APPENDIX F of this Resolution within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified, within the Special District.

\* \* \*

**115-212**  
**Special regulations for Mandatory Inclusionary Housing areas**

(a) Applicability

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

(b) Height and setback

The height and setback regulations of Sections 23-952 (Height and setback in Mandatory Inclusionary Housing areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall be modified by the special height and setback regulations of Section 115-23, inclusive.

\* \* \*

**115-50**  
**SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

**115-51**  
**Parking and Loading Regulations**

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:

(a) #Commercial# and #manufacturing uses#

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

\* \* \*

(4) Modification of Waiver of Parking Requirements

\* \* \*

(iii) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) #Residential uses#

\* \* \*

- (2) The required #accessory# off-street parking space regulations of the underlying districts in the #Special Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section 25-20 shall apply. The regulations set forth for an R6 District in Sections 25-50 (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES), inclusive, and 25-60 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b)(3) and (b)(4) of this Section.
- (3) In all #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified, as follows:
  - (i) The provisions of Section 25-26 shall only apply to #zoning lots# existing both on September 10, 2007, and on the date of application for a building permit.
  - (ii) For all #developments# or #enlargements# containing #residences#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

\* \* \*

(c) #MIH sites#

For #residential uses# on #MIH sites#, the provisions of paragraphs (a)(4), (b)(2) and (b)(3) of this Section shall not apply. In lieu thereof, the underlying off-street parking provisions shall apply.

\* \* \*

APPENDIX A

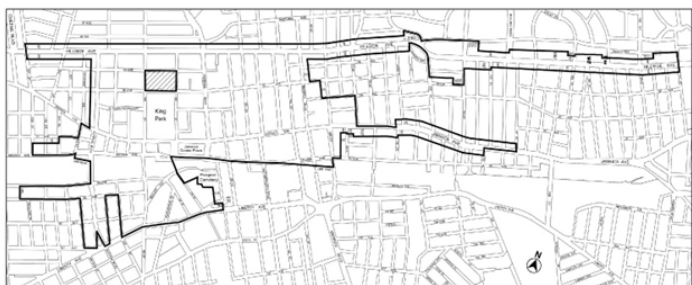
Special Downtown Jamaica District Maps

Map 1 – Special Downtown Jamaica District

[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

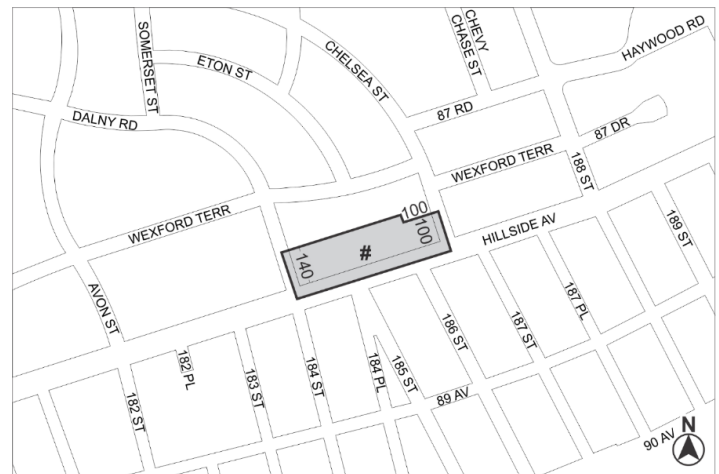
QUEENS

\* \* \*

Queens Community District 8

\* \* \*

Map 2– [date of adoption]



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

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

Portion of Community District 8, Queens

\* \* \*

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



a4-18

CIVIC ENGAGEMENT COMMISSION

NOTICE

**Tuesday, August 24, 2021, at 11:00 A.M.**  
**1 Centre Street, Comptroller's Public Hearing Room**  
**Borough of Manhattan**  
**New York, NY 10007**

The Civic Engagement Commission will hold a public meeting, at 11:00 A.M., on Tuesday, August 24, 2021, at 1 Centre Street, Comptroller's Public Hearing Room. Please use the South Side entrance.

In November 2018, New York City voters approved Charter revisions that established the New York City Civic Engagement Commission (**Chapter 76 of the New York City Charter**). The Commission's purpose is to enhance civic participation through a variety of initiatives, including participatory budgeting, expanded poll site interpretation and assistance to community boards.

For more information about the Commission, please visit the Commission's [website](#).

The meeting is open to the public. The NYCCEC will hold a public comment period at the end of its meeting for comments related to the mission and activities of the Commission. Please note that public comment is limited to three minutes. This time is intended for comment and is not designated for questions and answers. To allow for comment in an orderly fashion, please sign up, by emailing your name and affiliation, to [info@civicengagement.nyc.gov](mailto:info@civicengagement.nyc.gov), by 5:00 P.M., Monday, August 24th, 2021.

**What if I need assistance to participate in the meeting?** The meeting location is accessible to individuals using wheelchairs or other mobility devices. Free induction loop systems, ASL interpreters, and oral interpretation services are available upon request. Please make any such requests or other accessibility requests no later than 10:00 A.M., Thursday, August 19th, 2021, by emailing [info@civicengagement.nyc.gov](mailto:info@civicengagement.nyc.gov), or calling (646) 763-2189.

The public can view a live stream of this meeting along with past Commission meetings and hearings on the Commission's website, in the [meetings section](#).

Covid-19 Health Guidelines

- All attendees over the age of two and able to medically tolerate a face covering must wear a face covering when entering the building and traveling within the building to the event space. (This includes while in an elevator.)

- All attendees must practice physical distancing (remain 6 feet apart) when entering the building and traveling within the building to the event space, where feasible.
- Private organization attendees and members of the public attending an event, must read the [Health Screening Assessment](#) posted at the entrance of the building and affirm to a DCAS officer or guard that they are cleared to enter the building.

Accessibility questions: Francis Urroz, (646) 763-2189, furroz@civicengagement.nyc.gov, by: Thursday, August 19, 2021, 10:00 A.M.



a11-24

## BOARD OF EDUCATION RETIREMENT SYSTEM

### MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held on August 26, 2021 from 4:00 P.M. - 6:00 P.M. via Webex. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@Bers.nyc.gov.

a18-26

## HOUSING AUTHORITY

### MEETING

The Governance Committee Meeting of the New York City Housing Authority, scheduled for Wednesday, August 25, 2021, at 10:30 A.M., will be held in-person in the Ceremonial Room, on the 5th Floor of 90 Church Street, New York, NY, and will be streamed live on NYCHA's YouTube Channel, <http://nyc.gov/nycha>, and NYCHA's Website, on [nyc.gov/boardmeetings](http://nyc.gov/boardmeetings).

Because of capacity limitations, the Governance Committee Meeting may also be accessed via Zoom by calling (646) 558-8656 using Webinar ID: 814 7639 9118 and Passcode: 1723517978.

For those wishing to provide public comment, either in-person or via Zoom, pre-registration is required via email, to [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Governance Committee Meeting. No in-person registration will be conducted. When pre-registering, please provide your name, development, or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Agenda.

Speaking time will be limited to three (3) minutes. Speakers will provide comment in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted for public comment, whichever occurs first.

Copies of the Agenda are available on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/governance-committee>, to the extent practicable, no earlier than 24 hours before the upcoming Governance Committee Meeting. Copies of the draft Minutes are available on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/governance-committee>, no earlier than 3:00 P.M., on the Thursday following the Governance Committee Meeting.

Any person requiring a reasonable accommodation to participate in the Governance Committee Meeting, should contact the Office of the Corporate Secretary, by phone at (212) 306-6088, or by email, at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), no later than Friday, August 20, 2021, at 5:00 P.M.

Any changes to the schedule will be posted on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/governance-committee>, and via social media to the extent practicable at a reasonable time before the meeting.

This meeting is open to the public.

- Members of the public attending the Governance Committee Meeting, regardless of vaccination status, must wear face coverings while indoors.

For additional information regarding the Governance Committee Meeting, please contact the Office of the Corporate Secretary, by phone at (212) 306-6088, or by email, at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov).

a17-25

## OFFICE OF LABOR RELATIONS

### MEETING

The New York City Deferred Compensation Board, will hold its next Deferred Compensation Board Hardship meeting, on Thursday, August 19, 2021, at 3:00 P.M. The meeting will be held remotely via conference call. Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dcp-board-webcasts.page>

a12-19

## BOARD OF STANDARDS AND APPEALS

### PUBLIC HEARINGS

September 13, 2021, and September 14, 2021, 10:00 A.M.

**NOTICE IS HEREBY GIVEN** of hybrid public hearings on Monday, September 13, 2021, at 10:00 A.M., and Tuesday, September 14, 2021, at 10:00 A.M., to be held remotely and in person on the first floor of 22 Reade Street in Manhattan, which has an occupancy limit of 10 people and potential overflow space available in the building for a few additional people; COVID-19 safety protocols are in effect in the building; all meeting attendees will be required to practice physical distancing, and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status; please do not attend this meeting if: you have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath); you have tested positive for COVID-19 within the past 10 days; you have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated);

FURTHERMORE, to accommodate social distancing and address ongoing health concerns, members of the public are strongly encouraged to participate in the hearing remotely; the public hearing will be streamed live through the Board's website ([www.nyc.gov/bsa](http://www.nyc.gov/bsa)), with remote public participation strongly encouraged, on the following matters:

### SPECIAL ORDER CALENDAR

#### 132-58-BZ

APPLICANT – Nasir J. Khanzada, for Maria Barone, owner; Swaranjit Singh, lessee.

SUBJECT – Application July 6, 2020 – Extension of Term (\$11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on June 20, 2020; Waiver of the Board's Rules of Practice and Procedures. C1-2/R3-2 zoning district. Community Board 7, Queens.

PREMISES AFFECTED – 17-45/17-55 Francis Lewis Boulevard, Block 4747, Lot(s) 31, 41, Borough of Queens.

#### COMMUNITY BOARD #7Q

#### 758-84-BZ

APPLICANT – David L. Businelli, for Gina Sgarlato Benfante, owner.

SUBJECT – Application January 7, 2021 – Extension of Term of a variance (§72-21) permitted the operation of two-story and cellar commercial building, contrary to use regulations which expired on July 2, 2020; Waiver of the Board's Rules of Practice and Procedures. R3X zoning district

PREMISES AFFECTED – 1444 Clove Road, Block 658, Lot 20, Borough of Staten Island.

#### COMMUNITY BOARD #1SI

#### 129-92-BZ

APPLICANT – Akerman LLP, for Whitestone Plaza Associates Inc., owner.

SUBJECT – Application December 11, 2020 – Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automobile Laundry (UG 16B), which expired on October 19, 2013; Waiver of the Board's Rules of Practice and Procedure. C1-2/R3-2 zoning district.

PREMISES AFFECTED – 150-55 Cross Island Parkway, Block 4697, Lot(s) 31, Borough of Queens.

#### COMMUNITY BOARD #7Q

#### 61-12-BZII

APPLICANT – Sheppard Mullin Richter & Hampton LLP, for 101 H 216 Lafayette LLC, owner.

SUBJECT – Application November 23, 2020 – Amendment of a previously approved Variance (§72-21) to permit a UG 6 restaurant in a portion of the



cellar and first floor, contrary to use regulations (§42-10). The amendment seeks to extend the variance to the entire first floor; Extension of Time to Complete Construction which expired on February 26, 2017; Waiver of the Board's Rules of Practice and Procedure. M1-5B zoning district. PREMISES AFFECTED – 216 Lafayette Street, Block 482, Lot 28, Borough of Manhattan. COMMUNITY BOARD #2M

*Margery Perlmutter, Chair/Commissioner*  
a17-18

## 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, at:  
Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214  
Phone: (718) 802-0022

No previous arrangements or phone calls are needed to preview.  
Hours are Monday and Tuesday from 10:00 A.M. – 2:00 P.M.

f23-a4

### HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property appear in the Public Hearing Section.

j4-d30

## PROCUREMENT

**“Compete To Win” More Contracts!**

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

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

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

### HHS ACCELERATOR

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

Important information about the new method

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

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

#### Participating NYC Agencies

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

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

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

### ADMINISTRATION FOR CHILDREN’S SERVICES

#### ADMINISTRATION

■ SOLICITATION

*Human Services/Client Services*

**COMMERCIAL SEXUAL EXPLOITATION OF CHILDREN CONCEPT PAPER** - Request for Proposals - PIN#06822Y0033 - Due 10-8-21 at 5:00 P.M.

This concept paper is being offered to New York City’s community-based organizations, service providers, and the public to inform them about a Request for Proposals (RFP) that ACS expects to release following the release of this concept paper. Through the RFP, ACS will initiate and standardize a new Commercial Sexual Exploitation of Children (CSEC) program, for youth at the Children’s Center awaiting placement in foster care programs operated by an ACS contracted Provider Agency.

This concept paper is being offered to New York City’s community-based organizations, service providers, and the public to inform them about a Request for Proposals (RFP) that ACS expects to release following the release of this concept paper. Through the RFP, ACS will initiate and standardize a new Commercial Sexual Exploitation of Children (CSEC) program, for youth at the Children’s Center awaiting placement in foster care programs operated by an ACS contracted Provider Agency. The Concept Paper can be found in the PASSPort System.

To submit feedback on this Concept Paper, please submit your comments through the PASSPort system, either by submitting a response in the Manage Responses tab or submitting a comment/question in the Discussion Forum.

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.

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Sherene Hassen (212) 676-9156; CSEC-CP@acs.nyc.gov

a17-23

**YOUTH AND FAMILY JUSTICE**

**SOLICITATION**

*Human Services/Client Services*

**06822Y0026-PARENT ADVOCATE SERVICES FOR JUSTICE-INVOLVED YOUTH** - Request for Information - PIN#06822Y0026 - Due 10-1-21 at 5:00 P.M.

This concept paper is being offered to inform New York City area community-based organizations, and the general public of a Request for Proposal (RFP) that ACS expects to release in the fall of 2021. Through the RFP, ACS will seek to partner with one qualified vendor (with the opportunity to sub-contract with qualified organizations) to provide parent advocacy during family conferences, family meetings, and both pre-and post-adjudication meetings. The Concept Paper can be found in the PASSPort System.

To submit feedback on this Concept Paper, please submit your comments through the PASSPort system, either by submitting a response in the Manage Responses tab, or submitting a comment/question in the Discussion Forum.

a12-18

**BROOKLYN NAVY YARD DEVELOPMENT CORP.**

**SOLICITATION**

*Services (other than human services)*

**DESIGN OF EXTERIOR LIGHTING AT THE BROOKLYN NAVY YARD CAMPUS** - Competitive Sealed Proposals - Other - PIN#000198 - Due 10-7-21 at 11:00 A.M.

RFP documents will be available as of Monday, August 16, 2021, on BNYDC website, at <http://brooklynnavyyard.org/about/contract-opportunities>.

Other Legally Mandated Information: A Mandatory pre-proposal conference will be held, at BNYDC, Building 77, 8th Floor, Suite 801, on Thursday, August 26, 2021, at 11:00 A.M. All attendees must RSVP by sending an email, to [lblackwood@bnydc.org](mailto:lblackwood@bnydc.org). Failure to attend will result in disqualification.

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.

Brooklyn Navy Yard Development Corporation, Building 77, 141 Flushing Avenue, Suite 801, Brooklyn, NY 11205. Lloyd Blackwood (718) 907-5930; [lblackwood@bnydc.org](mailto:lblackwood@bnydc.org)



a16-25

**CITYWIDE ADMINISTRATIVE SERVICES**

**AWARD**

*Services (other than human services)*

**PROF. DEVEL. TRAINING FOR CITY EMPLOYEES-RENEWAL #1** - Renewal - PIN#85619P8207KXLR001 - AMT: \$313,706.16 - TO: Impact Consulting LLC, 13 Apple Lane, Wayne, NJ 07470.

Renewal of Professional Development Training for City Employees - Impact Consulting

a18

**PROF. DEVEL. TRAINING FOR CITY EMPLOYEES-RENEWAL #1** - Renewal - PIN#85619P8186KXLR001 - AMT: \$41,748.90 - TO: cookbox.com LLC, 884 West End Av #124 New York, NY NY 10025.

Renewal.

a18

**DISTRICT ATTORNEY - NEW YORK COUNTY**

**PROCUREMENT AND CONTRACT MANAGEMENT**

**SOLICITATION**

*Services (other than human services)*

**TEMPORARY ARCHITECT STAFF** - Request for Proposals - PIN#20221500001TempArch - Due 9-13-21 at 3:00 P.M.

The Facilities Design Unit of the District Attorney's Office of New York County ("DANY"), is tasked with providing and managing the professional space planning, FF&E specification, programming, design, construction administration, project management, bid review, and on-site supervision for all office expansion and renovation projects undertaken on behalf of DANY. The Facilities Design Unit is seeking a qualified staffing contractor to provide temporary staff to fill positions on a temporary basis for the duration of the contract.

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.

District Attorney - New York County, 40 Worth Street, 9th Floor, New York, NY 10013. Tracey Robinson (212) 335-3910; [robinsontr@dany.nyc.gov](mailto:robinsontr@dany.nyc.gov)

a13-19

**EMPLOYEES' RETIREMENT SYSTEM**

**AWARD**

*Goods and Services*

**IBM PASSPORT SUPPORT MAINTENANCE CONTRACT**

- Government to Government - PIN# Glasshouse-2021-013393 - AMT: \$208,038.95 - TO: GlassHouse Systems Inc., 650 Warrenville Road, Suite 101, Lisle, IL 60532-4315.

NYCERS has determined, that the IBM Passport Advantage Software maintenance service contract expired, and wishes to purchase such services and/or goods from the Contractor in accordance with the State Contract.

a18

**HEALTH AND MENTAL HYGIENE**

**AWARD**

*Human Services/Client Services*

**FY22 NEW CONTRACT / 816-2230-8109.A01** - Required Method (including Preferred Source) - PIN#81621M0020001 - AMT: \$11,170,350.00 - TO: Catholic Charities Neighborhood Services Inc., 191 Joralemon Street, 3rd And 14th Floor, Brooklyn, NY 11201-4306.

PIN: 22AZ006901R0X00. The vendor will provide behavioral health services and psychosocial club services for individuals with serious mental illnesses during the contract term.

a18

**BETH ISRAEL MEDICAL CENTER RENEWAL #2** - Renewal - PIN#81615R0260001R002 - AMT: \$747,744.00 - TO: Beth Israel Medical Center, First Avenue, 16th Street, New York, NY 10003.

FY22 Renewal - PIN:16AZ002001R2X00. The vendor has provided and will continue to provide during the renewal term Assertive Community Treatment services.

a18

**HUMAN RESOURCES ADMINISTRATION**

**AWARD**

*Human Services/Client Services*

**EMERGENCY SHELTER FOR VICTIMS OF DOMESTIC VIOLENCE** - Renewal - PIN#06917N8284KXLR001 - AMT: \$782,980.72 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001-6008.

Renewal of contract for the Provision of Emergency Shelter for Victims of Domestic Violence-20 beds.

a18

Services (other than human services)

SERVICE NOW 2.0 SYSTEM INTEGRATION - Other - PIN# 21OPEMI03901 - AMT: \$948,560.00 - TO: GCOM Software Inc., 24 Madison Avenue, Extension, Albany, NY 12203.

Contract Term: 6/14/2021 - 7/31/2022

← a18

MAYOR'S FUND TO ADVANCE NEW YORK CITY FINANCE AND OPERATIONS

SOLICITATION

Goods and Services

ACCELERATING EMPLOYEE OWNERSHIP CLEAN TECH RFP - Request for Proposals - PIN# 2021 - Due 9-17-21 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.

Mayor's Fund to Advance New York City, 253 Broadway, 6th Floor, New York, NY 10007. Mayor's Fund (212) 788-7794; fundrfp@cityhall.nyc.gov

a16-26

PARKS AND RECREATION

REVENUE AND CONCESSIONS

SOLICITATION

Goods

OPERATION AND MAINTENANCE OF A FMCP SNACK BAR/ CAFETERIA AND FOOD KIOSK, QUEENS - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# Q99-J-SB 2021 - Due 9-21-21 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"), is issuing, as of the date of this notice, an RFP for the operation and maintenance of a Snack Bar/Cafeteria, at Parks' Olmsted Center and a Food Kiosk, located at David Dinkins' Circle, Flushing Meadows-Corona Park, Queens.

There will be a recommended remote proposer meeting and site tour, on September 8, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote meeting and site tour. The Cisco WebEx link for the remote proposer meeting is as follows:

https://nycparks.webex.com/nycparks/j.php?MTID=mf42ec1e5d7ad0ad013e2b2a1c69ce37e

Meeting number: 179 624 7182

Password: tpCxPn6ev34

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 624 7182

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, located within Parks and Recreation's Olmsted Center, which is located, at 117-02 Roosevelt Avenue, Flushing, NY 11368 ("Licensed Premises").

All Proposals submitted in response to this RFP, must be submitted by no later than September 21, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing, August 16, 2021, through September 21, 2021, by contacting Glenn Kaalund, Senior Project Manager, at (212) 360-3482, or via email, glenn.kaalund@parks.nyc.gov.

The RFP is also available for download, commencing August 16, 2021, through September 21, 2021, on Parks' website. To download the RFP, visit, http://www.nyc.gov/parks/businessopportunities, click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, the prospective proposer may contact Glenn Kaalund, Senior Project Manager, at (212) 360-3482, or via email: 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) 360-3482; glenn.kaalund@parks.nyc.gov

Accessibility questions: Glenn Kaalund (212) 360-3482, by: Thursday, September 16, 2021, 4:00 P.M.



a16-27

POLICE DEPARTMENT

AWARD

Services (other than human services)

RENEWAL FOR CT1 056 20200003483 MICROSOFT PREMIER SUPPORT - Intergovernmental Purchase - PIN# 0562100007001 - AMT: \$5,580,193.92 - TO: Microsoft Corporation, 1 Microsoft Way, Redmond, WA 98052.

Exercising first renewal option for CT1 056 20200003483 Microsoft Premier Support (21-1914)

← a18

MANAGEMENT AND BUDGET

INTENT TO AWARD

Goods

05621Y0028-NORITSU PHOTOGRAPHIC EQUIPMENT - Request for Information - PIN# 05621Y0028 - Due 8-26-21 at 2:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, It is the intent of the New York City Police Department ("NYPD"), to enter into sole source negotiations with Noritsu America Corporation, located at 6900 Noritsu Avenue, Buena Park, CA 90620, for the purchase of a Noritsu Photographic and Photochemical MiniLab Systems. The goods being sought in this contract can archive, scan, save and print, perform digital image correction, are capable of printing in four magazine sizes, and must be compatible with Kodak Chemistry and Paper, meeting the NYPD Photographic Unit's standards. This system will be used to support the NYPD's Crime Scene Unit, Evidence Collection Teams and Highway Accident Investigative Units. The NYPD is looking to enter into a contract with Noritsu America Corporation, for the provision of Noritsu Photographic and Photochemical MiniLab Systems. It is the NYPD's belief that this product is provided exclusively by Noritsu America Corporation. Any vendor besides Noritsu America Corporation that believes it can provide this service may express interest in writing or email to the NYPD Contract Administration Procurement Division, 90 Church Street, Room 1206, New York, NY 10007, or at Contracts@nypd.org. Any such letter or e-mail must be received no later than the vendor response date indicated in this Notice.

a12-19

RECORDS AND INFORMATION SERVICES

ADMINISTRATION

VENDOR LIST

Services (other than human services)

NOTICE OF MAILING LIST FOR FUTURE CONCESSIONS The New York City Department of Records and Information Services (DORIS) is seeking individuals and businesses interested in being contacted for future requests for bids or proposals for DORIS concessions.

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.

Records and Information Services, 31 Chambers Street, Room 304, New York, NY 10007-1602. Concessions, concessions@records.nyc.gov

← a18-24

### 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 EMAIL, 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.**



### ENVIRONMENTAL PROTECTION

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Department of Environmental Protection via conference call on September 3, 2021 commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** a proposed Purchase Order/Contract between the Department of Environmental Protection and Entech Engineering PC., located at 17 State St., Fl 36, NY 10004 for Installation of Piezometers and Automated Data Acquisition Systems. The Contract term shall be two calendar years from the date of the written notice to proceed. The Contract amount shall be \$275,955.00 Location: 59-17 Junction Blvd, Flushing, NY 11373. PIN#2015000X.

The Vendor was selected by MWBE Noncompetitive Small Purchase pursuant to Section 3-08(c)(1)(iv) of the PPB Rules.

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 226537004# no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at noahs@dep.nyc.gov. Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by August 25, 2021, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Requests should be made to Mr. Noah Shieh via email at noahs@dep.nyc.gov

◀ a18

## AGENCY RULES

### SANITATION

#### ■ NOTICE

#### Notice of Public Hearing and Opportunity to Comment on Proposed Rules

**What are we proposing?** The New York City Department of Sanitation (DSNY) is proposing to amend its existing penalty schedule to make modifications to existing penalties and to move certain provisions of its existing penalty schedule, which is currently found in the rules of the Office of Administrative Trials and Hearings (OATH), in Title 48 of the Rules of the City of New York, and move those provisions into Title 16 of the Rules of the City of New York. OATH is proposing a companion rule that repeals the DSNY Penalty Schedule from Title 48.

**When and where is the hearing?** DSNY will hold a public hearing on the proposed rule. The public hearing will take place via Webex at 9:30 A.M., on September 21, 2021 using the following link:

<https://dsnynyc.webex.com/dsnynyc/j.php?MTID=m8f704d2746f2f2c9aa8247b1682c0067>

Tuesday, Sep 21, 2021 9:30 A.M. | 1 hour 30 minutes | (UTC-04:00) Eastern Time (US & Canada)  
Meeting number: 132 139 7887  
Password: PuqJm23FmG3

Join by video system  
Dial 1321397887@dsnynyc.webex.com  
You can also dial 173.243.2.68 and enter your meeting number.

Join by phone  
+1-415-655-0001 US Toll  
Access code: 132 139 7887

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

- **Website.** You can submit comments to DSNY through the NYC rules website, at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments, to [nycrules@dsnynyc.gov](mailto:nycrules@dsnynyc.gov).
- **Mail.** You can mail comments to DSNY, Bureau of Legal Affairs, 125 Worth Street, Room 710, New York, NY 10013.
- **Fax.** You can fax comments to DSNY at (212) 788-3876.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by emailing [mliuguori@dsnynyc.gov](mailto:mliuguori@dsnynyc.gov) by September 20, 2021 at 5:00 P.M. While you will be given the opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign-up in advance. You can speak for up to three minutes.

**Is there a deadline to submit comments?** Comments will be due to the Department of Sanitation by September 21, 2021.

**What if I need assistance to participate in the hearing?** You must tell the Office of Legal Affairs if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (646) 885-5006. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by September 14, 2021.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website, at <http://rules.cityofnewyork.us/>. Copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public on DSNY's website.

**What authorizes DSNY to make this rule?** Sections 1043 and 753 of the New York City Charter, sections 16-116, 16-117.1, 16-118, 16-120, 16-120.1, 16-122, 16-123, 16-127, 16-130, 16-327, 10-117, 10-119 of the New York City Administrative Code, New York State General Business Law section 397-a, New York State Public Health Law section 1310, New York State Vehicle and Traffic Law sections 375 and 1224 and New York State Environmental Conservation Law section 27-1701(3) authorize DSNY to make this proposed rule. This rule was included in DSNY's agenda for this fiscal year.

**Where can I find the DSNY's rules?** DSNY's rules are in Title 16 of the Rules of the City of New York.

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

#### Statement of Basis and Purpose of Proposed Rule

The New York City Department of Sanitation (DSNY) is amending its rule relating to its penalty schedule for those violations that are returnable to the Hearings Division of the Office of Administrative Trials and Hearings (OATH Hearings).

In 2017, DSNY added a new chapter 19 to its rule to move certain provisions of its existing penalty schedule, which was previously located in Title 48 of the Rules of the City of New York (RCNY), for those violations written pursuant to 16-118 of the New York City Administrative Code (Administrative Code). DSNY is amending these provisions to conform with Local Law 131 of 2018, Local Law 137 of 2018 and Local Law 80 of 2021.

In accordance with Local Law 131 of 2018, the penalties for those violations found in §16-118(1) are amended to be \$300 for a second violation and \$400 for a third violation. Local Law 137 of 2018 also increased the penalties for those violations found in §16-118(4) as it relates to littering or spillage from a motor vehicle, to \$200 for a first violation, \$350 for a second violation and \$450 for a third and subsequent violation. Local Law 80 of 2021 reduced the penalties and created a repeat violator scheme for those violations found in §16-118(2)(a) to \$50 for a first violation, \$100 for a second violation and

\$100 for a third and subsequent violation. Local Law 80 of 2021 also reduced the penalties for those violations found in §16-118(3) to \$50 for a first violation, \$100 for a second violation and \$100 for a third and subsequent violation.

OATH Hearings is in the process of repealing all penalty schedules in its rules so they can be relocated to the rules of the enforcement agencies with primary rulemaking and policymaking jurisdiction over the laws that underlie these penalties. DSNY is moving the rest of its existing penalty schedule that is currently found in Title 48 of the RCNY, in which a range of penalties are found in the authorizing sections of the Administrative Code or provisions of state law. Provisions of the existing penalty schedule found in Title 48 of the RCNY and any other provisions found in the Administrative Code that contain fixed penalties will not be included in this schedule. Those penalty amounts can be found in the specific provision of law. These penalty schedules include those schedules that DSNY enforces that are currently found in Title 48 of the RCNY, except that this schedule incorporates changes made pursuant to Local Law 135 of 2018, that establishes penalties for those that improperly dispose of their waste in areas that are not permitted by law, pursuant to §16-120(e)(2), to reflect \$75 for a first violation, \$300 for a second violation and \$400 for a third and subsequent violation. This penalty schedule also incorporates the changes made pursuant to Local Law 80 of 2021 that lowers the penalties for all of §16-120, except §16-120(e), to \$50 for a first violation, \$100 for a second violation and \$200 for a third and subsequent violation. Local Law 80 of 2021 also reduced the penalty for a violation of §16-116 and §16-127 to \$50. This penalty schedule also includes a penalty of \$250 for a violation of New York State Public Health Law §1310.

In conjunction with this rule, OATH ECB will remove the rest of DSNY's penalty schedule from its rule found in Title 48 of the RCNY.

Working with the City's rulemaking agencies, the Law Department, OMB, and the Office of Operations conducted a retrospective rules review of the City's existing rules, identifying those rules that will be repealed or modified to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance. This rule meets the criteria for this initiative.

DSNY's authority for these rules is found in sections 753 and 1043 of the New York City Charter, sections 16-116, 16-117.1, 16-118, 16-120, 16-120.1, 16-122, 16-123, 16-127, 16-130, 16-327, 10-117, 10-119 of the New York City Administrative Code, New York State General Business Law section 397-a, and New York State Public Health Law section 1310, New York State Vehicle and Traffic Law sections 375 and 1224 and New York State Environmental Conservation Law section 27-1701(3).

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

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

Section 1. Chapter 19 of Title 16 of the Rules of the City of New York is amended to read as follows:

**Chapter 19**

**PENALTY SCHEDULE**

**§19-101 Definitions**

**Default penalty.** "Default penalty" shall mean the penalty imposed by the Office of Administrative Trials and Hearings acting pursuant to section 1049-a of the Charter of the City of New York in accordance with subparagraph (d) of paragraph one of subdivision d of section 1049-a of such Charter.

**RCNY.** "RCNY" shall mean the Rules of the City of New York.

**§19-102 General**

- (a) Unless otherwise indicated, all citations are to the New York City Administrative Code.
- (b) Sections marked with an asterisk (\*) indicate that a repeat violation is:
  - (1) a violation by the same respondent of the same section of law; and
  - (2) a violation that occurred within 12 months of the dates of 12 or more violations issued to the same respondent; and
  - (3) a violation that occurred at the same place of occurrence as the previous 12 violations.
- (c) Sections marked with two asterisks (\*\*) indicate that a second or third violation is:
  - (1) a violation by the same respondent of the same section of law as the previous violation(s); and
  - (2) a violation that occurred within 12 months of the date of the last violation issued to the same respondent.

- (d) Sections marked with three asterisks (\*\*\*) indicate that a second or third violation is:
  - (1) a violation by the same respondent of the same section of law as the previous violation(s); and
  - (2) a violation that occurred within 12 months of the date of the last violation issued to the same respondent; and
  - (3) the violation was issued to a natural person.
- (e) Sections marked with five asterisks (\*\*\*\*\*) indicate that second or third violation is:
  - (1) a violation by the same respondent of the same section of law as the previous violation(s); and
  - (2) a violation that occurred within 18 months of the date of the last violation issued to the same respondent.
- (f) A second or third violation for those violations found in section 19-104 of this chapter, shall be:
  - (1) a violation by the same respondent of the same section of law as the previous violation(s); and
  - (2) a violation that occurred within three years of the date of the last violation issued to the same respondent.
- (g) A second or third violation for those violations found in section 19-106 of this chapter, shall be:
  - (1) a violation by the same respondent of any provisions of the rules found in 16 RCNY Chapter 8, or of Section 16-117.1 of the New York City Administrative Code, and
  - (2) where the date of occurrence of the current violation is within two years of the date of the prior violation.
- (h) For those violations found in section 19-106 of this chapter, where a hearing officer finds that the respondent is a worker, defined as an individual employee working under the direction of another whose job duties permit no exercise of judgment or discretion), the penalty will be \$500.

**§19-103 Sanitation Penalty Schedule**

Section of Law	Description	Offense	Penalty	Default Penalty
16-116(b)	Posting of sign/permit		50	50
16-118(1)(a)**	Littering	1st	75	112
		2nd	[250] 300	375
		3rd	[350] 400	400
16-118(1)(a)**	Sweep-out	1st	75	112
		2nd	[250] 300	375
		3rd	[350] 400	400
16-118(1)(a)**	Throw-out	1st	75	112
		2nd	[250] 300	375
		3rd	[350] 400	400
16-118(1)(b)**	Spitting	1st	75	112
		2nd	[250] 300	375
		3rd	[350] 400	400
16-118(2)(a) **	Dirty sidewalk	1st	[100] 50	300
		2nd	100	300
		3rd	100	300
16-118(2)(a) **	Dirty Area	1st	[100] 50	300
		2nd	100	300
		3rd	100	300
16-118(2)(a) **	Failure to Clean 18" Into Street	1st	[100] 50	300
		2nd	100	300
		3rd	100	300
16-118(2)(a) **	Sidewalk obstruction	1st	[100] 50	300
		2nd	100	300
		3rd	100	300
16-118(2)(b) *	Dirty Sidewalk (Vacant Lot) *		100	300
16-118(2)(b) *	Dirty Area (Vacant Lot) *		100	300

16-118(2)(b) *	Sidewalk Obstruction (Vacant Lot) *		100	300
16-118(2)(b) *	Failure to Clean 18" Into Street (Vacant Lot) *		100	300
16-118(2)(b)*	Repeat Violation		250	300
16-118(3) **	Dust or substances flying	1st	[100] 50	450
		2nd	[250] 100	450
		3rd	[350] 100	450
16-118(4) **	[Spilling] Spillage from [truck or] receptacle	1st	100	450
		2nd	250	450
		3rd	350	450
16-118(4) **	Spillage from truck	1st	200	200
		2nd	350	350
		3rd	450	450
16-118(4) ***	Littering from a Motor Vehicle	1st	200	200
		2nd	350	350
		3rd	450	450
16-118(6) **	Noxious liquids	1st	100	450
		2nd	250	450
		3rd	350	450
16-118(6)**	Public Urination	1st	75	112
		2nd	250	375
		3rd	350	400
16-118(7)	Preventing or otherwise interfering with work of DSNY employee		100	300
16-120(a)**	Improper Disposal	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(a)**	Insufficient Receptacles	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(a)**	Broken Receptacles	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(a)**	Uncovered Receptacles	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(a)**	Improper Disposal-- Bedding	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(a)**	Improper receptacles	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(b)**	Separation and weight	1st	50	300
		2nd	100	300

		3rd	200	300
16-120(c)**	Storage of receptacles	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(d)**	Loose rubbish	1st	50	300
		2nd	100	300
		3rd	200	300
16-120(e)(1)**	Improper Disposal (DSNY Litter Basket)	1st	100	100
		2nd	250	250
		3rd	350	350
16-120(e)(2)**	Improper Disposal	1st	75	75
		2nd	300	300
		3rd	400	400
16-122(b)	Street obstruction		100	150
16-122(c)	Disabled vehicle		100	150
16-123**	Snow, ice and dirt removal	1st	100	350
		2nd	150	350
		3rd	250	350
16-127(a)	Earths, rocks and rubbish		50	100
16-327(a)	Failure to dispose of solid waste and recyclable materials properly (street events)		\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.	\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.
16-327(b)(1)	Failure to provide sufficient number of refuse and recycling receptacles for street event		\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.	\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.
16-327(b)(2)	Spillage condition from overflowing receptacle (Street events)		\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.	\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.
16-327(b)(3)	Failure to properly bag and/or bundle refuse and recyclables		\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.	\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.
16-324(b)(4)	Failure to place bagged and/ or bundled refuse and recyclables at predetermined location		\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.	\$100 per violation. Maximum: Up to \$500 per day or \$2,000 per street event.
16 RCNY 1-04.2	Improper disposal of electronic waste		100	100
16 RCNY 5-06(a)(3)	Vehicle Body - Improper color		250	500
16 RCNY 5-06	Misc. Violation of vehicle body specifications		250	500

10-117(a)	Illegal placement of stickers or decals on public or private property		150	500
10-117.3(b)	Failure to remove graffiti		150	300
10-119**	Illegal posting of handbill/notice	1st	75	200
		2nd	150	200
10-120*	Defacement of City handbill/notice	1st	75	200
		2nd	150	200
10-119**	Posting on a tree	1st	150	200
		2nd	300	550
NYS General Business Law section 397-a	Placement of unsolicited advertisements on private property in a manner contrary to sign authorized by General Business Law §397-a.		250	250
NYS Public Health Law section 1310	Failure to remove canine waste		250	250
NYS Vehicle and Traffic Law section 375(1)*****	Unlawful Placement of Handbills on Vehicles	1st	75	100
		2nd	150	200
NYS Vehicle and Traffic Law section 1224(7)	Abandoned Vehicle		250	1000
NYS Environmental Conservation Law section 27-1701(3)	Improper disposal of lead acid battery		50	50
16-117.1	Improper transport/storage/disposal of asbestos waste		1,000	10,000
16-117.1	Hazardous transportation/storage/disposal of asbestos waste		10,000	10,000

16-130(b)	Operating a putrescible waste transfer station without a permit.	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-11 et seq.	Commissioner's transfer station rule (putrescible waste)	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16-130(b)	Operating dump or fill material operation without a permit	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 3-02 et seq.	Commissioner's rule (dump and fill material operation)	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-32,33,34	Violation of transfer station Rules re: siting/hours/reports/plans	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16-130(b)	Operating an intermodal solid waste container facility without a registration	1st	2,500	10,000
		2nd	5,000	10,000
		3rd and sub.	10,000	10,000
16 RCNY 4-44(c)	Failure to handle intermodal containers in a safe and sanitary manner	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-44(g)	Failure to maintain solid waste received at the facility for transports in intermodal containers	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-44(h)	Failure of intermodal containers to meet the specification requirements set forth in 16 RCNY 4-43	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-44(i)	Failure to maintain and/or provide records	1st	2,500	10,000

**§19-104 Sanitation Solid Waste Transfer Station and Intermodal Penalty Schedule**

Section of Law	Description	Offense	Penalty	Default Penalty
16-130(b)	Operating a non-putrescible solid waste transfer station without a permit	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-01 et seq.	Commissioner's transfer station rule (non-putrescible waste)	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000

		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-44(j)	Failure to remove intermodal containers containing putrescible waste within 72 hours of receipt.	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 4-44(l)	Failure to store equipment within the property lines.	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000

**§19-105 Sanitation Medical Waste Penalty Schedule**

Section of Law	Description	Offense	Penalty	Default Penalty
16-120.1*****	Improper disposal of infectious/medical waste	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16-120.1 (d)	Improper disposal of regulated household waste		100	250
16-120.1(e)*****	Failure to file DEC medical waste plans	1st	2,500	10,000
		2nd	5,000	10,000

		3rd	10,000	10,000
16-120.1(f)*****	Failure to file DEC medical waste plans/amended plans	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16-120.1(e) or (f)	Late filing of medical waste plans or reports within 30 days as per 16-120.1(i)(6)		100	250
16 RCNY 11-02(a)*****	Failure to file DEC Medical Waste Plans	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 11-02(b)*****	Failure to File Medical Waste Plans/Amended Plans	1st	2,500	10,000
		2nd	5,000	10,000
		3rd	10,000	10,000
16 RCNY 11-02(a), (b)	Late Filing of Medical Waste Plans or Reports Within 30 days as per 16 RCNY 11-02(c)		100	250
16 RCNY 1-04	Improper disposal of regulated household waste		100	250

**§19-106 Sanitation Asbestos Waste Penalty Schedule**

Section of Law	Violation Description	Offense	Penalty	Aggravating Circumstance: Visible Emission or Adult Exposure	Aggravating Circumstance: Child Exposure	Mitigation: No Knowledge	Mitigation: Small Quantity
	<b>PRESENT FOR STORAGE OF ASBESTOS WASTE:</b>						
16 RCNY 8-03(a) (1)	Not Wet	1st	4,000	8,000	9,000	-1,000	-500
		2nd	5,000	10,000	11,000	N/A	-1,000
16 RCNY 8-03(a) (2)	Uncontained, unsealed	1st	7,000	14,000	15,000	-2,000	N/A
		2nd	8,000	16,000	18,000	N/A	N/A
16 RCNY 8-03(a) (2)	Not 6 mil	1st	5,000	10,000	11,000	-2,000	-1,000
		2nd	6,000	12,000	14,000	N/A	-1,000
16 RCNY 8-03(a) (2)	No Warning Label	1st	1,000	N/A	N/A	-500	-200
		2nd	1,500	N/A	N/A	N/A	-500
16 RCNY 8-03(a) (3)	Mixed w/ other waste	1st	5,000	10,000	11,000	-2,000	-1,000
		2nd	6,000	12,000	14,000	N/A	-1,000
	<b>STORAGE OF ASBESTOS WASTE:</b>						



16 RCNY 8-04(a) (1)	<u>Uncontained, unsealed</u>	1st	12,000	24,000	25,000	-4,000	N/A
		2nd	14,000	25,000	25,000	N/A	N/A
16 RCNY 8-04(a) (1)	<u>Not wet, not 6 mil</u>	1st	10,000	20,000	22,000	-4,000	-2,000
		2nd	11,000	22,000	24,000	N/A	-2,000
16 RCNY 8-04(a) (1)	<u>No warning label</u>	1st	2,000	N/A	N/A	-1,000	-500
		2nd	3,000	N/A	N/A	N/A	-500
16 RCNY 8-04(a) (2)	<u>No 24 hour inspection</u>	1st	2,000	4,000	N/A	-1,000	-500
		2nd	3,000	6,000	N/A	N/A	-500
16 RCNY 8-04(a) (3)	<u>Inadequate spare leak-tight containers</u>	1st	3,000	N/A	N/A	-1,000	-500
		2nd	4,000	N/A	N/A	N/A	-500
16 RCNY 8-04(a) (4)	<u>Inadequate water supply</u>	1st	3,000	N/A	N/A	-1,000	-500
		2nd	4,000	N/A	N/A	N/A	-500
16 RCNY 8-04(a) (5)	<u>Mixed with other waste</u>	1st	7,000	14,000	15,000	-2,000	-1,000
		2nd	8,000	16,000	18,000	N/A	-1,000
16 RCNY 8-04(a) (6)	<u>Unsecured area</u>	1st	6,000	N/A	N/A	-2,000	-1,000
		2nd	7,000	N/A	N/A	N/A	-1,000
16 RCNY 8-04(b)	<u>50 cu. yds/no authorization</u>	1st	3,000	N/A	N/A	-1,000	N/A
		2nd	4,000	N/A	N/A	N/A	N/A
16 RCNY 8-04(b) (1)(i)	<u>50 cu. yds/ no inspection records</u>	1st	2,000	5,000	N/A	-1,000	N/A
		2nd	3,000	6,000	N/A	N/A	N/A
	<b><u>PRESENT FOR TRANSPORT ASBESTOS WASTE:</u></b>						
16 RCNY 8-05(a)	<u>Uncontained, unsealed</u>	1st	14,000	25,000	25,000	-4,000	N/A
		2nd	16,000	25,000	25,000	N/A	N/A
16 RCNY 8-05(a)	<u>Not wet, not 6 mil</u>	1st	12,000	24,000	25,000	-4,000	-2,000
		2nd	14,000	25,000	20,000	N/A	-2,000
16 RCNY 8-05(a)	<u>No warning label</u>	1st	3,000	N/A	N/A	-1,000	-500
		2nd	4,000	N/A	N/A	N/A	-500
16 RCNY 8-05(b)	<u>Without inspection</u>	1st	3,000	6,000	7,000	-1,000	-500
		2nd	4,000	8,000	9,000	N/A	-500
16 RCNY 8-05(c)	<u>Mixed with other waste</u>	1st	8,000	16,000	18,000	-2,000	-1,000
		2nd	9,000	18,000	20,000	N/A	-2,000
16 RCNY 8-05(d) (1)	<u>Transporter w/o DEC permit</u>	1st	3,000	N/A	N/A	N/A	N/A
		2nd	4,000	N/A	N/A	N/A	N/A

<u>16 RCNY 8-05(d)</u> <u>(2)</u>	<u>Transporter w/o</u> <u>DCA permit</u>	1st	3,000	N/A	N/A	N/A	N/A
		2nd	4,000	N/A	N/A	N/A	N/A
	<b><u>TRANSPORT</u></b> <b><u>ASBESTOS</u></b> <b><u>WASTE:</u></b>						
<u>16 RCNY 8-06(a)</u>	<u>Uncontained,</u> <u>unsealed</u>	1st	16,000	25,000	25,000	-5,000	N/A
		2nd	18,000	25,000	25,000	N/A	N/A
<u>16 RCNY 8-06(a)</u>	<u>Not wet, not</u> <u>6 mil</u>	1st	12,000	24,000	25,000	-4,000	-2,000
		2nd	14,000	25,000	25,000	N/A	-2,000
<u>16 RCNY 8-06(a)</u>	<u>No warning label</u>	1st	4,000	N/A	N/A	-1,000	-500
		2nd	5,000	N/A	N/A	N/A	-1,000
<u>16 RCNY 8-06(b)</u>	<u>No examination,</u> <u>unsafe packaging</u>	1st	4,000	8,000	9,000	-1,000	-500
		2nd	5,000	10,000	11,000	N/A	-1,000
<u>16 RCNY 8-06(c)</u>	<u>Inadequate spare</u> <u>leak-tight containers</u>	1st	4,000	N/A	N/A	-1,000	-500
		2nd	5,000	N/A	N/A	N/A	-1,000
<u>16 RCNY 8-06(d)</u>	<u>Inadequate water</u> <u>supply</u>	1st	4,000	N/A	N/A	-1,000	-500
		2nd	5,000	N/A	N/A	N/A	-1,000
<u>16 RCNY 8-06(e)</u>	<u>Mixed with other</u> <u>waste</u>	1st	9,000	18,000	20,000	-4,000	-2,000
		2nd	10,000	20,000	22,000	N/A	-2,000
<u>16 RCNY 8-06(f)</u>	<u>Unprotected</u> <u>container</u>	1st	9,000	18,000	20,000	-4,000	-2,000
		2nd	10,000	20,000	22,000	N/A	-2,000
<u>16 RCNY 8-06(g)</u>	<u>Lacking DEC permit</u>	1st	4,000	N/A	N/A	N/A	N/A
		2nd	5,000	N/A	N/A	N/A	N/A
<u>16 RCNY 8-06(h)</u>	<u>Lacking DCA permit</u>	1st	4,000	N/A	N/A	N/A	N/A
		2nd	5,000	N/A	N/A	N/A	N/A
	<b><u>PRESENT FOR</u></b> <b><u>DISPOSAL</u></b> <b><u>ASBESTOS</u></b> <b><u>WASTE</u></b>						
<u>16 RCNY 8-07(a)</u>	<u>Unapproved site</u>	1st	10,000	20,000	22,000	-4,000	-2,000
		2nd	12,000	24,000	25,000	N/A	-2,000
<u>16 RCNY 8-07(b)</u>	<u>Non-compliance w/</u> <u>order</u>	1st	9,000	18,000	20,000	N/A	N/A
		2nd	10,000	20,000	22,000	N/A	N/A
<u>16 RCNY 8-07(c)</u>	<u>Uncontained,</u> <u>unsealed</u>	1st	18,000	25,000	25,000	-6,000	N/A
		2nd	20,000	25,000	25,000	N/A	N/A
<u>16 RCNY 8-07(c)</u>	<u>Not wet, not 6 mil</u>	1st	16,000	25,000	25,000	-5,000	-3,000
		2nd	18,000	25,000	25,000	N/A	-3,000

16 RCNY 8-07(c)	No warning label	1st	5,000	N/A	N/A	-2,000	-1,000
		2nd	6,000	N/A	N/A	N/A	-1,000
16 RCNY 8-07(d)	No examination, unsafe repackaging	1st	5,000	10,000	11,000	-2,000	-1,000
		2nd	6,000	12,000	14,000	N/A	-1,000
16 RCNY 8-07(e)	Mixed with other waste	1st	10,000	20,000	22,000	-4,000	-2,000
		2nd	12,000	24,000	25,000	N/A	-2,000
	<b>ABANDONMENT:</b>						
16 RCNY 8-08	Abandonment of Asbestos waste	1st	20,000	25,000	25,000	-6,000	-4,000
		2nd	22,000	25,000	25,000	N/A	-4,000

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

**CERTIFICATION PURSUANT TO**

**CHARTER §1043(d)**

**RULE TITLE:** 2021 RG 037

**REFERENCE NUMBER:** Promulgation of Sanitation Penalty Schedule

**RULEMAKING AGENCY:** Sanitation

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

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

/s/ STEVEN GOULDEN  
Acting Corporation Counsel

Date: July 20, 2021

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

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

**RULE TITLE:** Promulgation of Sanitation Penalty Schedule

**REFERENCE NUMBER:** DSNY-26

**RULEMAKING AGENCY:** Department of Sanitation

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because a cure period is not practicable under the circumstances.

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

*July 20, 2021*  
Date

Accessibility questions: (646) 885-5006, by: Tuesday, September 14, 2021, 5:00 P.M.



← a18



**OFFICE OF COLLECTIVE BARGAINING**

■ NOTICE

**NOTICE OF REPRESENTATION PETITION**

The New York City Office of Collective Bargaining has received the petition described below. The Board of Certification will conduct an investigation of this matter.

**DATE:** August 9, 2021      **DOCKET #:** VR-1681-21  
**FILED:** Notice of Proposed Voluntary Recognition  
**DESCRIPTION:** NYC Health + Hospitals proposes to voluntarily recognize New York State Nurses Association as the bargaining representative of the following title, which it seeks to add to the Staff Nurses bargaining unit, Certification No. 30-82.  
**TITLE:** **Community Health Nurse (Title Code No. 510100)**  
**EMPLOYER:** NYC Health + Hospitals  
 55 Water Street – 26th Floor  
 New York, NY 10041

**BARGAINING REPRESENTATIVE:**

New York State Nurses Association  
 131 West 33rd Street, 4th Floor  
 New York, NY 10001

← a18

**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 **8/31/2021**, 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
18A, 19A, 20A, 20B, 20C, 90A, 91A, 92A	13629, 13605 32, 31, 28	ADJACENT TO LOT 11, 9, 6,

Acquired in the proceeding entitled: ROSEDALE AVENUE AREA STREETS – STAGE 1 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

a17-30

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH** cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on **8/24/2021** 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
127A, 131A, 131B, 132A, 132B, 133A, 133B, 134A, 134B	13606, 13589 13590	ADJACENT TO LOT 3, 41, 38, 43

Acquired in the proceeding entitled: ROSEDALE AVENUE AREA STREETS – STAGE 1 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

a10-23

**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

**REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT**

Notice Date: August 16, 2021

To: **Occupants, Former Occupants, and Other Interested Parties**

Property:	Address	Application #	Inquiry Period
340 West 48 <sup>th</sup> Street, Manhattan		57/2021	July 27, 2006 to Present

Authority: **Special Clinton District, Zoning Resolution §96-110**

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD, at **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277** or **(212) 863-8211**.

*For the decision on the Certification of No Harassment Final Determination please visit our website, at [www.hpd.nyc.gov](http://www.hpd.nyc.gov), or call (212) 863-8266.*

**PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO**

Fecha de notificación: August 16, 2021

Para: **Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas**

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
340 West 48 <sup>th</sup> Street, Manhattan		57/2021	July 27, 2006 to Present

Autoridad: **Special Clinton District District, Zoning Resolution Código Administrativo §96-110**

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causar, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277** o **(212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al **(212) 863-8266**.

a16-24

**REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT**

Notice Date: August 16, 2021

To: **Occupants, Former Occupants, and Other Interested Parties**

Property:	Address	Application #	Inquiry Period
396 West Street, Manhattan		46/2021	July 8, 2018 to Present
235 West 131 <sup>st</sup> Street, Manhattan		56/2021	July 27, 2018 to Present
304 West 137 <sup>th</sup> Street, Manhattan		59/2021	July 27, 2018 to Present

Authority: **SRO, Administrative Code §27-2093**

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD, at **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277** or **(212) 863-8211**.

*For the decision on the Certification of No Harassment Final Determination please visit our website, at [www.hpd.nyc.gov](http://www.hpd.nyc.gov), or call (212) 863-8266.*

**PETICIÓN DE COMENTARIO  
SOBRE UNA SOLICITUD PARA UN  
CERTIFICACIÓN DE NO ACOSO**

**Fecha de notificación:** August 16, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

<u>Propiedad:</u>	<u>Dirección:</u>	<u>Solicitud #:</u>	<u>Período de consulta:</u>
396 West Street, Manhattan		46/2021	July 8, 2018 to Present
235 West 131 <sup>st</sup> Street, Manhattan		56/2021	July 27, 2018 to Present
304 West 137 <sup>th</sup> Street, Manhattan		59/2021	July 27, 2018 to Present

**Autoridad:** SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277** o **(212) 863-8211**.

**Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al (212) 863-8266.**

a16-24

**REQUEST FOR COMMENT  
REGARDING AN APPLICATION FOR A  
CERTIFICATION OF NO HARASSMENT  
PILOT PROGRAM**

**Notice Date:** August 16, 2021

**To:** Occupants, Former Occupants, and Other Interested Parties

<u>Property:</u>	<u>Address</u>	<u>Application #</u>	<u>Inquiry Period</u>
51 Buchanan Place, Bronx		45/2021	July 2, 2016 to Present
181 Palmetto Street, Brooklyn		58/2021	July 26, 2016 to Present

**Authority:** Pilot Program Administrative Code §27-2093.1, §28-505.3

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling on the Certification of No Harassment Pilot Program building list, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277** or **(212) 863-8211**.

**For the decision on the Certification of No Harassment Final Determination please visit our website, at [www.hpd.nyc.gov](http://www.hpd.nyc.gov), or call (212) 863-8266.**

**PETICIÓN DE COMENTARIO  
SOBRE UNA SOLICITUD PARA UN  
CERTIFICACIÓN DE NO ACOSO  
PROGRAMA PILOTO**

**Fecha de notificación:** August 16, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

<u>Propiedad:</u>	<u>Dirección:</u>	<u>Solicitud #:</u>	<u>Período de consulta:</u>
51 Buchanan Place, Bronx		45/2021	July 2, 2016 to Present
181 Palmetto Street, Brooklyn		58/2021	July 26, 2016 to Present

**Autoridad:** PILOT, Código Administrativo §27-2093.1, §28-505.3

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, por carta con matasellos no mas tarde que **45 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277** o **(212) 863-8211**.

**Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al (212) 863-8266.**

a16-24

**REQUEST FOR COMMENT  
REGARDING AN APPLICATION FOR A  
CERTIFICATION OF NO HARASSMENT**

**Notice Date:** August 16, 2021

**To:** Occupants, Former Occupants, and Other Interested Parties

<u>Property:</u>	<u>Address</u>	<u>Application #</u>	<u>Inquiry Period</u>
57 Franklin Street, Brooklyn		47/2021	October 4, 2004 to Present
169 Franklin Street, Brooklyn		48/2021	October 4, 2004 to Present

**Authority:** Greenpoint-Williamsburg Anti-Harassment Area, Zoning Resolution §§23-013, 93-90

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277** or **(212) 863-8211**.

**For the decision on the Certification of No Harassment Final Determination please visit our website, at [www.hpd.nyc.gov](http://www.hpd.nyc.gov), or call (212) 863-8266.**

**PETICIÓN DE COMENTARIO  
SOBRE UNA SOLICITUD PARA UN  
CERTIFICACIÓN DE NO ACOSO**

**Fecha de notificación:** August 16, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
57 Franklin Street, Brooklyn		47/2021	October 4, 2004 to Present
169 Franklin Street, Brooklyn		48/2021	October 4, 2004 to Present

**Autoridad:** Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación

de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038**, por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al **(212) 863-8266**.

a16-24

## MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

### ■ NOTICE

#### City Record Notice for Environmental Review Notifications of Commencement

#### Lead Agency Letter

Project Name	CEQR Number	Date	Borough	CD
Kensico – Eastview Connection (KEC) Project	21DEP020U	03/03/2021	Upstate	
1002 Brighton Beach Avenue	21DCP121K	05/12/2021	Brooklyn	BK13
1045 Atlantic Avenue	21DCP168K	04/21/2021	Brooklyn	BK03
1161 Victory Boulevard	21BSA039R	04/09/2021	Staten Island	SI01
11th Street & 34th Avenue Rezoning	21DCP118Q	01/27/2021	Queens	QN01
12 Coles Street	21BSA040K	04/23/2021	Brooklyn	BK06
13 Luquer Street	21BSA041K	04/23/2021	Brooklyn	BK06
130 St. Felix Street Rezoning	21DCP083K	04/26/2021	Brooklyn	BK02
145 Wolcott Street	21BSA030K	01/15/2021	Brooklyn	BK06
160-05 Archer Avenue - SDJD Curb Cut Authorization	21DCP127Q	01/22/2021	Queens	QN12
1880-1888 Coney Island Avenue Rezoning	20DCP131K	05/20/2021	Brooklyn	BK12
1930 Adeo Avenue Rezoning	21DCP150X	05/20/2021	Bronx	BX12
2080 McDonald Avenue Rezoning	21DCP132K	02/17/2021	Brooklyn	BK11
222 44th Street	21BSA044K	05/05/2021	Brooklyn	BK07
2390 McDonald Avenue Rezoning	21DCP090K	01/27/2021	Brooklyn	BK15
252 Victory Boulevard	21DCP153R	03/22/2021	Staten Island	SI01
26-50 Brooklyn Queens Expressway West Rezoning	21DCP133Q	02/11/2021	Queens	QN01
270 Nostrand Avenue Rezoning	21DCP043K	03/03/2021	Brooklyn	BK03
3 East 89th Street	21DCP188M	05/26/2021	Manhattan	MN08
302 West 128th Street	21BSA034M	02/24/2021	Manhattan	MN10
31-18 37th Street	21BSA028Q	01/08/2021	Queens	QN01
31st Street and Hoyt Avenue Rezoning	21DCP117Q	01/04/2021	Queens	QN01
375 Columbia Street	21BSA042K	04/23/2021	Brooklyn	BK06
415 Madison Avenue - Greater East Midtown	21DCP178M	05/06/2021	Manhattan	MN05
45-20 83rd Street Rezoning	21DCP113Q	05/17/2021	Queens	QN04
500 Kent Avenue	21DCP139K	02/23/2021	Brooklyn	BK02
633-639 West 142nd Street Rezoning	20DCP106M	03/12/2021	Manhattan	MN09
65 East 83rd Street	21BSA045M	05/13/2021	Manhattan	MN08
705 10th Avenue	21HPD031M	05/03/2021	Manhattan	MN04
749 Van Sinderen Avenue Rezoning	21DCP147K	06/30/2021	Brooklyn	BK05
81 Beaver Street	21BSA033K	02/22/2021	Brooklyn	BK04
840 Lorimer Street Rezoning	21DCP078K	01/04/2021	Brooklyn	BK01
870-888 Atlantic Avenue Rezoning	21DCP146K	02/26/2021	Brooklyn	BK08
87-19 Rockaway Boulevard	21BSA035Q	02/25/2021	Queens	QN04
95-10 218th Street	21DHS037Q	04/20/2021	Queens	QN13
98 Third Avenue Rezoning	21DCP096K	02/08/2021	Brooklyn	BK02
BOP Oyster Restoration at Bushwick Inlet	21DPR020K	04/01/2021	Brooklyn	BK01
Box Street Park	21DPR023K	04/29/2021	Brooklyn	BK01
Brooklyn Navy Yard Special District	19DME011K	06/03/2021	Brooklyn	BK02
Bruckner Boulevard Service Road Closure	21DOT018X	06/17/2021	Bronx	BX01
Cooper Park/Greenpoint Hospital	20HPD007K	05/06/2021	Brooklyn	BK01
Elevate Transit: Zoning for Accessibility (ZFA)	21DCP136Y	03/31/2021	Citywide	
Elmhurst Family Shelter Community Housing Innovations Inc	21DHS035Q	03/16/2021	Queens	QN04
Fortune 123rd	21HPD004M	02/26/2021	Manhattan	MN11
Foxy 1323 Boston Road	21HPD025X	05/04/2021	Bronx	BX03
FRESH Update Text Amendment	21DCP182Y	05/14/2021	Citywide	SI01

				QN01
				QN03
				QN04
				QN12
				QN14
				MN09
				MN10
				MN11
				MN12
				BX01
				BX02
				BX03
				BX04
				BX05
				BX06
				BX07
				BX08
				BX09
				BK01
				BK02
				BK03
				BK04
				BK05
				BK08
				BK09
				BK12
				BK13
				BK16
				BK17
Greenbelt Recreation Center Synthetic Turf Field Improvements	21DPR025R	05/06/2021	Staten Island	SI02
Halletts North	21DCP138Q	02/12/2021	Queens	QN01
Harborlights Court	21DCP026R	02/11/2021	Staten Island	SI01
Harlem Meer Pool and Rink Reconstruction and Site Restoration	21DPR021M	05/14/2021	Manhattan	MN07
				MN10
				MN11
Health and Fitness Citywide Text Amendment	21DCP183Y	05/14/2021	Citywide	SI/all
				QN/all
				MN/all
				BX/all
				BK/all
Idlewild Thin Layer Placement Salt Marsh Restoration	21DPR016Q	03/23/2021	Queens	QN13
Innovation QNS Rezoning and LSGD	21DCP180Q	05/14/2021	Queens	QN01
Kreischer Mansion	21DCP141R	05/26/2021	Staten Island	SI03
Lefrak Senior Center	21DFA001Q	02/02/2021	Queens	QN04
Lower Chia Lin Dam Decommissioning	21DEP028U	02/01/2021	Upstate	
M8 Incinerator Stack Removal at DSNY Manhattan District 8 Garage	21DOS002M	05/17/2021	Manhattan	MN12
Northern Bronx Native Riparian Restoration Project	21DPR022X	04/28/2021	Bronx	BX12
One 45 / Museum of Civil Rights	21DCP167M	04/09/2021	Manhattan	MN10
Oorah Resort Dining Hall Expansion	21DEP040U	03/18/2021	Upstate	
Our Lady of Pity - 272 East 151st Street Rezoning	21DCP160X	05/26/2021	Bronx	BX01
Permanent Open Restaurants	21DOT016Y	03/05/2021	Citywide	
Phoenix Roller Coaster East Walk Demapping	21DCP174K	04/30/2021	Brooklyn	BK13
River Ring (formerly River Street)	21DCP157K	03/22/2021	Brooklyn	BK01
Seagirt Avenue Wetlands Restoration Project	21DPR015Q	03/01/2021	Queens	QN14
Spartina Planting Project	21DPR019X	03/26/2021	Bronx	BK09
				BX02
St. Francis	21HPD030X	06/01/2021	Bronx	BX05
Two Bridges Coastal Resiliency	19OOM011M	06/21/2021	Manhattan	BK03
Wetherole Street and 67th Avenue Rezoning	21DCP128Q	01/28/2021	Queens	QN06
Wildflower Studios Waterfront Authorization and Certification	21DCP196Q	06/04/2021	Queens	QN01

**Determinations of Significance**

**Negative Declaration**

<b>Project Name</b>	<b>CEQR Number</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
SACSS Acquisition	21DME010Q	06/30/2021	Queens	QN07
101 Varick Avenue	20DOT003K	04/01/2021	Brooklyn	BK01
1045 Atlantic Avenue	21DCP168K	06/21/2021	Brooklyn	BK03
106-02 Rockaway Beach Boulevard Rezoning	20DCP111Q	04/05/2021	Queens	QN14
130 St. Felix Street Rezoning	21DCP083K	05/03/2021	Brooklyn	BK02
133 Beach 116th Street Overlay Rezoning	21DCP015Q	04/05/2021	Queens	QN14
138-50 Queens Boulevard	21DHS014Q	05/27/2021	Queens	QN08
170-174 East 123rd Street	21DHS001M	05/07/2021	Manhattan	MN11
1776 48th Street Rezoning	20DCP108K	04/05/2021	Brooklyn	BK12
185-17 Hillside Avenue Rezoning	20DCP075Q	05/03/2021	Queens	QN08
2314 Jerome Avenue	21DHS008X	05/19/2021	Bronx	BX05
252 Victory Boulevard	21DCP153R	05/03/2021	Staten Island	SI01
270 Nostrand Avenue Rezoning	21DCP043K	04/05/2021	Brooklyn	BK03
2840 Knapp Street Rezoning	20DCP077K	04/19/2021	Brooklyn	BK15
2861 Creston Avenue	18HPD082X	04/26/2021	Bronx	BX07
314 West 43rd Street Clinton Special Permit	20DCP091M	02/01/2021	Manhattan	MN04
319 West 38th Street	20HPD083M	03/04/2021	Manhattan	MN04

31st Street and Hoyt Avenue Rezoning	21DCP117Q	06/21/2021	Queens	QN01
33 Ridgefield Avenue	20DCP139R	01/04/2021	Staten Island	SI01
346 Powers Avenue	21HPD002X	04/30/2021	Bronx	BX01
39 Ainslie Street	21DHS019K	04/19/2021	Brooklyn	BK01
410 Warwick Street	20HPD026K	04/21/2021	Brooklyn	BK05
506 Third Avenue	20DCP129K	05/17/2021	Brooklyn	BK06
62-04 Roosevelt Avenue Rezoning	19DCP218Q	04/05/2021	Queens	QN02
624 Morris Avenue	21DCP089X	05/03/2021	Bronx	BX01
633-639 West 142nd Street Rezoning	20DCP106M	03/15/2021	Manhattan	MN09
79 Quay Street Rezoning	21DCP010K	06/21/2021	Brooklyn	BK01
811-817 Lexington Avenue	18HPD091K	03/26/2021	Brooklyn	BK03
824 Metropolitan Avenue	20DCP110K	05/17/2021	Brooklyn	BK01
83 Apollo Street	21DHS025K	05/14/2021	Brooklyn	BK01
840 Atlantic Avenue	20DCP162K	03/01/2021	Brooklyn	BK08
95-10 218th Street	21DHS037Q	06/01/2021	Queens	QN13
Arthur Avenue Hotel Rezoning	21DCP079X	01/04/2021	Bronx	BX06
Beach 79 Self Storage Rezoning	20DCP138Q	06/07/2021	Queens	QN14
Belt Parkway at Mill Basin	21DPR014K	01/20/2021	Brooklyn	BK18
Black Veterans for Social Justice - Duryea Place Transitional Single Adult Residence	21DHS022K	04/06/2021	Brooklyn	BK14
BOP Oyster Restoration at Bushwick Inlet	21DPR020K	05/04/2021	Brooklyn	BK01
Bowery Residents Committee - 10th Avenue Single Adult Shelter	21DHS011M	04/16/2021	Manhattan	MN12
Bowery Residents' Committee (BRC) Douglas Avenue Transitional Adult Family Residence	20DHS009Q	03/24/2021	Queens	QN12
Box Street Park	21DPR023K	06/08/2021	Brooklyn	BK01
Broadway and 11th Street Rezoning	21DCP022Q	04/19/2021	Queens	QN01
Brooklyn Navy Yard Special District	19DME011K	06/07/2021	Brooklyn	BK02
Center for Urban Community Services - Safe Haven Facility	21DHS010M	03/03/2021	Manhattan	MN01
Cooper Park/Greenpoint Hospital	20HPD007K	06/18/2021	Brooklyn	BK01
Crescent Beach Park Additions	21DPR006R	01/11/2021	Staten Island	SI03
Elevate Transit: Zoning for Accessibility (ZFA)	21DCP136Y	04/05/2021	Citywide	
Foxy 1323 Boston Road	21HPD025X	05/12/2021	Bronx	BX03
FRESH Update Text Amendment	21DCP182Y	05/17/2021	Citywide	SI01 QN01 QN03 QN04 QN12 QN14 MN09 MN10 MN11 MN12 BX01 BX02 BX03 BX04 BX05 BX06 BX07 BX08 BX09 BK01 BK02 BK03 BK04 BK05 BK08 BK09 BK12 BK13 BK16 BK17
Glenmore Manor	20HPD089K	01/27/2021	Brooklyn	BK16
Greenbelt Recreation Center Synthetic Turf Field Improvements	21DPR025R	06/11/2021	Staten Island	SI02
Harlem Meer Pool and Rink Reconstruction and Site Restoration	21DPR021M	06/22/2021	Manhattan	MN07 MN10 MN11
Health and Fitness Citywide Text Amendment	21DCP183Y	05/17/2021	Citywide	SI/all QN/all MN/all BX/all BK/all
Idlewild Thin Layer Placement Salt Marsh Restoration	21DPR016Q	04/30/2021	Queens	QN13
Indian Lake Shoreline Restoration and Water Quality Improvements	21DPR018X	02/09/2021	Bronx	BX03
Lefrak Senior Center	21DFA001Q	03/23/2021	Queens	QN04
Liberty Avenue Transitional Single Adult Residence	21DHS004K	06/08/2021	Brooklyn	BK05
Lower Chia Lin Dam Decommissioning	21DEP028U	04/19/2021	Upstate	
M8 Incinerator Stack Removal at DSNY Manhattan District 8 Garage	21DOS002M	05/17/2021	Manhattan	MN12
Mannie Wilson Towers	21HPD012M	02/22/2021	Manhattan	MN09



Neighborhood Association for Inter-Cultural Affairs, Inc.	21DHS007X	03/15/2021	Bronx	BX01
Northern Bronx Native Riparian Restoration Project	21DPR022X	05/28/2021	Bronx	BX12
Oorah Resort Dining Hall Expansion	21DEP040U	03/18/2021	Upstate	
Permanent Open Restaurants	21DOT016Y	06/18/2021	Citywide	
Pest & Vector Control Warehouse	21DOH001K	02/11/2021	Brooklyn	BK18
Project Renewal West 11th Street Single Adult Employment Shelter	21DHS005M	01/13/2021	Manhattan	MN02
Seagirt Avenue Wetlands Restoration Project	21DPR015Q	04/16/2021	Queens	QN14
Spartina Planting Project	21DPR019X	04/09/2021	Bronx	BK09 BX02 BX05 BX06

St. Francis	21HPD030X	06/18/2021	Bronx	BX05
St. Josephs - 1949 Bathgate Avenue	21DCP081X	03/01/2021	Bronx	BX06
Standby Generator Upgrades (JA-179)	16DEP006Q	01/22/2021	Queens	QN10
The Bridge Safe Haven	21DHS012M	03/08/2021	Manhattan	MN09
The Fordham Building – CTAC Site	18CAS001X	03/15/2021	Bronx	BX07
The Windermere	19DCP016M	04/05/2021	Manhattan	MN04
Urban Resource Institute - Olmstead Avenue Families with Children Shelter	21DHS013X	03/05/2021	Bronx	BX09
WestCOP - Nostrand Avenue Families with Children Shelter	21DHS018K	01/28/2021	Brooklyn	BK17
Westhab Inc	21DHS006M	01/20/2021	Manhattan	MN04
Wildflower Studios Waterfront Authorization and Certification	21DCP196Q	06/07/2021	Queens	QN01

**Negative Declaration (Revised)**

Project Name	CEQR Number	Date	Borough	CD
346 Powers Avenue	21HPD002X	05/14/2021	Bronx	BX01
91-32 63rd Drive Rezoning	20DCP107Q	02/16/2021	Queens	QN06
Arverne East	20HPD081Q	02/22/2021	Queens	QN14
Central Harlem Clusters	19HPD056M	01/05/2021	Manhattan	MN10 MN11
Replacement of Water Meters at JFK Airport II	15DEP016Q	03/08/2021	Queens	QN10
Throgs Neck Pump Station	07DEP022X	04/21/2021	Bronx	BX09

**Positive Declaration**

Project Name	CEQR Number	Date	Borough	CD
500 Kent Avenue	21DCP139K	02/23/2021	Brooklyn	BK02
Halletts North	21DCP138Q	02/19/2021	Queens	QN01
Innovation QNS Rezoning and LSGD	21DCP180Q	05/14/2021	Queens	QN01
Las Raices	20HPD002M	02/17/2021	Manhattan	MN11
One 45 / Museum of Civil Rights	21DCP167M	04/09/2021	Manhattan	MN10
River Ring (formerly River Street)	21DCP157K	03/22/2021	Brooklyn	BK01

**Scoping**

**Draft Scope of Work**

Project Name	CEQR Number	Date	Borough	CD
500 Kent Avenue	21DCP139K	02/17/2021	Brooklyn	BK02
Halletts North	21DCP138Q	02/19/2021	Queens	QN01
Innovation QNS Rezoning and LSGD	21DCP180Q	05/14/2021	Queens	QN01
Las Raices	20HPD002M	02/17/2021	Manhattan	MN11
One 45 / Museum of Civil Rights	21DCP167M	04/09/2021	Manhattan	MN10
River Ring (formerly River Street)	21DCP157K	03/22/2021	Brooklyn	BK01

**Draft Scope of Work (Revised)**

Project Name	CEQR Number	Date	Borough	CD
One 45 / Museum of Civil Rights	21DCP167M	05/10/2021	Manhattan	MN10

**Final Scope of Work**

Project Name	CEQR Number	Date	Borough	CD
175 Park Avenue (Formerly Project Commodore - Grand Hyatt East Midtown)	21DCP057M	05/17/2021	Manhattan	MN05
250 Water Street	21DCP084M	05/17/2021	Manhattan	MN01
307 Kent Avenue Rezoning	20DCP100K	04/02/2021	Brooklyn	BK01
343 Madison Avenue / MTA HQ	21DCP020M	05/03/2021	Manhattan	MN05
495 Eleventh Avenue	18DME001M	04/16/2021	Manhattan	MN04
960 Franklin Avenue Rezoning	19DCP095K	01/29/2021	Brooklyn	BK09
Citywide Hotel Special Permit	21DCP111Y	05/03/2021	Citywide	
Gowanus Neighborhood Plan	19DCP157K	04/19/2021	Brooklyn	BK02 BK06 MN11
Las Raices	20HPD002M	05/14/2021	Manhattan	MN11
New York Blood Center - Center East	21DCP080M	04/16/2021	Manhattan	MN08
River North (Liberty Towers)	20DCP140R	05/03/2021	Staten Island	SI01
Soho/NoHo Neighborhood Plan	21DCP059M	05/14/2021	Manhattan	MN02
Starrett-Lehigh and Terminal Warehouse	21DCP103M	06/21/2021	Manhattan	MN04
Stevenson Commons	21DCP044X	06/07/2021	Bronx	BX09

**Environmental Impact Statement**

**DEIS & Notice of Completion**

Project Name	CEQR Number	Date	Borough	CD
175 Park Avenue (Formerly Project Commodore - Grand Hyatt East Midtown)	21DCP057M	05/17/2021	Manhattan	MN05
250 Water Street	21DCP084M	05/17/2021	Manhattan	MN01
307 Kent Avenue Rezoning	20DCP100K	04/02/2021	Brooklyn	BK01
343 Madison Avenue / MTA HQ	21DCP020M	05/03/2021	Manhattan	MN05

495 Eleventh Avenue  
960 Franklin Avenue Rezoning  
Citywide Hotel Special Permit  
Gowanus Neighborhood Plan

Las Raices  
New York Blood Center - Center East  
River North (Liberty Towers)  
Soho/NoHo Neighborhood Plan  
Starrett-Lehigh and Terminal Warehouse  
Stevenson Commons

**FEIS & Notice of Completion  
Project Name**

Acme Smoked Fish / Gem Street Rezoning  
The Phased Redevelopment of Governors Island  
Zoning For Coastal Flood Resiliency (Flood Text II)

18DME001M	04/16/2021	Manhattan	MN04
19DCP095K	01/29/2021	Brooklyn	BK09
21DCP111Y	05/03/2021	Citywide	
19DCP157K	04/19/2021	Brooklyn	BK02 BK06
20HPD002M	05/14/2021	Manhattan	MN11
21DCP080M	04/16/2021	Manhattan	MN0
20DCP140R	05/03/2021	Staten Island	SI01
21DCP059M	05/17/2021	Manhattan	MN02
21DCP103M	06/21/2021	Manhattan	MN04
21DCP044X	06/07/2021	Bronx	BX09

CEQR Number	Date	Borough	CD
20DCP009K	03/26/2021	Brooklyn	BK01
11DME007M	03/05/2021	Manhattan	MN01
19DCP192Y	03/05/2021	Citywide	SI/all QN/all MN/all BX/all BK/all

a16-18

**CHANGES IN PERSONNEL**

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 06/25/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CUTTING	JAMILA	A	56058	\$64454.0000	RESIGNED	YES 06/16/21	846
DALE	JAVON		91406	\$15.4500	APPOINTED	YES 06/13/21	846
DARIUS	SHANICE	Y	91406	\$15.4500	APPOINTED	YES 06/07/21	846
DASS JR	LACHHMAN		91406	\$15.4500	APPOINTED	YES 06/07/21	846
DAVIS	KHADIJA	S	90641	\$16.6264	APPOINTED	YES 05/25/21	846
DAVIS	LISA		91406	\$16.2700	APPOINTED	YES 06/08/21	846
DAVIS JR	ALFRED	J	91628	\$478.0000	RESIGNED	NO 06/18/21	846
DE ALBUQUERQUE	VERA	C	91406	\$15.4500	APPOINTED	YES 06/07/21	846
DENNIS	ALI	K	91406	\$15.4500	APPOINTED	YES 06/09/21	846
DENOON	MOYA	J	71205	\$16.1000	APPOINTED	YES 06/16/21	846
DEPOMPO	ANTONIO		81111	\$82503.0000	INCREASE	YES 06/06/21	846
DIAZ	ALEX		91406	\$15.4500	APPOINTED	YES 06/07/21	846
DIAZ	ALEXANDE	O	90641	\$16.6264	APPOINTED	YES 05/31/21	846
DICKENS	PERRY	N	91406	\$15.4500	APPOINTED	YES 05/31/21	846
DICKERSON	KHALESIA	D	90641	\$16.6264	RESIGNED	YES 05/01/21	846
DIEHL JR	STEFAN	L	91406	\$15.4500	APPOINTED	YES 06/02/21	846
DOBIE	PEARLINE	M	91406	\$15.4500	APPOINTED	YES 06/15/21	846
DOMALANTA	ALDRINE	P	06664	\$17.7200	APPOINTED	YES 06/08/21	846
DOMINGUEZ MARTI	WINNY	C	71205	\$16.1000	APPOINTED	YES 06/11/21	846
DOUGLAS	CEARA		90641	\$16.6264	APPOINTED	YES 06/07/21	846
DOWEKONOPSKI	SCOTT	A	91406	\$15.4500	RESIGNED	YES 05/08/21	846
DRESSSEL	MICHAEL	H	56058	\$29.6114	APPOINTED	YES 06/14/21	846
DULINSKI	VERONICA	H	71205	\$16.1000	APPOINTED	YES 05/24/21	846
DUNN	ELIZABET	A	71205	\$16.1000	APPOINTED	YES 06/14/21	846
DURANTE	LARRY		81111	\$82503.0000	INCREASE	NO 06/13/21	846
EASTMAN	ELANDRA	C	06664	\$17.7200	APPOINTED	YES 06/01/21	846
ECHVARRIA	ARAZELIS		91406	\$15.4500	APPOINTED	YES 06/07/21	846
EDGE	EBONY	Y	91406	\$15.4500	APPOINTED	YES 06/07/21	846
EDGE	JAQUAEL	E	91406	\$15.4500	APPOINTED	YES 06/07/21	846

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 06/25/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
EDMOND	SOPHIA		90641	\$16.6264	APPOINTED	YES 06/03/21	846
EDWARDS	DESMOND	S	90641	\$16.6264	APPOINTED	YES 05/31/21	846
ELLAM	TREVOR	P	90641	\$16.6200	RESIGNED	YES 06/02/21	846
ELLIS	DONALD	R	91406	\$15.4500	APPOINTED	YES 06/11/21	846
ELLIS	RANDY		91406	\$15.4500	APPOINTED	YES 06/07/21	846
ELMEGDANI	LAILAH		71205	\$16.1000	APPOINTED	YES 06/11/21	846
ELSHABRAWI	NOURALDE		71205	\$16.1000	APPOINTED	YES 06/11/21	846
ENGLUND	MATTHEW	B	71205	\$16.1000	APPOINTED	YES 06/11/21	846
ENRIGHT	PATRICIA		81111	\$72687.0000	INCREASE	YES 06/06/21	846
ESTRADA	ALIYAH	S	91406	\$15.4500	APPOINTED	YES 06/13/21	846
FAISON	ARIEL	M	06664	\$17.7200	APPOINTED	YES 06/11/21	846
FAJARDO	OMAR	E	90641	\$16.6264	APPOINTED	YES 06/07/21	846
FALLON	CAILIN	N	71205	\$16.1000	APPOINTED	YES 06/15/21	846
FELL	SHELLA	U	91406	\$15.4500	RESIGNED	YES 05/26/21	846
FERDINAND	DILLON	C	91406	\$16.2700	APPOINTED	YES 06/15/21	846
FERNANDEZ	JHENA	R	91406	\$15.4500	RESIGNED	YES 05/07/21	846
FERNANDEZ	DANIEL	A	71205	\$16.1000	APPOINTED	YES 06/11/21	846
FERNANDEZ	DAVID	J	71205	\$15.4500	APPOINTED	YES 06/11/21	846
FIGUEROA	LISHAY	L	91406	\$16.1000	APPOINTED	YES 06/07/21	846
FORDE	ISIAH		81111	\$82503.0000	INCREASE	YES 06/06/21	846
FOSTER	TANESE	A	80633	\$15.4500	RESIGNED	YES 05/29/21	846
FRANCIS	ELEASE		91406	\$15.4500	APPOINTED	YES 06/08/21	846
FRANCIS	SHANTAIG	N	90641	\$16.6264	APPOINTED	YES 06/08/21	846
FRANCIS	TYLER		91406	\$15.4500	APPOINTED	YES 06/07/21	846
FRANKLIN	LAMIR		91406	\$15.4500	APPOINTED	YES 06/07/21	846
FREEMAN-JONES	JASMINE	N	90641	\$16.6264	APPOINTED	YES 06/07/21	846

FREUD	ESTHER	B	91406	\$15.4500	APPOINTED	YES 06/07/21	846
FULLER	ANTHONY	L	90641	\$16.6264	APPOINTED	YES 06/09/21	846
GADSON	SHAKINA		91406	\$15.4500	RESIGNED	YES 06/03/21	846
GALLAGHER	DANIEL	W	21744	\$97850.0000	RESIGNED	NO 06/18/21	846
GALVEZ	JOHN	R	91406	\$15.4500	APPOINTED	YES 06/06/21	846
GAMBOA	KENRY	L	80633	\$15.4500	RESIGNED	YES 04/19/21	846
GARCIA	JOSE	A	91406	\$15.4500	APPOINTED	YES 05/16/21	846
GARCIA	RAQUEL		60430	\$47909.0000	INCREASE	YES 06/06/21	846
GARCIA FLORENTI	DARWIN	W	91406	\$15.4500	APPOINTED	YES 06/14/21	846
GASKIN	SHAQUANA	T	91406	\$15.4500	RESIGNED	YES 05/21/21	846
GAUVY	STEVE		60422	\$28.2800	INCREASE	YES 05/09/21	846
GEORGE	ISALAH	J	90641	\$16.6264	APPOINTED	YES 06/09/21	846
GILDOW	MARK	A	90641	\$16.6264	RESIGNED	YES 05/18/21	846
GILKES	SHARMAR	I	90641	\$16.6264	APPOINTED	YES 06/08/21	846
GILMORE	MICHAEL	J	91406	\$15.4500	APPOINTED	YES 06/06/21	846
GLENN	PATRICIA		90641	\$39923.0000	RETIRED	YES 06/11/21	846
GOLDSHTEYN	IGOR	S	81111	\$34.8118	INCREASE	YES 06/06/21	846
GONZALEZ	ALEX		81111	\$72687.0000	INCREASE	YES 05/09/21	846
GOODMAN	ISALAH	M	90641	\$16.6264	RESIGNED	YES 05/11/21	846
GRAHAM III	FRANCIS		81111	\$72687.0000	INCREASE	YES 06/06/21	846
GRANT	BEKO	A	91406	\$15.4500	RESIGNED	YES 04/23/21	846
GRANT	LEONARD	N	91406	\$15.4500	APPOINTED	YES 06/11/21	846
GRASSOTTI	MICHAEL	L	71205	\$16.1000	APPOINTED	YES 06/02/21	846
GREEN	BRIANNA	S	91406	\$15.4500	APPOINTED	YES 06/08/21	846
GROOMSTER	TIMOTHY	T	91406	\$15.4500	RESIGNED	YES 05/26/21	846

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 06/25/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
GUSTAVE	DUBRAEL		90641	\$16.6264	APPOINTED	YES 06/04/21	846
HALL	ASHLEY	M	91406	\$15.4500	RESIGNED	YES 05/31/21	846
HARDEN	IESHA	H	90641	\$16.6264	APPOINTED	YES 06/09/21	846
HARRIS	KENIYAH		80633	\$15.4500	RESIGNED	YES 06/05/21	846
HARRIS	RODNEY	A	1002C	\$53.7100	RESIGNED	YES 06/08/21	846
HARRIS II	DARRYL	L	91406	\$15.4500	APPOINTED	YES 06/08/21	846
HARRISON	TRANNA		91406	\$15.4500	APPOINTED	YES 06/07/21	846
HARVIN	TONILYNN		90641	\$16.6200	INCREASE	YES 06/06/21	846
HAYES	MONAE	M	91406	\$15.4500	APPOINTED	YES 06/10/21	846
HEMINGWAY	KIYAH	S	91406	\$15.4500	APPOINTED	YES 06/07/21	846
HENDERSON	WILLIAM	E	81111	\$72687.0000	INCREASE	YES 06/06/21	846
HENRY	ALEX	C	81111	\$72687.0000	INCREASE	YES 06/06/21	846
HENRY	NIA	I	91406	\$15.4500	APPOINTED	YES 06/15/21	846
HERNANDEZ	ELIEZER	R	91406	\$15.4500	APPOINTED	YES 06/07/21	846
HERRERA	KAREN		81111	\$82503.0000	INCREASE	YES 06/06/21	846
HIGHTOWER	SHAQUAN	T	80633	\$15.4500	RESIGNED	YES 05/22/21	846
HOLDER	SHAKENA		91406	\$15.4500	APPOINTED	YES 06/06/21	846
HOLMES NELSON	BRANDIN	H	91406	\$15.4500	APPOINTED	YES 06/07/21	846
HOLMES NELSON	TERRILL	I	90641	\$16.6264	APPOINTED	YES 06/07/21	846
HOOKER	SHANTAY		90641	\$16.6200	INCREASE	YES 06/06/21	846
HOUSTON	SCOTT	T	91406	\$15.4500	APPOINTED	YES 05/23/21	846
HUERTAS	YARITZA		06664	\$17.7200	APPOINTED	YES 06/01/21	846
HUNTER	GHUNA	E	91406	\$15.4500	RESIGNED	YES 05/08/21	846
HUNTLEY	DASHIVON		90641	\$16.6200	INCREASE	YES 06/06/21	846
HURLEY	WILLIAM	J	81111	\$72687.0000	INCREASE	YES 06/06/21	846
HUTCHINSON	SHANE	N	91406	\$15.4500	APPOINTED	YES 06/07/21	846
IMBORNONE	JOSEPH		90641	\$16.6264	APPOINTED	YES 06/13/21	846
JACK	KAI	M	71205	\$16.1000	APPOINTED	YES 06/11/21	846
JADOTTE	EDWIGE		91406	\$15.4500	APPOINTED	YES 06/14/21	846
JEAN	LESLY	K	90641	\$16.6264	APPOINTED	YES 06/04/21	846
JENKINS	SAMANTHA		81111	\$72687.0000	INCREASE	YES 06/06/21	846
JOHNSON	ELLEN		81111	\$82503.0000	INCREASE	YES 06/06/21	846
JOHNSON	JADA	C	71205	\$16.1000	APPOINTED	YES 06/16/21	846
JOHNSON	JEROME	K	91406	\$15.4500	APPOINTED	YES 06/07/21	846
JOHNSON	MELISSA		81111	\$82503.0000	INCREASE	YES 06/06/21	846
JOHNSON	SETH	A	06664	\$17.7200	APPOINTED	YES 06/13/21	846
JOHNSON	TRELL	T	91406	\$15.4500	APPOINTED	YES 05/31/21	846
JOHNSON	ZENDEA	A	91406	\$16.2700	APPOINTED	YES 06/10/21	846
JOLLY	WORLD	T	91406	\$15.4500	RESIGNED	YES 05/27/21	846
JONES	JERRY	D	90641	\$16.6264	APPOINTED	YES 06/14/21	846

Table with columns: NAME, LAST NAME, TITLE, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes entries for JONES, JORDAN, JURADO, KALEEM-RANCOURT, KAMALKHODJAEVA, KAMDEM, KELLY, KHAN, KISSANE, LAMBERT.

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 06/25/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists numerous employees including LANGDON, LARREA, LAWRENCE, LEGGETT, LESTER, LEWIS, LEMIS, LOKOYI, LOMBARDI, LOPEZ, LOPEZ, LOPEZ, LOPEZ, LOURENZ, LUDWIGSEN, LUGO, LUI, LUI, LUMSDEN JR, LUNA, LYONS, LYONS, MACKEY, MALDONADO, MALDONADO, MALUSSON, MANZELLA, MARKS, MARRERO, MARSHALL, MARTIN, MARTIN, MARTINEZ, MASSEY, MCARTHUR, MCCLEAN, MCCLELLAN, MCCOY, MCCRAE, MCDOW, MCFARLAND, MCGINLEY, MCKINNEY, MCKOY, MEGIE, MERRITT, MESSER, MIAH, MICIELI, MILES, MILLER.

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 06/25/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists numerous employees including MILLER, MITCHELL, MOE, MOGOWAN, MOLINA, MONCRIEFT, MONTERROSA, MORALES, MORSE, MULLINS, MURPHY, MUSEAU, NASH, NAVARRO, NEESON, NEGRON, NOLASCO, NUNEZ, ODOM, ORTEGA, OVERSTREET-WALL, OXLEY, PANIAGUA, PARKER, PARRA, PASTOR, PAYNE, PAZDAR, PEAT, PENNA.

Table with columns: NAME, LAST NAME, TITLE, SALARY, ACTION, PROV, EFF DATE, AGENCY. Includes entries for PENNA, PERALTA, PERALTA JR, PERKINS, PETERS-CUPIDORE, PETERSON, PHILLIPS, PIASCICK, PIERCE, PLOWDEN, POLITE, PRIMUS, PUSTAM, QUINONES, QUIZHPE-ORTEGA, RACKHAM, RAHMAN, RAMOS, RAWLINS, RAY.

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 06/25/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists numerous employees including REDDING, REEVES, REPOLLET, REYES, RICHARDSON III, RICKENBACKER, RIDDICK, RILEY, RIOS, RIOS, RIVERA, ROBINSON.



NYC HEALTH + HOSPITALS

SUPPLY CHAIN SERVICES

SOLICITATION

Construction Related Services

ELMHURST MASTER PLANNING SERVICES - Request for Proposals - PIN#2532 - Due 9-20-21 at 3:00 P.M.

The New York City Health and Hospitals Corporation (NYC Health + Hospitals), Office of Facilities Development (OFD), is seeking to an appropriately qualified Architectural/Engineering Professional Services firm ("A/E") to develop a Masterplan for the Elmhurst Hospital Campus. Elmhurst Hospital, located in the heart of the NYC borough of Queens, serves a very diverse population of more than 1 million. The Hospital is a 545 bed, fully accredited facility, which is also a Level 1 trauma center with more than 660,000 ambulatory patient visits, just under 2,000 live births and over 170,000 emergency visits annually. The hospital is not only the sole Hospital serving as the primary healthcare facility for the residents of Elmhurst and the surrounding communities, it is the only public facility.

As the communities have grown in size, so has the need for the services provided by the Hospital. Elmhurst, being the epicenter of the epicenter of the COVID-19 pandemic in the US, highlighted the importance of this institution not just to the community at large but especially important to the residents that do not have other means of obtaining quality healthcare. Elmhurst Hospital and its staff rose to the occasion in meeting the pandemic head on, leading the front line in the battle against this formidable foe. The New York City Health and Hospitals Corporation (NYC Health + Hospitals), Office of Facilities Development (OFD), is seeking to an appropriately qualified Architectural/Engineering Professional Services firm ("A/E") to develop a Masterplan for the Elmhurst Hospital Campus.

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

NYC Health + Hospitals, 50 Water Street, 5th Floor, New York, NY 10013. Nishant Kondamudi (332) 215-1558; kondamun@nychhc.org

# THE CITY NEVER SLEEPS.

Your business keeps it running. Subscribe to *The City Record* to reach thousands of opportunities in New York City government business today and every day. *The information you need to get the business you want.*

VISIT US ONLINE AT [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord)



## SUBSCRIBE TODAY! CITY RECORD ORDER FORM

6-month print subscription:  by mail \$300  by fax \$400  
1-year print subscription:  by mail \$500  by fax \$700  
Pay by:  Visa  MasterCard  AMEX  Discover  Check  
 Renewal (Customer No. \_\_\_\_\_)  New Subscription

To Pay by Credit Card Call (212) 386-6221

2% of the payment amount will be added if you pay by credit card.

Send check payable to: **The City Record**  
1 Centre Street, 17th Floor, New York, NY 10007-1602

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip+4: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Note: This item is not taxable and non-refundable. The City Record is published five days a week, except legal holidays. For more information call: 212-386-0055, fax: 212-669-3211 or email [csubscriptions@dcas.nyc.gov](mailto:csubscriptions@dcas.nyc.gov)

