



# 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 173

WEDNESDAY, SEPTEMBER 8, 2021

Price: \$4.00

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## THE CITY RECORD

**BILL DE BLASIO**

Mayor

**LISETTE CAMILO**

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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

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that Brooklyn Borough President Eric Adams, will hold a blended public hearing, as part of the meeting of the Brooklyn Borough Board.

Please note that attendees will be required to practice physical distancing and all persons over the age of two who are medically able



to tolerate a face covering will be required to wear one, 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 six [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)

Attendees who wish to join and testify remotely may do so via Webex:

Members of the public may join using the following information:

#### Event Address:

<https://nycbp.webex.com/nycbp/j.php?MTID=m9a211f23b236e542c26676f801f35b58>

Event Number: 179 740 8041

Event Password: bbbm

Agenda: Brooklyn Borough Board meeting, for 9/8/2021, at 4:00 P.M.

Webex link: 1797408041@nycbp.webex.com

Those wishing to call in without video may do so using the following information:

#### Audio Conference:

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Access Code: 179 740 8041

The Brooklyn Borough Board meeting agenda will include public hearing and vote on the following:

**210380 ZRY FRESH Update Text Amendment**

**IN THE MATTER OF** an application, submitted by the New York City Department of City Planning (DCP), pursuant to Section 201 of the New York City Charter, for an amendmentw of the Zoning Resolution (ZR) of the City of New York, to modify Article VI, Chapter 3 (Special

Regulations Applying to FRESH Food Stores), for neighborhood grocery stores in Use Group (UG) 6 throughout the City and related Sections, to expand areas in which the program is applicable and to update various requirements. The update would include an expansion of the program boundary as well as updates to all eligible areas. In addition, the proposed zoning text amendment would affect 30 community districts within the City, including where Food Retail Expansion to Support Health (FRESH) is already eligible and areas of expansion.

**210382 ZRY Health and Fitness Citywide Text Amendment IN THE MATTER OF** an application, submitted by DCP, pursuant to Section 201 of the New York City Charter, for an amendment of the ZR, to allow gymnasiums, spas and licensed massage therapy, and other health- and fitness-related uses, defined as "Physical Cultural or Health Establishments," to be as-of-right, as a Citywide zoning text amendment, that would by removing the requirement for these facilities, to receive a special permit from the New York City Board of Standards and Appeals (BSA), as a means of further enabling the establishment of small businesses, that provide health-related amenities in communities. The proposed text amendment would affect all zoning districts, but for those designated R1 and R2.

Accessibility questions: nathan.sherfinski@brooklynbp.nyc.gov, or via phone, at (718) 802-3857, by: Thursday, September 2, 2021, 5:00 P.M.



s1-8

**CITY COUNCIL**

**PUBLIC HEARINGS**

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible both in person and remotely, on the following matters in the City Council Chambers, City Hall, New York, NY 10007, commencing at 10:00 A.M. on September 10, 2021. The hearing will be live-streamed via the Council's website, at <https://council.nyc.gov/livestream/>. Please visit <https://council.nyc.gov/testify/> in advance for information about how to testify and how to submit written testimony.

**ELEVATE TRANSIT - ZONING FOR ACCESSIBILITY CITYWIDE N 210270 ZRY**

Application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, creating Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations) and modifying related Sections.

The proposed text amendment may be seen in the City Planning Calendar of June 23, 2021 (Cal. No. 18), and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

**629-639 West 142<sup>nd</sup> Street Rezoning MANHATTAN CB - 9 C 210261 ZMM**

Application submitted by Soma 142, 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 changing from an existing R6A District to an R9A District property bounded by a line midway between West 142rd Street and West 143rd Street and its westerly prolongation, a line 365 feet westerly of Broadway, West 142nd Street and its westerly prolongation, and the easterly boundary line of Riverside Park, as shown on a diagram (for illustrative purposes only) dated March 15, 2021, and subject to the conditions of CEQR Declaration E-607.

**629-639 West 142<sup>nd</sup> Street Rezoning MANHATTAN CB - 9 N 210262 ZRM**

Application submitted by Soma 142, 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.

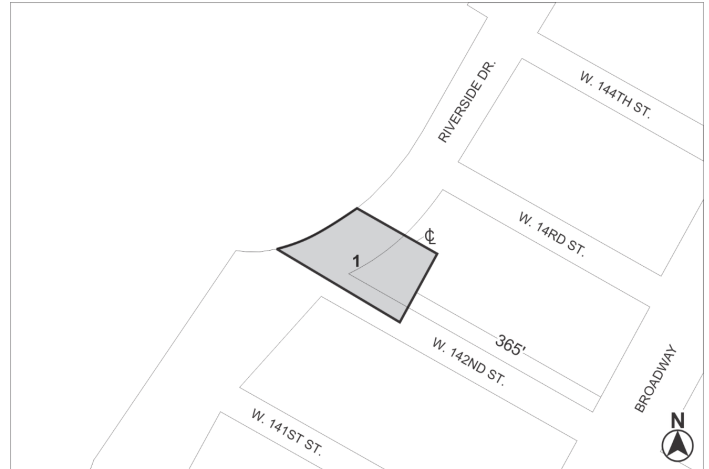
**APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

- Manhattan \* \* \*
- Manhattan Community District 9 \* \* \*

\* \* \*

Map 4 - [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 9, Manhattan

\* \* \*

**THE WINDERMERE MANHATTAN CB - 4 C 210202 ZSM**

Application submitted by Windermere Properties LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-711 of the Zoning Resolution to modify:

- the use regulations of:
  - Section 22-10 (Uses Permitted As-of Right) to allow the conversion of residential floor area to commercial floor area; and
  - Section 32-421 (Limitation on Floors Occupied by Commercial Uses) to allow commercial use in Use Group 6 uses to be located above the first story of a building occupied by residential use on its upper stories; and
- the bulk regulations of:
  - Sections 35-32 (Open Space Ratio for Residential Portions of Buildings) and 23- 15 (Open Space and Floor Area Regulations in R6 through R10 Districts) to reduce the required amount of open space;
  - Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow the building to penetrate the permitted height and setback requirements;
  - Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) to reduce the minimum required distance between legally required windows and walls; and
  - Section 23-87 (Permitted Obstructions in Courts) to allow portions of the building to be located within the inner court;

in connection with the proposed conversion, alteration and enlargement of an existing 8-story building, on property, located at 400-406 West 57<sup>th</sup> Street (Block 1066, Lot 32), in C1-8 and R8/C1- 5 Districts, within the Special Clinton 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.

**2840 Knapp Street Rezoning BROOKLYN CB - 15 C 200203 ZMK**

Application submitted by Lipkaw Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

**2840 Knapp Street Rezoning**  
**BROOKLYN CB - 15** **N 200204 ZRK**

Application submitted by Lipkaw Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**BROOKLYN**

\* \* \*

**Brooklyn Community District 15**

\* \* \*

Map 2 [date of adoption]



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 15, Brooklyn

\* \* \*

**307 Kent Avenue Rezoning**  
**BROOKLYN CB - 1** **C 200306 ZMK**

Application submitted by 307 Kent Associates, 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 M3-1 District to an M1-5 District property bounded by South 2<sup>nd</sup> Street, a line 300 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and Kent Avenue;
2. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet northwesterly of Wythe Street; and
3. establishing a Special Mixed Use District (MX-8) bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet westerly of Wythe Street;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-592.

**307 Kent Avenue Rezoning**  
**BROOKLYN CB - 1** **N 300307 ZRK**

Application submitted by 307 Kent Associates, 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**

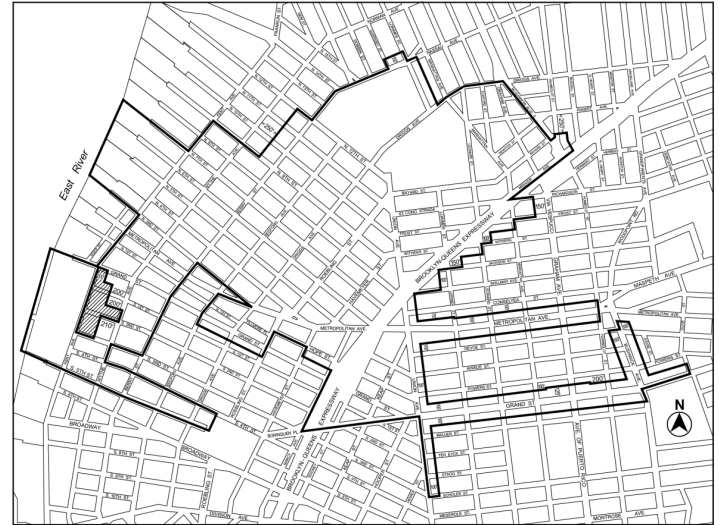
**Brooklyn**

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

Portion of Community District 1, Brooklyn

**106-02 ROCKAWAY BEACH BOULEVARD REZONING**  
**QUEENS CB - 14** **C 180395 ZMQ**

Application submitted by RBB II LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30a and 30b:

1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street; and

2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street;

as shown in a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-215.

**For questions about accessibility and requests for additional accommodations, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov) or (212) 788-6936 at least three (3) business days before the hearing.**

Accessibility questions: Kaitlin Greer, [kgreer@council.nyc.gov](mailto:kgreer@council.nyc.gov), by: Tuesday, September 7, 2021, 3:00 P.M.



s3-10

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

**The Subcommittee on Landmarks, Public Sitings, and Dispositions, will hold a public hearing, accessible both in person and remotely, on the following matters, in the City Council Committee Room, City Hall, New York, NY 10007, commencing at 10:00 A.M., on September 13, 2021. The hearing will be live-streamed, via the Council's website, at <https://council.nyc.gov/livestream/>. Please visit, <https://council.nyc.gov/land-use/>, in advance for information about how to testify and how to submit written testimony.**

**DORRANCE BROOKS SQUARE HISTORIC DISTRICT  
MANHATTAN CB - 10 N 210498 HKM**

Communication, dated June 25, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the Dorrance Brooks Square Historic District designation, designated by the Landmarks Preservation Commission, on June 15, 2021 (Designation List No. 524/LP No. 2651). The Dorrance Brooks Square Historic District consists of approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east.

**NEW YORK PUBLIC LIBRARY HARLEM BRANCH  
MANHATTAN CB - 10 N 210499 HIM**

Communication, dated June 25, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Public Library, Harlem Branch, 9 West 124th Street (Block 1722, Lot 30), by the Landmarks Preservation Commission, on June 15, 2021 (Designation List No. 524/LP No. 2652).

**KIMLAU WAR MEMORIAL LANDMARK  
MANHATTAN CB - 3 N 220003 HIM**

Communication, dated July 1, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Kimlau War Memorial (Block 117, Lot 100), by the Landmarks Preservation Commission, on June 22, 2021, (Designation List No. 525/LP-2653).

**AAKAWAXUNG MUNAHANUNG ARCHAEOLOGICAL SITE  
STATEN ISLAND CB - 3 N 220005 HIR**

Communication, dated July 1, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Aakawaxung Munahanung Archaeological Site, 298-300 Satterlee Street (Block 7857, Lot 1 in part), by the Landmarks Preservation Commission, on June 22, 2021 (Designation List No. 525/LP-2648).

**101 VARICK AVENUE  
BROOKLYN CB - 1 C 210329 PCK**

Application, submitted by the New York City Department of Transportation 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 a property, located at 101 Varick Avenue (Block 2974, Lot 113), for use as a DOT operations and warehouse facility.

**For questions about accessibility and requests for additional accommodations, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov), or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov), or (212) 788-6936, at least three (3) business days before the hearing.**

Accessibility questions: Kaitlin Greer, [kgreer@council.nyc.gov](mailto:kgreer@council.nyc.gov), by: Wednesday, September 8, 2021, 3:00 P.M.



s7-13

## CITY PLANNING

### ■ NOTICE

**NOTICE OF PUBLIC HEARING ON THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 21DCP103M)**

**Starrett-Lehigh and Terminal Warehouse Rezoning**

**Project Identification**

CEQR No. 21DCP103M  
ULURP Nos. 210408 ZMM; N210409 ZRM  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
120 Broadway, 31st 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 June 21, 2021, for a Draft Environmental Impact Statement (DEIS) for the Starrett-Lehigh and Terminal Warehouse Rezoning proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, September 22, 2021, at 10:00 A.M. in conjunction with the CPC's public hearing pursuant to ULURP. Comments are requested on the DEIS and will be accepted through October 4, 2021. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public hearing remotely.**

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: 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 October 4, 2021. They can be submitted via email to [21DCP103M\\_DL@planning.nyc.gov](mailto:21DCP103M_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 [sshlooe@planning.nyc.gov](mailto:sshlooe@planning.nyc.gov).

In addition, the DEIS and Final Scope of Work are available for download, at <https://www1.nyc.gov/site/planning/applicants/scoping-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 Applicants, RXR SL Owner LLC and Terminal Fee Owner LP, are seeking a zoning map amendment and zoning text amendment (the Proposed Actions) affecting two Manhattan blocks bounded by West 28th Street to the north, Eleventh Avenue to the east, West 26th Street to the south, and Twelfth Avenue/Route 9A to the west (Block 672, Lot 1 and Block 673, Lot 1); these blocks contain the Starrett-Lehigh Building and the Terminal Warehouse (the project area), located in the West Chelsea neighborhood of Manhattan, Community District 4. The zoning map amendment would extend the Special West Chelsea District (WCh) over the project area and change the underlying zoning district from M2-3 to M2-4. The proposed zoning text amendments would create new subarea (Subarea K) in WCh and, within such subarea, modify certain use, signage, sidewalk café, and loading requirements. The Analysis Year for the Proposed Actions is 2025.

The following Actions would be required in accordance with ULURP and Section 200 of the New York City Charter:

- Zoning map amendment to change the rezoning area from M2-3 to M2-4 and to extend the Special West Chelsea District over the project area; and
- Zoning text amendment to establish Subarea K of the Special West Chelsea District over the project area

The Proposed Actions would allow the Applicants to lease space in the Starrett-Lehigh Building and Terminal Warehouse to a more diverse range of tenant types, giving the applicants the flexibility needed to respond to changes in the economy over the long term. Both buildings are currently occupied by a number of different types of businesses—including eating and drinking establishments, office, showroom and studio space (Use Groups 6, 7, and 9) and warehouse and storage space (Use Group 16. Additionally, the Starrett-Lehigh Building contains manufacturing uses (Use Groups 16 and 17). Subarea K would allow uses (Use Group K uses) within the following Use Groups to be located within the Starrett-Lehigh and Terminal Warehouse buildings: Use Groups 3A, 4A, 6A (food stores, including supermarkets, grocery stores or delicatessen stores without limitation to 10,000 square feet of floor area per establishment or zoning square feet (zsf)), 6C, 9A, 10A, and 12B. At present, these uses are either not permitted or are permitted with restrictions in the underlying M2-3 and proposed M2-4 districts. Together, these new uses fall within the categories of community facilities, such as academic or university space, and medical offices, and commercial uses, such as local and destination retail. No residential uses, community facility uses that provide living or sleeping accommodations of any kind, or hotels would be permitted. The Proposed Actions would not result in increased floor area or construction (other than tenant fit out).

Specifically, the Proposed Actions would allow the following:

- Within the Starrett-Lehigh Building, up to 25 percent (or approximately 459,000 zsf) of the building to contain tenants consistent with the Use Groups 3A, 4A, 6C, 9A, and 10A (Subarea K uses that are not already allowed in the M2 district). All Use Group 10A uses shall not be greater than 15 percent of floor area (or approximately 275,000 zsf).
- Within the Terminal Warehouse building, up to 25 percent (or approximately 282,000 zsf) of the building to contain tenants consistent with the Use Groups 3A, 4A, 6C, 9A, and 10A (Subarea K uses that are not already allowed in the M2 district). All Use Group 10A uses shall not be greater than 15 percent of floor area (or approximately 171,000 zsf).

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 transportation (traffic, transit and pedestrian).

The DEIS considers two alternatives – a No-Action Alternative, a No Unmitigated Significant Adverse Impact Alternative. The No-Action Alternative examines future conditions within the Project Area, but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). The No Unmitigated Significant Adverse Impacts

Alternative examines a scenario in which the density and other components of the Proposed Actions are changed specifically to avoid the unmitigated significant adverse impacts associated with the Proposed Actions.

☛ s8

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

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, September 22, 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/287262/1>

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 (link above).

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.

### CITYWIDE

#### No. 1

### HEALTH AND FITNESS CITYWIDE TEXT AMENDMENT

#### CITYWIDE

N 210382 ZRY

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to allow gymnasiums, spas, and other health- and fitness-related uses as-of-right.

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 2

#### Construction of Language and Definitions

\* \* \*

12-10

DEFINITIONS

Words in the text or tables of this Resolution which are italicized shall be interpreted in accordance with the provisions set forth in this Section.

\* \* \*

[Note: This definition is being replaced by the definition #Unlicensed physical treatment establishment#]

Adult physical culture establishments

An "adult physical culture establishment," is any establishment, club or business by whatever name designated which offers or advertises or is equipped or arranged so as, to provide as part of its services, massages, body rubs, alcohol rubs, baths or other similar treatment, by members of the opposite sex, except for activities which are excluded below or defined under #physical culture or health establishment# in Section 12-10 and which are, therefore, not included within the definition of an #adult physical culture establishment#:

- (1) treatment by a licensed physician, a licensed chiropractor, a licensed osteopath, a New York licensed masseur or masseuse, a licensed practical nurse or a registered professional nurse;
(2) electrolysis treatment by a licensed operator of electrolysis equipment;
(3) hospitals, #long-term care facilities#, or ambulatory diagnostic or treatment health care facilities listed in Use Group 4;
(4) barbershops or beauty parlors which offer massage, to the scalp, the face, the neck or shoulders only; and
(5) athletic facilities of an educational institution including an alumni club, or of a philanthropic or charitable institution.

#Adult physical culture establishments# are not permitted in any District.

Advertising sign — see Sign, advertising

\* \* \*

Health and fitness establishments

A "health and fitness establishment" is any establishment that is equipped and arranged, to provide instruction, services, or activities which improve or affect a person's physical condition by physical exercise or provide relaxation services.

#Health and fitness establishments# include, but are not limited to, the following:

- (a) establishments containing high-intensity #uses#, including:
(1) gymnasiums where the predominant use of floor space involves the use of exercise equipment or weights; or
(2) gymnasiums and other indoor recreation establishments used for activities, including basketball, martial arts for adults, handball, paddleball, racquetball, squash, tennis, rock climbing, soccer, or volleyball;
(b) other establishments used for exercises including aerobics, exercise dance, youth martial arts, Pilates, or yoga studios; and
(c) therapeutic or relaxation service establishments including tanning salons, spas, bathhouses, isolation flotation tanks, or meditation facilities.

Establishments containing high-intensity #uses# listed above are subject to the supplemental #use# regulations of Sections 32-413 and 123-33, as applicable.

For "physical culture or health establishments" existing on [date of adoption] that were allowed, pursuant to special permit by the Board of Standards and Appeals, such establishments may continue under the terms and conditions established, at approval and may continue after the expiration of such special permit, provided that such establishment is not #enlarged#, #expanded#, or otherwise changed in a manner that deviates from the approved establishment.

As an alternative, a "physical culture or health establishment" existing on [date of adoption] may continue pursuant, to the applicable provisions for #health and fitness establishments#, and may #enlarge#, #expand#, or change the range of activities therein, in accordance with the District regulations, provided that any applicable supplemental #use# regulations are met.

Height factor

\* \* \*

Outer court recess — see Court recess, outer-

Physical culture or health establishments

A "physical culture or health establishment" is any establishment or facility, including #commercial# and non-#commercial# clubs, which is

equipped and arranged, to provide instruction, services, or activities which improve or affect a person's physical condition by physical exercise or by massage. Physical exercise programs include aerobics, martial arts or the use of exercise equipment.

Therapeutic or relaxation services, such as sun tanning, baths, showers, tubs, jacuzzis, whirlpools, saunas, steam rooms, isolation flotation tanks and meditation facilities may be provided only as #accessory#, to the physical exercise program or massage facility. Except as specifically provided in Special Purpose Districts, #physical culture or health establishments# are only permitted pursuant, to the provisions of Section 73-36. No license or permit shall be issued by the New York City Department of Health in conjunction with any health-related facility/services, pursuant to this Section until a certificate of occupancy has been issued by the Department of Buildings establishing the #use# of the premises as a #physical culture or health establishment#.

Plaza

\* \* \*

Unlicensed physical treatment establishment

An #unlicensed physical treatment establishment# is any establishment that includes as part of its services, whether as a principal #use# or as an #accessory use#, massages, body rubs, alcohol rubs, baths or other similar treatment administered by a person that is not a healthcare professional licensed by the State of New York, or under the supervision of such licensee. However, #unlicensed physical treatment establishments# shall not include barbershops or beauty parlors that offer massage, to the scalp, the face, the neck or shoulders only.

#Unlicensed physical treatment establishments# shall not be permitted in any District.

Urban plaza — see Plaza, urban

\* \* \*

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 2 Use Regulations

\* \* \*

22-10 USES PERMITTED AS-OF-RIGHT

\* \* \*

22-14 Use Group 4 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Use Group 4 consists primarily of community facilities that:

- (1) may appropriately be located in #residential# areas, to provide recreational, religious, health and other essential services for the residents; or
(2) can perform their activities more effectively in a #residential# environment, unaffected by objectionable influences from adjacent medium and heavy industrial #uses#; and
(3) do not create significant objectionable influences in #residential# areas.

Those open #uses# of land which are compatible with a #residential# environment are also included.

A. #Community facilities#

Ambulatory diagnostic or treatment health care facilities<sup>1</sup>, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments#, or ophthalmic dispensing. In #buildings# containing #residences#, such facilities shall be limited to locations below the level of the first #story# ceiling, except that such facilities may be located on a second #story# provided there is separate access from the outside or directly from a portion of such facility located on the ground floor.

Clubs<sup>2</sup>, except:

- (a) clubs, the chief activity of which is a service predominantly carried on as a business;
(b) non-commercial outdoor swimming pool clubs; or
(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

(d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10

\*\*\*

22-20 USES PERMITTED BY SPECIAL PERMIT

22-21 By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

\*\*\*

R1 R2 Clubs, except:

- (a) clubs, the chief activity of which is a service predominantly carried on as a business;
(b) non-commercial outdoor swimming pool clubs; or
(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

(d) any activities or #uses# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10

\*\*\*

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

Chapter 2 Use Regulations

\*\*\*

32-10 USES PERMITTED AS-OF-RIGHT

\*\*\*

32-15 Use Group 6 C1 C2 C4 C5 C6 C8

Use Group 6 consists primarily of retail stores and personal service establishments which:

- (1) provide for a wide variety of local consumer needs; and
(2) have a small service area and are, therefore, distributed widely throughout the City.

Public service establishments serving small areas are also included. Retail and service establishments are listed in two subgroups, both of which are permitted in all C1 Districts.

\*\*\*

C. Retail or Service Establishments

\*\*\*

Gift shops [PRC-B]

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment [PRC-B]

Interior decorating establishments, provided that #floor area# used for processing, servicing or repairs shall be limited to 750 square feet per establishment [PRC-B]

\*\*\*

E. Clubs

Non-commercial clubs, without restrictions on activities or facilities except for any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 [PRC-D]

\*\*\*

32-18 Use Group 9 C2 C4 C5 C6 C8

Use Group 9 consists primarily of business and other services which:

- (1) serve a large area and are, therefore, appropriate in secondary, major or central commercial shopping areas, and
(2) are also appropriate in local service districts, since these are typically located on the periphery of major or secondary centers.

A. Retail or Service Establishments

\*\*\*

Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, limited, to the following aggregate dock capacities per #zoning lot#:

200 in C2 Districts; 500 in C4-1, C4-2, C4-3, C4-4, C8-1, C8-2, C8-3 Districts; 2,500 in C4-4A, C4-5, C4-6, C4-7, C5, C6, C8-4 Districts.

"Dock capacity" is the U.S. Coast Guard-certified capacity of the largest vessel using a dock. "Aggregate dock capacity" is the sum of the dock capacities of all docks on the #zoning lot# [PRC-H]

\*Gymnasiums, used exclusively for basketball, handball, paddleball, racketball, squash and tennis. [PRC-B]

\*\*#Health and fitness establishments#, open or enclosed, with no limitation on #floor area# per establishment [PRC-B]

\*Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures or plates, not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects [PRC-B1]

\*\*\*

\* In C4 or C5 Districts, a #use# in Use Group 9, marked with an asterisk, shall not be located on the ground floor of a #building# unless such #use# is, at least 50 feet from the #street wall# of the #building# in which it is located, as provided in Section 32-423 (Limitation on ground floor location)

\*\* In C1-8 and C1-9 Districts, and in C1 Districts mapped within an R9 or an R10 District, #uses# marked with two asterisks shall be allowed as-of-right

\*\*\*

32-23 Use Group 14 C2 C3 C7 C8

Use Group 14 consists of the special services and facilities required for boating and related activities.

A. Retail or Service

\*\*\*

Fishing tackle or equipment, rental or sales [PRC-B1]

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment [PRC-B]

Ice vending machines, coin-operated, including those machines that are self-contained, dealing directly with the ultimate consumer. Such self-contained machines shall be limited to 1,600 pounds capacity solely for the use of such self-contained machines

\*\*\*

B. Clubs

Non-commercial clubs, without restrictions on activities or facilities except for any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 [PRC-D]

\*\*\*

32-30 USES PERMITTED BY SPECIAL PERMIT

32-31 By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3

\*\*\*

C6

Newspaper publishing establishments

C1-8X C1-9 C2 C4 C5 C6 C8

#Physical culture or health establishments#, including gymnasiums (not permitted under Use Group 9), massage establishments [PRC-B]

C1 C2 C3 C4 C5 C6 C7 C8

Public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet

\*\*\*

32-40 SUPPLEMENTARY USE REGULATIONS

32-41 Enclosure Within Buildings C1 C2 C3 C4 C5 C6 C8

In the districts indicated, except as otherwise specifically provided in the Use Groups permitted in such districts and in Sections 36-11 (General Provisions); and 36-61 (Permitted Accessory Off-street Loading Berths) and 73-36 (Physical Culture or Health Establishments), all permitted #uses# which are created by #development#, or which are #enlarged# or #extended#, or which result from a change of #use# shall be subject, to the provisions of this Section with respect to enclosure within #buildings#. With respect, to the #enlargement# or #extension# of an existing #use#, such provisions shall apply, to the #enlarged# or #extended# portion of such #use#.

\*\*\*

**32-413  
Health and Fitness Establishments**  
C1 C2 C3 C4 C5 C6

In the districts indicated, high-intensity #uses#, as listed in the definition of #health and fitness establishments#, shall be subject, to the following additional enclosure and environmental conditions:

- (a) such high-intensity #uses# shall be located within #completely enclosed buildings#; and
- (b) where such high-intensity #use# is located in a #building# containing any #residential#, #community facility#, or #commercial use#, an acoustical engineer shall verify to the Department of Buildings prior to the issuance of a Certificate of Occupancy that such #use# is designed according to International Organization for Standardization (ISO) or American National Standards Institute (ANSI) standards for noise control to meet the New York City Noise Code, administered by the Department of Environmental Protection.

Such high-intensity #uses# shall meet the following standards for noise and vibration:

- (1) impact noise measurement shall comply with ISO 16283-2:2020, or subsequent versions; and
- (2) vibration measurement shall comply with ISO 8041:2005 or ANSI/ASA S2.71, or subsequent versions, for on-site vibration measurement and analysis.

\*\*\*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

\*\*\*

**Chapter 2  
Use Regulations**

\*\*\*

**42-10  
USES PERMITTED AS-OF-RIGHT**

\*\*\*

**42-13  
Use Groups 6C, 9A and 12B**  
M2 M3

Use Groups 6C, 9A and 12B as set forth in Sections 32-15, 32-18, and 32-21. Use Group 6C shall be limited to antique stores; art galleries, commercial; artists' supply stores; automobile supply stores; banks; bicycle sales; candy or ice cream stores; cigar or tobacco stores; custom furrier shops; docks for ferries or water taxis; eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less; eating or drinking establishments with musical entertainment but not dancing, with a capacity of 200 persons or less; frozen food lockers; fishing tackle or equipment, rental or sales; #health and fitness establishments#; jewelry or art metal craft shops; locksmith shops; meeting halls; millinery shops; music stores; newsstands, open or closed; paint stores; picture framing shops; and watch or clock repair shops.

Use Group 9A shall be limited to blueprinting or photostating establishments; business schools or colleges; #health and fitness establishments#; medical or dental laboratories; musical instrument repairs; printing establishments; public auction rooms; studios - art, music, dancing, or theatrical; trade or other schools for adults; typewriter or other small business machine sales, rental or repairs; and umbrella repairs.

Use Group 12B shall be limited to antique stores; art galleries, commercial; candy or ice cream stores; cigar or tobacco stores; delicatessen stores; jewelry or art metal craft shops; music stores; and newsstands.

\*\*\*

**42-14  
Use Group 17**

M1 M2 M3

[Note: This Section is also proposed to be amended as part of N 210423 ZRM: SoHo-NoHo Neighborhood Plan]

Use Group 17 consists primarily of #manufacturing uses# that:

- (1) can conform to high performance standards by controlling objectionable influences; and
- (2) in so doing, can limit their impact on adjacent residential areas; and
- (3) normally generate a great deal of traffic, both pedestrian and freight.

\*\*\*

D. Special #uses# in M1-5A and M1-5B Districts

M1-5A M1-5B

\*\*\*

(3) In addition, to the above restrictions, the following #uses# are not permitted as of right in any #building or other structure# or on any tract of land in M1-5A or M1-5B Districts:

\*\*\*

(e) Banquet halls, wedding chapels, and catering establishments, #physical culture or health establishments#, including gymnasiums, reducing salons, massage establishments or steam baths. However, this provision shall not apply to gymnasiums occupying not more than 10,000 square feet and used exclusively for the following sports facilities: basketball, handball, squash and tennis.

\*\*\*

**42-30  
USES PERMITTED BY SPECIAL PERMIT**

**42-31  
By the Board of Standards and Appeals**

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

\*\*\*

M1-5A M1-5B M1-5M M1-6M  
Eating or drinking establishments, with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing [PRC-D]

M1 M2 M3-  
#Physical culture or health establishments#, including gymnasiums (not permitted under Use Group 9), and massage establishments

M1 M2 M3  
Radio or television towers, non-#accessory#

\*\*\*

**ARTICLE V  
NON-CONFORMING USES AND NON-COMPLYING BUILDINGS**

**Chapter 2  
Non-Conforming Uses**

\*\*\*

**52-70  
TERMINATION OF CERTAIN NON-CONFORMING USES AFTER AMORTIZATION**

\*\*\*

**52-76  
Adult Physical Culture Establishments**

In all districts, any #adult physical culture establishment#, unless subject to an earlier termination requirement contained in this Resolution, shall terminate not later than one year after November 16, 1978, and thereafter the space formerly occupied by such #use# shall be used only for a conforming #use#.

\*\*\*

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

**Chapter 2  
Special Regulations Applying in the Waterfront Area**

\*\*\*

**62-20  
SPECIAL USE REGULATIONS**

**62-21  
Classification of Uses in the Waterfront Area**

\*\*\*

**62-212  
Waterfront-Enhancing (WE) uses**

WE #uses# comprise a group of primarily recreational, cultural, entertainment or retail shopping #uses# that, when located, at the water's edge, add, to the public use and enjoyment of the waterfront. WE #uses# shall be limited, to the following:

\*\*\*

From Use Group 9:

\*Boat showrooms or sales establishments

Catering establishments (also listed in Use Group 13)

Gymnasiums used exclusively for basketball, handball, paddleball, racketball, squash and tennis

#Health and fitness establishments# with no limitation on #floor area# per establishment

Wedding chapels or banquet halls (also listed in Use Group 13)



\* \* \*

ARTICLE VII  
ADMINISTRATION

Chapter 3  
Special Permits by the Board of Standards and Appeals

\* \* \*

73-10  
SPECIAL PERMIT USES

73-11  
General Provisions

Subject, to the general findings required by Section 73-03 and in accordance with the provisions contained in Sections 73-12 to 73-36 73-35, inclusive, the Board of Standards and Appeals shall have the power to permit special permit #uses#, and shall have the power to impose appropriate conditions and safeguards thereon.

\* \* \*

73-36  
Physical Culture or Health Establishments

(a) In C1-8X, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board of Standards and Appeals may permit #physical culture or health establishments# as defined in Section 12-10, including gymnasiums (not permitted under Use Group 9) or massage establishments other than #adult physical culture establishments#, for a term not to exceed 10 years, provided the following findings are made:

- (1) that such #use# is so located as not to impair the essential character or the future use or development of the surrounding area; and
- (2) that such #use# contains:
  - (i) one or more of the following regulation size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or
  - (ii) a swimming pool of a minimum 1,500 square feet; or
  - (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or
  - (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.

Therapeutic or relaxation services may be provided only as #accessory# to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section:

(b) In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the Board may permit #physical culture or health establishments# located on the roof of a #commercial building# or the #commercial# portion of a #mixed building#, provided the following additional findings are made:

- (1) that such #use# shall be an incidental part of a permitted #physical culture or health establishment# located within the same #commercial# or #mixed building#;
- (2) that such #use# shall be open and unobstructed, to the sky;
- (3) that such #use# shall be located on a roof not less than 23 feet above #curb level#;
- (4) that the application for such #use# shall be made jointly by the owner of the #building# and the operator of such #physical culture or health establishment#; and
- (5) that the Board shall prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to, requirements for the location, size and types of signs, limitations on the manner and/or hours of operation, shielding of floodlights, adequate screening, and the control of undue noise including the amplification of sound, music or voices.

(c) No special permit shall be issued, pursuant to this Section unless:

- (1) the Board shall have referred the application, to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory; and
- (2) the Board, in any resolution granting a special permit, shall have specified how each of the findings required by this Section are made.

The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted #use# has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards

including location of #signs# and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

73-40  
MODIFICATIONS OF USE OR PARKING REGULATIONS

\* \* \*

ARTICLE VII  
ADMINISTRATION

Chapter 4  
Special Permits by the City Planning Commission

\* \* \*

74-74  
Large-scale General Development

\* \* \*

74-744  
Modification of use regulations

(a) #Use# modifications

\* \* \*

(4) #Physical culture or health establishments#

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

\* \* \*

ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS

Chapter 1  
Special Midtown District

\* \* \*

81-06  
Applicability of Article VII Provisions

81-061  
Applicability of Article VII, Chapter 3

\* \* \*

Within the #Special Midtown District#, the following provisions regarding special permits by the Board of Standards and Appeals shall only be applicable as modified below:

Section 73-16 (Public Transit, Railroad or Electrical Utility Substations) shall be applicable subject, to the provisions of the #Special Midtown District#.

Section 73-28 (Newspaper Publishing) shall be applicable subject, to the provisions of the #Special Midtown District#.

Section 73-36 (Physical Culture or Health Establishments) shall be applicable subject, to the locational restrictions of the #Special Midtown District#.

Section 73-51 (Modification of Supplementary Use Regulations) shall be applicable subject, to the height and setback or alternate height and setback regulations of the #Special Midtown District#.

Section 73-52 (Modifications for Zoning Lots Divided by District Boundaries) shall be applicable subject, to the height and setback or alternate height and setback regulations of the #Special Midtown District#.

\* \* \*

81-60  
SPECIAL REGULATIONS FOR THE EAST MIDTOWN SUBDISTRICT

\* \* \*

81-62  
Special Use Provisions

\* \* \*

81-622  
Location of uses in mixed buildings

For #mixed buildings developed# on #qualifying sites#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit the following #uses#, subject, to the underlying zoning district regulations, on the same #story# as, or, at any #story# above, #residential uses#, provided that no access exists between such #uses#, at any level above the ground floor:

- open or enclosed observation decks;
- open or enclosed publicly accessible spaces;
- eating or drinking establishments, as listed in Use Groups 6A, 6C, 10A and 12A;

bowling alleys, as listed in Use Group 8A and 12A;  
 theaters, as listed in Use Group 8A;  
 commercial art galleries, as listed in Use Group 6C;  
 gymnasiums, used exclusively for basketball, handball, paddleball, racquetball, squash and tennis, as listed in Use Group 9A;  
#health and fitness establishments#, as listed in Use Groups 6C and 9A;  
 wedding chapels and banquet halls, as listed in Use Group 9A;  
 enclosed skating rinks, as listed in Use Group 12A;  
 swimming pools and gymnasium #uses# which are #accessory# to any other #use# located within the #building#; and  
 #physical culture or health establishments# permitted, pursuant to Section 73-36.  
 For such #uses#, the provisions of Section 32-41 (Enclosure Within Buildings) shall not apply.

\* \* \*

**81-70  
 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT**

\* \* \*

**81-72  
 Use Regulations Modified**

\* \* \*

**81-722  
 Use Group T**

The following #uses# are subject, to the limitations on location and #floor area# of the underlying zoning district:

#Uses# marked with an asterisk (\*) are allowed only on #narrow street# frontages.  
 #Uses# marked with double asterisks (\*\*) are allowed only on floors other than the ground floor.  
 #Uses# marked thus (\*\*\*) qualify as #uses# satisfying the requirements of Section 81-724 (Requirements for entertainment-related uses).

#Use# \* \* \*

- Gift shops
- \*Gymnasiums
- Hair products for headwear
- Hardware stores
- #Health and fitness establishments#

Historical exhibits - not permitted in C5 Districts \* \* \*

**ARTICLE VIII  
 SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
 Special Limited Commercial District**

**83-00  
 GENERAL PURPOSES**

**83-03  
 Use Group "LC"**

Use Group "LC" comprises #residential uses# listed in Use Groups 1 and 2, and a group of specially related #uses# selected from Use Groups 3, 4, 5, 6, 8 and 9, to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the residents of the surrounding communities and of the many visitors who are, attracted to its activities.

\* \* \*

G. Retail or Service Establishments

\* \* \*

- Gift shops
- \*Gymnasiums, used exclusively for basketball, handball, squash and tennis
- #Health and fitness establishments#

Interior decorating establishments, provided that #floor area# used for processing, servicing, or repairs shall be limited to 750 square feet per establishment

\* \* \*

Photographic studios  
~~\*\*\*Physical culture or health establishments#, including gymnasiums (not listed under Use Group 9); reducing salons, massage establishments or steam baths, but other than #adult physical culture establishments#~~  
 Picture framing shops \* \* \*

\* In #Special Limited Commercial Districts#, a #use# marked with an asterisk (\*) shall not be located on the ground floor of a #building# unless such #use# is, at least 50 feet from the #street# wall of the #building# in which it is located

\*\*\* In #Special Limited Commercial Districts#, a #use# marked with a double asterisk (\*\*) shall be permitted only by special permit of the Board of Standard and Appeals, pursuant to Section 73-36 (Physical Culture or Health Establishments)

\* \* \*

**ARTICLE VIII  
 SPECIAL PURPOSE DISTRICTS**

**Chapter 4  
 Special Battery Park City District**

\* \* \*

**84-00  
 GENERAL PURPOSES**

\* \* \*

**84-03  
 Use Regulations (For Zone A and Zone C)**

\* \* \*

**84-031  
 Special permit uses**

\* \* \*

The following #uses# are permitted only by special permit of the Board of Standards and Appeals:

- Electrical or gas utility substations, open or enclosed, pursuant to Section 73-14
- Public utility stations for oil or gas metering or regulating, pursuant to Section 73-15
- Telephone exchanges or other communications equipment structures, pursuant to Section 73-14

In Zone A, #physical culture or health establishments# in subzone A-4 only, pursuant to Section 73-36. However, #physical culture or health establishments# located below the level of the first #story# ceiling shall not be permitted to front on the #Esplanade#.

\* \* \*

**84-10  
 ZONE A GENERAL DISTRICT REGULATIONS**

\* \* \*

**84-12  
 Use Regulations**

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial uses#, #residential uses# are permitted on the same #story# as a #commercial use#, provided no access exists between such #uses#, at any level containing #residences# and provided any #commercial uses# are not located over any #residences#. However, such #commercial use# may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from #commercial uses# exists within the #building#.

Notwithstanding any other provisions of this Resolution, the permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000 square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

- (a) in any #building# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and
- (b) supermarkets are permitted with no limitation on #floor area#.

Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel uses#, or both #residential# and hotel #uses#.

In the case of hotel #uses# on this #zoning lot#:

- (1) a #physical culture or health establishment# #health and fitness establishment# may be permitted; and
(2) an eating and drinking establishment, as permitted in Section 32-15 (Use Group 6), and a #physical culture and health establishment# #health and fitness establishment# or a non-#residential accessory use#, may be located above a #story# containing #residential uses#.

84-30 ZONE C

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

84-32 Use Regulations

Use regulations applicable in C6-6 Districts shall apply subject, to the provisions of Sections 84-031 (Special permit uses) and 84-032 (Uses not permitted). In addition, the following #uses# shall be permitted:

Indoor interactive entertainment facilities, with eating and drinking, consisting of mechanical, electronic or computer supported games provided that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms.

Parking facilities, public, subject to Section 84-341

#Physical culture or health establishments#

Sporting goods or equipment, sale or rental, including instruction in skiing, sailing or skin diving, as permitted in Use Group 14

\*\*\*

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 4 Special Sheepshead Bay District

94-00 GENERAL PURPOSES

\*\*\*

94-06 Special Use Regulations

94-061 Permitted residential, community facility and commercial uses

A. #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

B. #Commercial uses#

In Areas A, B, C, D and E, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, only those #commercial uses# listed in Section 94-062 (Use Group SB), those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, 9 and 14, and those #uses# permitted, pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section 32-15 (Use Group 6), shall also be allowed on a #zoning lot# existing on May 27, 2015, for a period of 10 years from such date. Such food store shall be limited to one such establishment per #zoning lot# and shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space. There shall be no limitation on the amount of #floor area# utilized for eating or drinking places as listed in Use Group SB, pursuant to Section 94-062.

In Area F, only #commercial uses# listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area G, only #commercial uses# listed in Use Groups 6, 7, 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area H, except for #uses# permitted, pursuant to Section 94-063, #commercial uses# shall be limited to those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 and the following #uses#:

\*\*\*

Gift shops

Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

Hardware stores, limited to marine supplies

\*\*\*

94-062 Use Group SB

In Areas A, B, C, D and E, except as stated in this Section, all #commercial uses# permitted by Use Group SB shall be limited to a maximum #floor area# of 3,500 square feet per establishment and to a maximum frontage per establishment, at ground floor level of 35 feet when facing any plaza, Emmons Avenue, Sheepshead Bay Road, Ocean Avenue and Bedford Avenue. Any #use# marked with a single asterisk (\*) shall not be located on the ground floor of a #building#.

\*\*\*

C. Retail or service establishments

\*\*\*

Gift shop

\*Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

Jewelry or art metal shops

\*\*\*

Photographic equipment or supply stores

\*\*#Physical culture or health establishments#, other than #adult physical culture establishments#, including gymnasiums, having a rated capacity of not more than 50 people

Picture framing shops

\*\*\*

\*\* #Uses# listed in Use Group SB, marked with a double asterisk, are permitted only by special permit of the Board of Standards and Appeals, pursuant, to the provisions of Section 73-36

\*\*\*

94-064 Supplementary use regulations

The provisions of Article VII, Chapter 3 (Special Permits by the Board of Standards and Appeals), Sections 73-10 through 73-52, relating to modifications of #use#, shall not apply in the Special District, except that Section 73-36 (Physical Culture or Health Establishments) shall be applicable.

\*\*\*

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 5 Special Transit Land Use District

95-00 GENERAL PURPOSES

\*\*\*

95-08 Special Use Regulations

\*\*\*

95-081 Use Group T

Use Group T comprises a group of retail establishments selected to promote and strengthen retail business in the Special District. #Uses# marked with an asterisk (\*) shall not be located, at the subway mezzanine level or along the bounding walls of a transit easement volume.

\*\*\*

D. Retail or Service Establishments

\*\*\*

Gift shops

\*\*Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#

\*Ice cream stores

\*\*\*

Photographic studios

\*\*#Physical culture or health establishments#, including gymnasiums (not listed under Use Group 9), reducing salons, massage establishments or steam baths, but other than #adult physical culture establishments#

Picture framing shops

\* \* \*

\*\*\* #Uses# in Use Group T marked with a double asterisk are permitted only by special permit of the Board of Standards and Appeals, pursuant, to the provisions of Section 73-36

\* \* \*

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 7 Special 125th Street District

\* \* \*

97-20 LOCATION AND ACCESS REGULATIONS

\* \* \*

97-21 Supplemental Use and Streetscape Regulations Along 125th Street

\* \* \*

97-212 Uses not permitted on the ground floor of buildings

The following #uses# are not permitted within #stories# that have a floor level within five feet of #curb level# in #buildings developed# after April 30, 2008, or within #stories# that have a floor level within five feet of #curb level# within portions of #buildings enlarged# after April 30, 2008, where such #building# or portion of a #building# fronts upon 125th Street, or is within 100 feet from 125th Street. Entranceways and lobby space for access to such #uses# shall be permitted, at the ground floor level, pursuant, to the provisions of Section 97-213 (Access to non-ground floor uses).

\* \* \*

From Use Groups 9A, 9B and 9C:

All #uses#, except for #gymnasiums# #health and fitness establishments#, public auction rooms, photographic developing or printing establishments for the consumer, or art, music, dancing or theatrical studios.

\* \* \*

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 9 Special Madison Avenue Preservation District

99-00 GENERAL PURPOSES

\* \* \*

99-03 Special Use Regulations

\* \* \*

99-031 Use Group MP

Use Group MP comprises a group of #commercial# establishments selected to promote and strengthen the existing #commercial# character of the Special District. The #commercial uses# listed in Table A of this Section are permitted in any portion of the Special District located within a C1 District. The #commercial uses# listed in Tables A and B of this Section are permitted in any portion of the Special District located within a C5 District.

Table A

\* \* \*

B. Retail or Service Establishments

\* \* \*

Hardware stores

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment

Interior decorating establishments, provided that #floor area# used for processing, servicing, or repairs shall be limited to 750 square feet per establishment

\* \* \*

Table B

A. Retail or Service Establishments

\* \* \*

Furniture stores, with no limitation on #floor area# per establishment

\*Gymnasiums, used exclusively for basketball, handball, squash and tennis

#Health and fitness establishments#, open or enclosed, with no limitation on #floor area# per establishment

\*Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures, or plates, not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects

\*Motion picture production studios

Musical instrument repair shops

Office or business machine stores, sales or rental (limited to 40 linear feet of #street# frontage)

\*\*\*#Physical culture or health establishments#, including gymnasiums (not listed under Use Group 9), reducing salons, massage establishments or steambaths, but other than #adult physical culture establishments#

Plumbing, heating, or ventilating equipment showrooms, without repair facilities (limited to 40 linear feet of #street# frontage)

\* \* \*

#Uses# in Use Group MP marked with a double asterisk (\*\*\*) are permitted only by special permit of the Board of Standards and Appeals, pursuant, to the provisions of Section 73-36

\* \* \*

ARTICLE X SPECIAL PURPOSE DISTRICTS

Chapter 4 Special Manhattanville Mixed Use District

\* \* \*

104-10 SPECIAL USE REGULATIONS

\* \* \*

104-16 Use Group MMU

Use Group MMU comprises a group of #uses# selected from Use Groups 3, 4, 6, 7, 8, 9, 10, 12 and 17, as modified, including any of such #uses# that are #accessory# to a college or university and open, to the public.

\* \* \*

From Use Group 6C:

\* \* \*

Gift shops

#Health and fitness establishments#, open or enclosed, limited to 10,000 square feet of #floor area# per establishment

Interior decorating establishments, provided that #floor area# used for processing, servicing or repairs shall be limited to 750 square feet per establishment

\* \* \*

From Use Group 9A:

Automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery

Clothing or costume rental establishments

#Health and fitness establishments#, open or enclosed, with no limitation on #floor area# per establishment

Musical instrument repair shops

\* \* \*

#Accessory uses# to all the above #uses# are permitted.

#Physical culture or health establishments# are subject to a special permit, pursuant to Section 73-36.

\* \* \*

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 5 Special Downtown Jamaica District

\* \* \*

115-10 SPECIAL USE REGULATIONS

\* \* \*

115-15 Modification of Use Regulations in M1-4 Districts

The #use# regulations of the underlying M1-4 District shall apply, except as modified as follows:

\*\*\*

From Use Group 4A:

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency, for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, ~~physical culture or health establishments#~~ or ophthalmic dispensing

Clubs, except:

(a) clubs, the chief activity of which is a service predominantly carried on as a business;

(b) non-commercial outdoor swimming pool clubs; or

(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

(d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 (DEFINITIONS)

Community centers or settlement houses

\*\*\*

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 6  
Special Stapleton Waterfront District**

\*\*\*

**116-10  
SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C,  
THE ESPLANADE, PIER PLACE AND THE COVE**

\*\*\*

**116-102  
Special permit uses**

~~#Physical culture or health establishments# shall be permitted in Subarea B2. The special permit provisions of Section 73-36 shall not apply.~~

**116-103  
Supplementary use regulations**

The provisions of Section 32-41 (Enclosure Within Buildings) shall be modified as follows: In Subarea B3, a farmers' market may be unenclosed.

The provisions of Section 32-423 (Limitation on ground floor location) shall be modified as follows: In Subareas B1 and B2, the #uses# listed in Section 32-18 (Use Group 9) may be located on the ground floor and within 50 feet of any #street wall# of the #building# and with #show windows# facing on the #street#

\*\*\*

**116-60  
SPECIAL REGULATIONS IN SUBAREA E**

\*\*\*

**116-61  
Special Use Regulations**

The #use# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, modified as follows:

(a) the provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply; and

(b) the provisions of Section 62-29 (Special Use Regulations for R6, R7, R8, R9 and R10 Districts) are modified to allow #uses# listed in Section 62-212 (Waterfront-Enhancing (WE) uses) to be located anywhere within a #building# existing prior to July 20, 2017, provided that no #commercial floor area# is located above a #dwelling unit#; and

(c) ~~#physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 shall not apply.~~

\*\*\*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
Special Mixed Use Districts**

\*\*\*

**123-30  
SUPPLEMENTARY USE REGULATIONS**

\*\*\*

**123-33  
Health and Fitness Establishments**

In M1 Districts paired with a #Residence District#, high-intensity #uses#, as listed in the definition of #health and fitness establishments#, shall be subject, to the following additional enclosure and environmental conditions:

(a) such high-intensity #uses# shall be located within ~~#completely enclosed buildings#~~; and

(b) where such high-intensity #use# is located in a #building# containing any #residential#, #community facility#, or #commercial use#, an acoustical engineer shall verify, to the Department of Buildings prior to the issuance of a certificate of occupancy that such high-intensity #use# is designed according to International Organization for Standardization (ISO) or American National Standards Institute (ANSI) standards for noise control to meet the New York City Noise Code, administered by the Department of Environmental Protection.

Such high-intensity #uses# shall meet the following standards for noise and vibration:

(1) impact noise measurement shall comply with ISO 16283-2:2020, or subsequent versions; and

(2) vibration measurement shall comply with ISO 8041:2005 or ANSI/ASA S2.71, or subsequent versions, for on-site vibration measurement and analysis.

\*\*\*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 4  
Special Willets Point District**

\*\*\*

**124-10  
SPECIAL USE REGULATIONS**

\*\*\*

**124-12  
Regulation of Commercial Uses in Area B**

(a) Within Area B, as shown on Map 1 in the Appendix to this Chapter, #commercial# and special permit #uses# shall be limited to those #uses# permitted in a C1-4 District and ~~#physical culture or health establishments#~~, pursuant to Section 73-36; provided that #commercial uses# shall be located no more than 100 feet from a #connector street#, the present or former 34th Avenue or Willets Point Boulevard, or Area A, as shown on Map 1 in the Appendix to this Chapter.

\*\*\*

**124-13  
Uses Permitted As-of-Right**

The following special permits shall not apply. In lieu thereof, such #uses# shall be permitted as-of-right:

\*\*\*

In #buildings# with frontage on 126th Street, the following special permits shall not apply. In lieu thereof, such uses shall be permitted as-of-right:

Section 73-244 (In C2, C3, C4\*, C6-4\*\*, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the Special Tribeca Mixed Use District) shall not apply for eating and drinking establishments with a capacity of more than 200 persons, which shall be permitted as-of-right within 100 feet of a #Residence District# boundary

Section 73-35 (Amusement Arcades)

~~Section 73-36 (Physical Culture or Health Establishments)~~

Section 74-46 (Indoor Interactive Entertainment Facilities)

Section 74-47 (Amusement Arcades)

\*\*\*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 7  
Special Flushing Waterfront District**

\*\*\*

**126-10  
SPECIAL USE REGULATIONS**

\*\*\*

**127-12  
Physical Culture or Health Establishments**

The provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply. In lieu thereof, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9-#use# and shall be within parking requirement category B.

**127-13 Sign Regulations**

For M1 Districts paired with a #Residence District#, the provisions regulating #signs# in C4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS), inclusive, shall apply to any #signs#.

\*\*\*

**ARTICLE XIII SPECIAL PURPOSE DISTRICTS**

**Chapter 1 Special Coney Island District**

**131-00 GENERAL PURPOSES**

\*\*\*

**131-04 Applicability**

\*\*\*

**131-044 Physical culture or health establishments**

The provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply in the Coney East, Coney North or Coney West Subdistricts. In lieu thereof, #physical culture or health establishments# shall be allowed as-of-right.

**131-045 131-044 Modification of use and bulk regulations**

\*\*\*

**131-10 SPECIAL USE REGULATIONS**

\*\*\*

**131-12 Use Groups A, B and C**

Special Use Groups are established as set forth in this Section, to promote and strengthen the commercial and entertainment character of the Special District.

\*\*\*

**131-123 Use Group C: Retail and service uses**

Use Group C consists of a group of retail and service #uses#, selected from Use Groups 6, 7, 12 and 14, as modified in this Section:

\*\*\*

Gift shops

#Health and fitness establishments# limited to 10,000 square feet of #floor area# per establishment

Jewelry manufacturing from precious metals

\*\*\*

**131-13 Special Use Regulations in Subdistricts**

\*\*\*

**131-132 Coney North and Coney West Subdistricts**

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in this Section for #uses# fronting upon #streets# specified on Map 2 (Mandatory Ground Floor Use Requirements) in the Appendix to this Chapter. For the purposes of this Section, the "building line" shown on Parcel F on Map 2 shall be considered a #street line# of Ocean Way or Parachute Way, as applicable. Furthermore, an open or enclosed ice skating rink shall be a permitted #use# anywhere within Parcel F in the Coney West Subdistrict.

\*\*\*

(b) Prohibited ground floor level #uses# along #streets# other than Riegelmann Boardwalk

No #use# listed in this paragraph, (b), shall be permitted within 50 feet of a #street# specified on Map 2. Lobbies or entryways to non-ground floor level #uses# are permitted, provided the length of #street# frontage occupied by such lobbies or entryways does not exceed, in total, 60 feet.

\*\*\*

From Use Groups 9A, 9B and 9C:

All #uses#, except for gymnasiums #health and fitness establishments#, public auction rooms, photographic developing or

printing establishments for the consumer, or art, music, dancing or theatrical studios

\*\*\*

**ARTICLE XIII SPECIAL PURPOSE DISTRICTS**

**Chapter 4: Special Governors Island District**

\*\*\*

**134-10 SPECIAL USE REGULATIONS**

**134-11 Commercial Uses**

The following #commercial uses# shall be allowed

\*\*\*

Any #commercial use# or #physical culture or health establishment# larger than 7,500 square feet in #floor area# shall be permitted provided that, prior, to the establishment of such #use#, the applicant shall submit a written description of such #use#, to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special district, and be compatible with the nature, scale and character of other #uses# within the special district.

The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications, to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.

No building permit shall be issued with respect to a #commercial use# or #physical culture or health establishment# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified, to the Department of Buildings that the applicant has complied with the provisions of this Section.

The provisions of this Section shall not apply to #commercial uses# permitted, pursuant to Section 134-12 (Authorization for Certain Commercial Uses).

\*\*\*

**134-13 Physical Culture or Health Establishments**

#Physical culture or health establishments# shall be permitted in the #Special Governors Island District#, subject, to the requirements of Section 134-11. The special permit provisions of Section 73-36 shall not apply.

**134-14 Signs**

For #commercial uses# and #physical culture or health establishments#, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.

\*\*\*

**134-20 SPECIAL BULK REGULATIONS**

**134-21 Special Regulations for Commercial Uses**

For #commercial uses# and #physical culture or health establishments#, the #floor area# regulations of a C1 District mapped within an R3-2 District shall apply.

\*\*\*

**ARTICLE XIII SPECIAL PURPOSE DISTRICTS**

**Chapter 5 Special Bay Street Corridor District**

\*\*\*

**135-10 SPECIAL USE REGULATIONS**

\*\*\*

**135-13 Physical Culture or Health Establishments**

Within the #Special Bay Street Corridor District#, a #physical culture or health establishment# shall be permitted as-of-right in #Commercial Districts#. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9-#use# and shall be within parking requirement category PRC-B.

~~135-14~~  
Breweries

\* \* \*

~~135-15~~ ~~135-14~~  
Modification of Supplemental Use Provisions

\* \* \*

ARTICLE XIII  
SPECIAL PURPOSE DISTRICTS

Chapter 8  
Special East Harlem Corridors District

\* \* \*

138-10  
SPECIAL USE REGULATIONS

\* \* \*

138-13  
Physical Culture or Health Establishments

Within the #Special East Harlem Corridors District#, the provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply. In lieu thereof, #physical culture or health establishments# shall be permitted as-of-right in C2-5, C4-6 and C6-4 Districts, and in M1 Districts paired with an R9 or R10 District.

~~138-14~~  
Public Parking Garages

\* \* \*

ARTICLE XIV  
SPECIAL PURPOSE DISTRICTS

Chapter 1  
Special Jerome Corridor District

\* \* \*

141-10  
SPECIAL USE REGULATIONS

\* \* \*

141-12  
Physical Culture or Health Establishments

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

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

\* \* \*

ARTICLE XIV  
SPECIAL PURPOSE DISTRICTS

Chapter 2  
Special Inwood District

\* \* \*

142-10  
SPECIAL USE REGULATIONS

\* \* \*

142-11  
Permitted Uses

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

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

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

In Subdistrict D, as shown on Map 1, #self-service storage facilities# shall be permitted as-of-right in C6-2A Districts.

\* \* \*

APPENDIX A  
Index of Uses

The following is a listing in alphabetical order of #uses# allowed in this Resolution either as #uses# permitted as-of-right, or as #uses#

permitted by special permit, together with the Use Group in which each is listed, the parking requirement category of #commercial uses#, if applicable, and the district or districts in which it is permitted.

When a district associated with a given #use# is designated in the Index with an asterisk (\*), the #use# is permitted in such district only by special permit of the Board of Standards and Appeals, as set forth in the applicable portions of this Resolution.

When a district associated with a given #use# is designated in the Index with a double asterisk (\*\*), the #use# is permitted in such district only by special permit of the City Planning Commission, as set forth in the applicable portions of this Resolution.

#Uses# listed in Use Group 11A, 16, 17, or 18 as permitted #uses# in C8 or #Manufacturing Districts# must also meet the applicable performance standards for these districts.

#Uses# listed in Use Group 18 are permitted in M1 or M2 Districts if they can comply with the applicable performance standards for those districts.

This Index is established as a reference guide to this Resolution but is not an integral part thereof. Whenever there is any difference in meaning or implication between the provisions of this Resolution as set forth in Articles I through VII and the text of this Index, the text of the Resolution shall prevail.

#Use# regulations governing the several classes of districts are set forth in the following Chapters of this Resolution:

- Residence Districts Article II, Chapter 2
- Commercial Districts Article III, Chapter 2
- Manufacturing Districts Article IV, Chapter 2

\* \* \*

Barber shops [PRC-B]	6	C1 C2 C4 C5 C6 C8 M1 M2 M3
Baths, steam (See #Physical culture or health establishments# #Health and fitness establishments#)		
Beaches, commercial [PRC-E]	13	C3* C7 C8 M1 <sup>3</sup> M2 M3

\* \* \*

Gun repairs [PRC-B1]	7	C2 C6 <sup>4</sup> C8 M1 M2 M3
Gymnasiums [PRC-B]: (See #health and fitness establishments#)		
Limited	9	C2 C4 C5- C6 C8 M1
Unlimited (See #Physical culture or health establishments#)		
Gypsum manufacture	18	M3

\* \* \*

Hat:		
Bodies manufacture	17	M1 M2 M3
Repair shops [PRC-B]	6	C1 C2 C4 C5 C6 C8 M1 M2 M3
#Health and fitness establishments#		
Limited as to #floor area#	6	C1 C2 C4 C5 C6 C8 M1 M2 M3
	14	C2 C3 C7 C8
Unlimited	9	C1 <sup>30</sup> C2 C4 C5 C6 C8 M1 M2 M3
Health Centers	4	R1-R2 R3-R10 C1 C2 C3 C4 C5 C6 C8 M1**

Health services (see <del>#physical culture or health establishments#</del> <u>#health and fitness establishments#</u> )		
--	--	--

\* \* \*

Markets:		
Retail, including meat (See Food stores)		
Wholesale, produce or meat	17	M1 M2 M3
Masseurs Massage therapists [PRC-B] (See <u>Ambulatory diagnostic and treatment health care facilities</u> )		<del>C2* C4* C5* C6* C8* M1* M2* M3*</del>
Matches manufacture	18	M3

\* \* \*

Photostating establishments [PRC-B1]	9	C2 C4 C5 C6 C8 M1 M2 M3
<del>#Physical culture or health establishments#[PRC-B]</del>		<del>C1* C2* C4* C5* C6* C8* M1* M2* M3*</del>
Picture framing stores [PRC-B]	6	C1 C2 C4 C5 C6 C8 M1 M2 M3

\* \* \*

Rectories	4	R1-R2 R3-R10 C1 C2 C3 C4 C5 C6 C8 M1**
Reducing salons (See <del>#Physical culture or health establishments#</del> <u>#Health and fitness establishments#</u> )		
Refreshment stands, drive-in [PRC-H]	7	C2 C6 <sup>4</sup> C8 M1 M2 M3
	13	C7 C8 M1 <sup>3</sup> M2 M3

\* \* \*

<sup>29</sup> Not permitted in C6-1, C6-2 and C6-3 Districts.  
<sup>30</sup> Permitted only in C1-8 and C1-9 Districts and C1 Districts mapped within an R9 or R10 District.  
<sup>31</sup> Permitted only in C6-5 and C6-7 Districts.

\* \* \*

**No. 2  
 FRESH II ZONING TEXT AMENDMENT**

**CITYWIDE** **N 210380 ZRY**  
 IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) and related Sections, to expand areas in which the program is applicable and to update various requirements.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is to be deleted;  
 Matter within # # is defined in Section 12-10, 37-311, 63-01, 97-01, 108-01 or 116-01;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE II  
 RESIDENCE DISTRICT REGULATIONS**

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

\* \* \*

**23-10  
 OPEN SPACE AND FLOOR REGULATIONS**

\* \* \*

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

\* \* \*

**23-154  
 Inclusionary Housing**

[text struck out in this Section is proposed to be relocated to Section 63-21]

\* \* \*

(b) #Inclusionary Housing designated areas#

The #residential floor area# of a #zoning lot# may not exceed the base #floor area ratio# set forth in the table in this paragraph (b), except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up, to the maximum #floor area ratio# specified in the table, as applicable. However, the amount of #low income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, or any #floor area# increase for the provision of a #FRESH food store#, on the #compensated zoning lot#.

\* \* \*

**ARTICLE IV  
 MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2  
 Use Regulations**

\* \* \*

**42-10  
 USES PERMITTED AS-OF-RIGHT**

\* \* \*

**42-12  
 Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16**

M1 M2 M3

Use Group 3A shall be limited to museums that are ancillary to existing motion picture production studios or radio or television studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment. In addition, the regulations of this Section are modified, where applicable, by the regulations of Section 63-11 (Special Use Regulations for FRESH Food Stores in M1 Districts).

\* \* \*

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

**Chapter 3  
 Special Regulations Applying to FRESH Food Stores**

**63-00  
 GENERAL PURPOSES**

The provisions of this Chapter establish special regulations that guide the development of FRESH food stores to promote and protect public health, safety and general welfare. These general goals include, among others, the following purposes:

- (a) encourage a healthy lifestyle by facilitating the development of FRESH food stores that sell a healthy selection of food products;
- (b) provide greater incentives for FRESH food stores to locate in neighborhoods underserved by such establishments;
- (c) encourage FRESH food stores to locate in locations that are easily accessible to nearby residents; and
- (d) strengthen the economic base of the City, conserve the value of land and buildings, and protect the City's tax revenues.

**63-01  
 Definitions**

FRESH food store



A "FRESH food store" is a food store #use# as listed in Section 32-15 (Use Group 6), where, at least 6,000 square feet of #floor area#, or #cellar# space utilized for retailing, is utilized for allocated, to the sale of a general line of food and non-food grocery products, such as dairy, canned and frozen foods, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, intended for home preparation; and consumption and utilization. Such retail space utilized for the sale of a general line of food and non-food grocery products shall be distributed as follows:

- (a) at least 3,000 square feet or 50 percent of such retail space, whichever is greater, shall be utilized for the sale of a general line of food products intended for home preparation, consumption and utilization; and
- (b)(a) at least 2,000 square feet or 3025 percent of such retail space, whichever is greater, shall be utilized for allocated, to the sale of perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats, of which, at least 500 square feet of such retail space shall be designated for the sale of fresh produce;
- (b) at least 35 percent of such retail space shall be allocated, to the sale of non-perishable food; and
- (c) at least 6,000 square feet of such retail space shall be located on one #story#.

A food store shall be certified as a #FRESH food store# by the Chairperson of the City Planning Commission, pursuant to Section 63-30 (CERTIFICATION FOR A FRESH FOOD STORE).

**63-02  
Applicability**

The regulations of all other chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**63-021  
Areas permitting FRESH food stores**

- (a) The provisions of this Chapter shall apply to all #Commercial# and #Manufacturing Districts# in the following #FRESH food store# designated areas, except as provided in paragraph (b) of this Section Sections 63-022 (Special Purpose Districts where regulations for FRESH food stores are not applicable) and 63-023 (Limitation on location of FRESH food stores):
  - (1) in the Borough of the Bronx, Community Districts 1, 2, 3, 4, 5, 6 and 7, except portions of Community District 7, as shown on Map 1 in Appendix A of this Chapter;
  - (2) in the Borough of Brooklyn, Community Districts 3, 4, 5, 8, 9, 16 and 17, except portions of Community District 8, as shown on Map 2 in Appendix A;
  - (3) in the Borough of Manhattan, Community Districts 9, 10, 11 and 12, except portions of Community District 9 and 12, as shown on Maps 3 and 4 in Appendix A; and
  - (4) in the Borough of Queens, the #Special Downtown Jamaica District#; portions of Community District 12 outside of the #Special Downtown Jamaica District#, except those portions shown on Maps 5 and 6 in Appendix A; and those portions in Community District 1 shown on Map 1 in Appendix B of this Chapter.

- all of Manhattan Community District 10;
- all of Bronx Community Districts 1, 4, 5, 6, 7 and 9; and
- all of Brooklyn Community Districts 3, 4, 5, 9, 16 and 17.

Portions of other Community Districts in which FRESH food stores are permitted are shown on the maps in Appendix A of this Chapter.

**63-022  
Special Purpose Districts where regulations for FRESH food stores are not applicable**

(b) The provisions of this Chapter shall not apply, to the following Special Purpose Districts:

- #Special Madison Avenue Preservation District#;
- #Special Manhattanville Mixed Use District#; and
- #Special Park Improvement District#; and,
- #Special Hunts Point District#.

**63-023  
Limitation on location of FRESH food stores**

~~After [date of adoption], no certification shall be issued for increased #residential floor area# for a #FRESH food store# where the sum of the increased #residential floor area# generated, pursuant to Section 63-21 (Special Floor Area Regulations) by all #FRESH food stores# within a half-mile radius of the #zoning lot# would exceed 40,000 square feet.~~

~~Such calculation shall include increased #residential floor area# on all #zoning lots# containing #FRESH food stores# that have been certified by the Chairperson of the City Planning Commission, pursuant to Section 63-30 (CERTIFICATION FOR A FRESH FOOD STORE), including those issued prior to [date of adoption], provided that such certification has not expired, or has not been superseded by a certification, pursuant to Section 63-40 (CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE) or an authorization, pursuant to Section 63-50 (AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS).~~

**63-10  
SPECIAL USE REGULATIONS**

\* \* \*

**63-20  
SPECIAL BULK AND PARKING REGULATIONS**

**63-21  
Special Floor Area Regulations**

**63-211  
For mixed buildings and zoning lots containing both residential and commercial or community facility uses in Commercial Districts with FRESH food stores**

Where a #FRESH food store# is provided on a #zoning lot#, the maximum #residential floor area# permitted on the #zoning lot# shall be increased by one square foot for each square foot of #FRESH food store floor area# provided, up to 20,000 square feet, the provisions of Section 35-31 (Maximum Floor Area Ratio) relating, to the maximum permitted #floor area ratio# on a #zoning lot# for each permitted #use# shall apply as modified in this Section.

Where all non-#residential uses# on a #zoning lot# have a permitted #floor area ratio# equal to or less than that permitted for a #residential use# and for #zoning lots# containing #Quality Housing buildings#, the total #floor area# permitted for such #zoning lot# may be increased by one square foot of #residential floor area# for each square foot of #FRESH food store floor area#, up to 20,000 square feet.

However, for #zoning lots# that do not contain a #Quality Housing building#, where any non-#residential use# on such #zoning lot# has a permitted #floor area ratio# greater than that permitted for a #residential use#, the total #residential floor area# permitted for such #zoning lot# may be increased by one square foot for each square foot of #FRESH food store floor area#, up to 20,000 square feet, provided the total #floor area ratio# of the #building# does #zoning lot# shall not exceed the maximum permitted #floor area ratio# for a such non-#residential use#.

For #height factor# and #open space ratio# calculations, where applicable, the increased #residential floor area# generated, pursuant to this Section shall be exempt from such calculations.

For #compensated developments# or #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 (Inclusionary Housing) shall not apply to the increased #residential floor area# generated, pursuant to this Section.

[text struck out in the Section below is proposed to be included in revisions to Section 63-21 above]

**63-212  
For mixed buildings and zoning lots containing both residential and commercial or community facility uses in Special Mixed Use Districts with FRESH food stores**

Where a #FRESH food store# is provided on a #zoning lot#, the provisions of Section 123-64 (Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Mixed Use Buildings) relating, to the maximum permitted #floor area ratio# on a #zoning lot# for each permitted #use# shall apply, as modified in this Section.

Where all non-#residential uses# on a #zoning lot# have a permitted #floor area ratio# equal to or less than that permitted for a #residential use# and for #zoning lots# containing #Quality Housing buildings#, the total #floor area# permitted for such #zoning lot# may be increased by one square foot of #residential floor area# for each square foot of #FRESH food store floor area#, up to 20,000 square feet.

Where any non-#residential use# on such #zoning lot# has a permitted #floor area ratio# greater than that permitted for a #residential use#, the total #residential floor area# permitted for such #zoning lot# may be increased by one square foot for each square foot of #FRESH food store floor area#, up to 20,000 square feet, provided the total #floor area# of the #building# does not exceed the maximum permitted #floor area# for a non-#residential use#.

\* \* \*

63-22

Authorization to Modify Maximum Building Height

For #zoning lots# #buildings# containing a #FRESH food store# and #residences#, the City Planning Commission may authorize modifications to Sections 35-65 (Height and Setback Requirements for Quality Housing Buildings), and 123-66 (Height and Setback Regulations) or, to the height and setback regulations of any Special Purpose District where maximum height limits apply, to allow the applicable maximum #building# height to be increased by up to 15 feet, provided that the first #story# occupied by a #FRESH food store# has a minimum finished floor to finished ceiling height of 14 feet, and provided that such finished ceiling height is, at least 14 feet above the #base plane# or #curb level#, as applicable.

In order to grant such authorizations, the Commission shall find that:

- (a) such modifications are necessary to accommodate a first #story# utilized as a #FRESH food store#;
(b) the proposed modifications shall not adversely affect the essential scale and character of the adjacent #buildings# and any adjacent historic resources; and
(c) the proposed modifications will not unduly obstruct access to light and air of adjacent properties.

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

63-23
Special Transparency Requirements

For all #developments# containing #FRESH food stores#, or #ground floor level enlargements# containing #FRESH food stores#, the following provisions shall apply. For the portion of the #building# containing a #FRESH food store#, the ground floor level of the #street wall# fronting upon a #primary street frontage#, as defined in Section 37-311, shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements).

Furthermore, for #buildings# #FRESH food stores# with frontage on two or more #streets#, the Chairperson of the City Planning Commission may certify that the glazing requirements of this Section shall only be applicable, to the #street wall# fronting upon the principal #street#, as determined by the Chairperson.

In addition, the Chairperson may, by certification, allow a reduction in the glazing requirements of this Section, provided that the Chairperson finds that such #mixed building#, or #mixed use building#, as defined in Section 123-11; #building# is a recipient of #public funding# as defined in Section 23-911 (General definitions). For the purposes of this Section, defined terms shall include those in Sections 12-10, 23-911 and 37-311.

63-24
Required Accessory Off-street Parking Spaces in Certain Districts

For #FRESH food stores# provided as part of a #development# or #enlargement#, for any portion of such #FRESH food store# subsequently changed to any other #use#, pursuant to Section 63-40 (CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE) or Section 63-50 (AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS), if such change of #use# occurs less than 25 years after the initial issuance of a certificate of occupancy for such #FRESH food store#, #accessory# off-street parking regulations shall apply to such changed #use# as if the #use# is, at that time occurring as part of a #development# or #enlargement#. Application may be made for an authorization, pursuant to Section 63-50.

- (a) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 Districts mapped within R6, R7, R8, R9 and R10 Districts and in C4-2 and C4-3 Districts, the #accessory# off-street parking regulations in Section 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY-FACILITY USES) applicable to a C1-4 District shall apply to any #FRESH food store# a #FRESH food store# shall provide one parking space per 1,000 square feet of #floor area# or #cellar# space utilized for retailing. The provisions of Section 36-23 (Waiver of Requirements for Spaces Below Minimum Number) shall not apply to #FRESH food stores#. In lieu thereof, no #accessory# off-street parking spaces shall be required for the #FRESH food store# if the #floor area# of such #use# is less than 40,000 square feet. In cases where there is more than one #commercial use# or #community facility use# on the #zoning lot#, the total number of #accessory# off-street parking spaces required pursuant, to the provisions of Section 36-23 shall not include off-street parking spaces #accessory# to #FRESH food stores#.
(b) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 Districts mapped within R3, R4 and R5 Districts and in C4-1 Districts, a #FRESH food store# shall provide one parking space per 400 square

feet of #floor area# or #cellar# space utilized for retailing. The provisions of Section 36-23 shall not apply to #FRESH food stores#. In lieu thereof, no #accessory# off-street parking spaces shall be required for the #FRESH food store# if the #floor area# of such #use# is less than 10,000 square feet. In cases where there is more than one #commercial use# or #community facility use# on the #zoning lot#, the total number of #accessory# off-street parking spaces required pursuant, to the provisions of Section 36-23 shall not include off-street parking spaces #accessory# to #FRESH food stores#.

- (b) In the Borough of Brooklyn, in those portions of Community District 5 located south of Flatlands Avenue and east of the centerline prolongation of Schenck Avenue, and in the Borough of Queens, where applicable in Community District 12 outside of the #Special Downtown Jamaica District#, a #FRESH food store# shall provide #accessory# off-street parking spaces as required for #uses# in parking requirement category B in the applicable #Commercial# and #Manufacturing Districts#.
(c) In C8-1, C8-2, M1-1, M1-2 and M1-3 Districts, a #FRESH food store# shall provide one parking space per 1,000 square feet of #floor area# or #cellar# space utilized for retailing, up to a maximum of 15,000 square feet. The underlying off-street parking regulations in Sections 36-20 or 44-20 shall apply, to the #floor area# or #cellar# space, in excess of 15,000 square feet, utilized for retailing in such #FRESH food store#.
(d) The provisions of this Section shall not apply to:
(1) in the Borough of the Bronx, portions of Community District 7 and in the Borough of Manhattan, portions of Community District 12, as shown on Map 1 in Appendix C of this Chapter;
(2)(1) in the Borough of Brooklyn, to M1 Districts in portions of Community Districts 5, 16 and 17, as shown on Maps 1 and 2 in Appendix C-Appendix B of this Chapter; and
(3) in the Borough of Brooklyn, portions of Community Districts 16 and 17, as shown on Map 3 in Appendix C; and
(4)(2) in the Borough of Queens, to the #Special Downtown Jamaica District#.

63-30
CERTIFICATION FOR A FRESH FOOD STORE

Upon application, the Chairperson of the City Planning Commission shall certify that a food store #use# is a #FRESH food store#, provided that:

- (a) drawings have been submitted, to the Chairperson that clearly specify:
(1) all #floor area# or #cellar# space utilized as a #FRESH food store#, showing in the form of an illustrative layout that such designated space is designed and arranged to meet the requirements for perishable and non-perishable food and non-food-grocery products, pursuant to Section 63-01;
(2) all #floor area# that will result from any permitted increase in #floor area#, pursuant to Section 63-21, including the location of such #floor area#;
(3) the size, format and location of the required #sign#, pursuant to Section 63-12, including detailed information about dimensions of the #sign#, lettering, color and materials; and
(4) the location of the ground floor level #street wall# fronting upon a principal #street# #primary street frontage#, pursuant to Section 63-23;
(b) a signed lease or written commitment from the prospective operator of the #FRESH food store# has been provided in a form acceptable, to the Chairperson for utilization of such #floor area# or #cellar# space and its operation as a #FRESH food store#; and
(c) for #zoning lots# containing increased #residential floor area# generated, pursuant to Section 63-21 (Special Floor Area Regulations), a legal commitment, in the form of a declaration of restrictions has been executed, in a form acceptable, to the Department of City Planning, binding upon the owner and its successor and assigns, and providing for continued utilization of all #floor area# or #cellar# space as a #FRESH food store#, the operation of which shall commence within a reasonable period following the issuance of a temporary certificate of occupancy for the #floor area# or #cellar# space to be utilized by the #FRESH food store#.

Such declaration of restrictions shall provide that the legal commitment for continued occupancy of the #floor area# or #cellar space# as a #FRESH food store# shall not apply during any:

- (1) six (6) month period from the date such #floor area# or #cellar# space is vacated by the operator, provided that the owner timely notifies the Department of City Planning of such vacancy in accordance with the requirements of the restrictive declaration; or
- (2) event of force majeure, as determined by the Chairperson.

The filing and recordation of the declaration of restrictions in the Office of the City Register of the City of New York against all tax lots comprising the #FRESH food store#, and receipt of proof of recordation of such declaration in a form acceptable, to the Department, shall be a precondition to certification by the Chairperson the issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# under this Chapter.

Certification by the Chairperson shall be a precondition, to the issuance of any building permit, including any foundation or alteration permit, for any #development#, #enlargement# or change of #use# under this Chapter.

In granting the certification, the Chairperson may specify that minor changes in store layout consistent with the definition of a #FRESH food store# shall not warrant further certification, pursuant to this Section.

Changes to the store layout of a #FRESH food store# that has been constructed, pursuant to a previous certification under this Section, where such changes result in a #FRESH food store# that continues to comply with the requirements of this Chapter, shall not require subsequent certification by the Chairperson under this Section. #FRESH food stores# certified prior to [date of adoption] that do not comply with paragraph (c) of the definition of #FRESH food store# may change the floor layout provided that there is no increase in the degree of non-compliance with such requirement.

No later than the date on which an application for certification is first submitted, a copy of the drawings submitted, pursuant to paragraph (a) of this Section shall be submitted by the applicant, to the affected Community Board, which shall have 45 days to review said application. The Chairperson shall not issue a certification for an application during the Community Board review period, unless the Community Board has submitted, to the Chairperson comments regarding such proposal or informed the Chairperson that the Community Board has no comments.

A copy of an application for certification, pursuant to this Section shall be sent by the Department of City Planning, to the affected Community Board, which may review such proposal and submit comments, to the Chairperson. If the Community Board elects to comment on such application, it must be done within 45 days of receipt of such application. The Chairperson will not act on such application until the Community Board's comments have been received, or the 45-day comment period has expired, whichever is earlier.

For #zoning lots# containing increased #residential floor area# generated, pursuant to Section 63-21 (Special Floor Area Regulations), if a #development# or horizontal #enlargement# fails to comply with the provisions of Section 11-331 (Right to construct if foundations completed) with respect to completion of foundations within four years of the date of certification, pursuant to this Section, such building permit shall lapse, and any new building permit will require a new certification, pursuant to this Section.

**63-31 Requirements for Certificate of Occupancy**

No certificate of occupancy shall be issued for any portion of the #development# or #enlargement# identified in the drawings submitted, pursuant to paragraph (a)(2) of Section 63-30 until a temporary certificate of occupancy has been issued for the #FRESH food store# space. No final certificate of occupancy shall be issued for any such portion of the #development# or #enlargement# identified in such drawings until the #FRESH food store# space has been completed in accordance with the drawings submitted, pursuant to paragraph (a)(1) of Section 63-30 and a final certificate of occupancy has been issued for the #FRESH food store# space. The declaration of restrictions, where required, pursuant to paragraph (c) of Section 63-30, shall be noted on any temporary or final certificate of occupancy for the #building#.

**63-40 CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE**

A #FRESH food store# for which a certification has been issued, pursuant to Section 63-30 may be changed to any #use# permitted by the underlying district upon certification by the Chairperson of the City Planning Commission that such change of #use# would not create a new #non-compliance#, increase the degree of #non-compliance# of #buildings# on the #zoning lot#, or result in reduction in the number of required fewer #accessory# off-street parking spaces than required by the new #use#, pursuant to Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) under the applicable district regulations.

If a certification, pursuant to this Section is granted, a notice of cancellation, in a form acceptable, to the Department of City Planning, of the declaration of restrictions recorded, pursuant to Section 63-30 shall be executed and recorded in the Office of the City Register of the City of New York against all tax lots comprising the former #FRESH food store#.

**63-50 AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS**

The City Planning Commission may, by authorization, permit modifications, to the #bulk# and #accessory# off-street parking requirements of the applicable zoning districts when a change of #use# of a #FRESH food store# for which a certification has been issued, pursuant to Section 63-30, would create a new #non-compliance#, increase the degree of #non-compliance# of #buildings# on the #zoning lot#, or result in a reduction in the number of required fewer #accessory# off-street parking spaces than required by the new #use#, pursuant to Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) under the applicable district regulations, provided that such #use# is permitted by the underlying districts.

\* \* \*

**63-60 COMPLIANCE**

No later than June 30th of the year, beginning in the first second calendar year following the calendar year in which certification was made, and, at three-year intervals thereafter, the Chairperson of the City Planning Commission shall be provided with an affidavit, in a form acceptable, to the Department of City Planning, regarding compliance with the requirements of the declaration of restrictions and the regulations of this Chapter, as of a date of inspection which shall be no earlier than June 1st of the year in which the affidavit is filed. Such affidavit shall be provided by the owner(s) of the tax lot(s) on which the #FRESH food store# is located. Such affidavit shall include, without limitation:

\* \* \*

**Appendix A**

**FRESH Food Store Designated Areas: Excluded Portions**

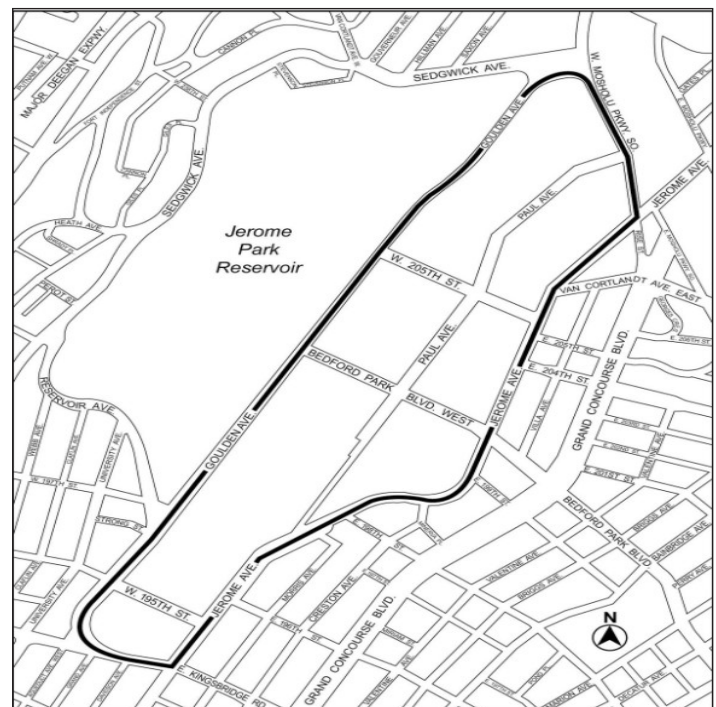
The #FRESH food store# designated areas are; listed by community district and borough in Section 63-02 (Applicability). Excluded portions of community districts are shown on the following maps.

- all of Manhattan Community District 10;
- all of Bronx Community Districts 1, 4, 5, 6, 7 and 9; and
- all of Brooklyn Community Districts 3, 4, 5, 9, 16 and 17.

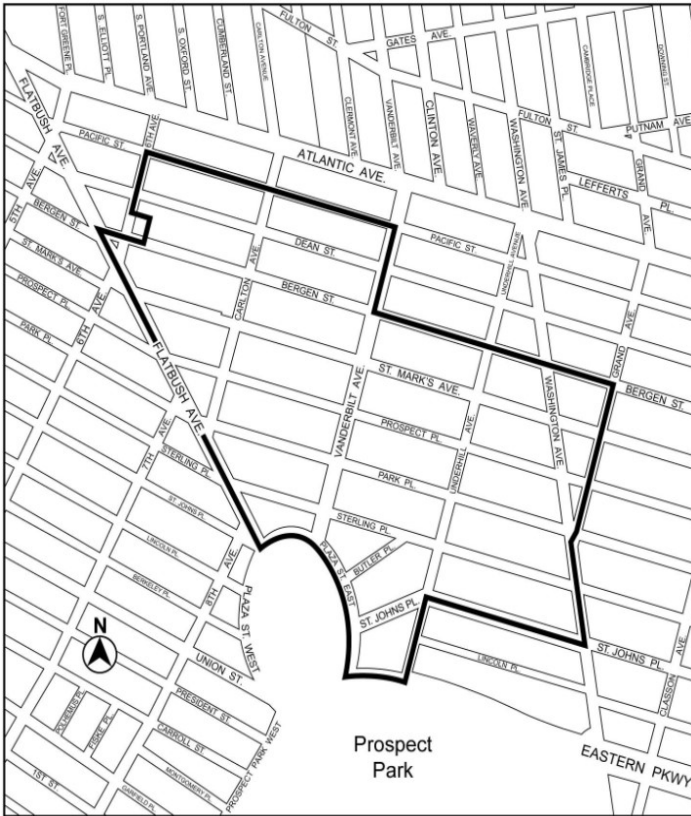
Portions of other Community Districts are shown on Maps 1 through 16 in this Appendix A.

[EXISTING MAPS – TO BE DELETED]

Map 1. Excluded portions of Community District 7, the Bronx



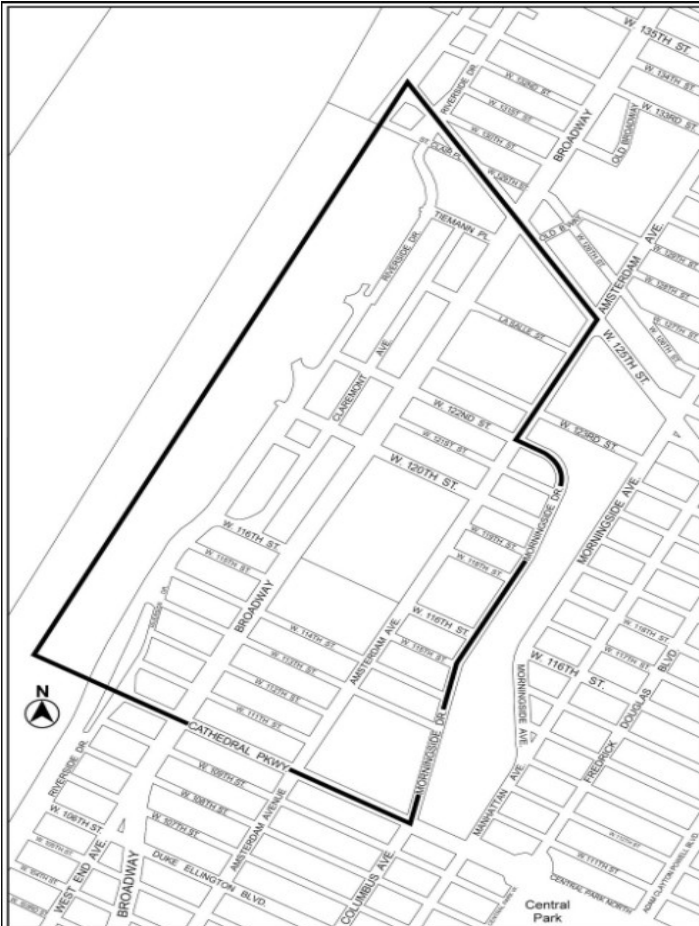
Map 2. Excluded portions of Community District 8, Brooklyn



Map 4. Excluded portions of Community District 12, Manhattan



Map 3. Excluded portions of Community District 9, Manhattan



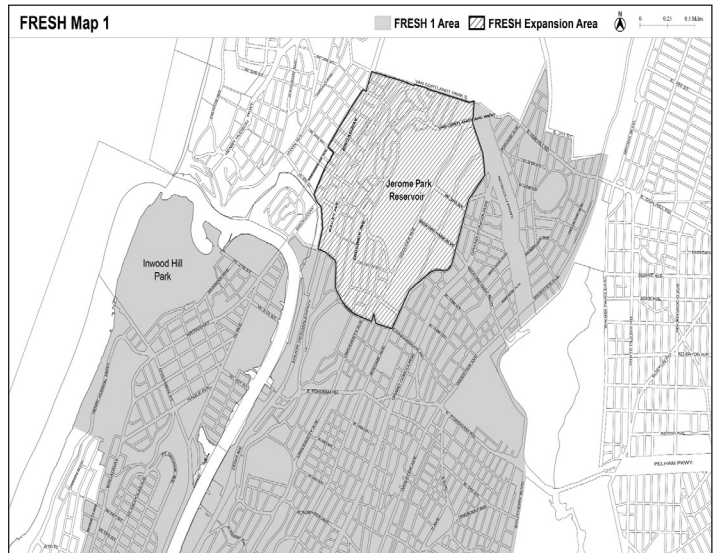
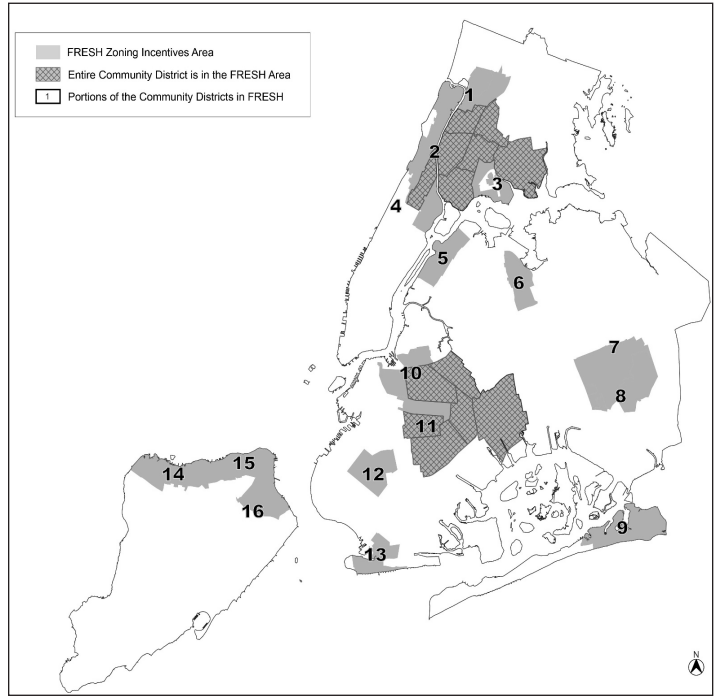
Map 5. Excluded portions of Community District 12, Queens

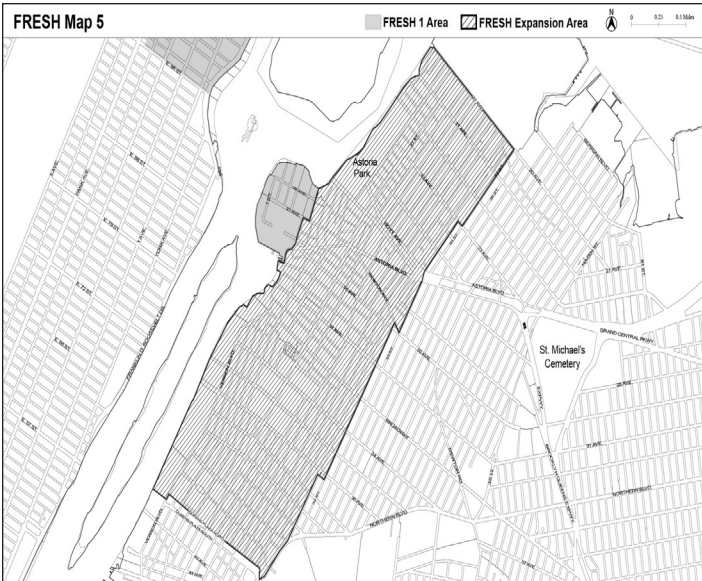
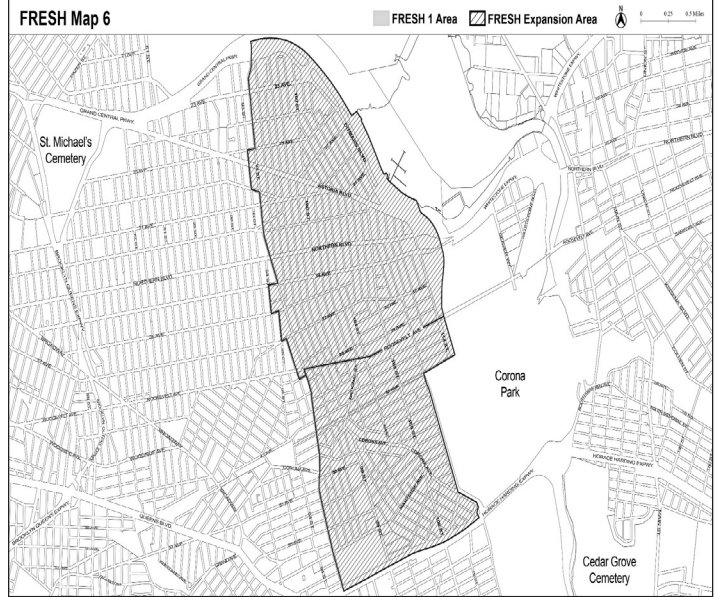


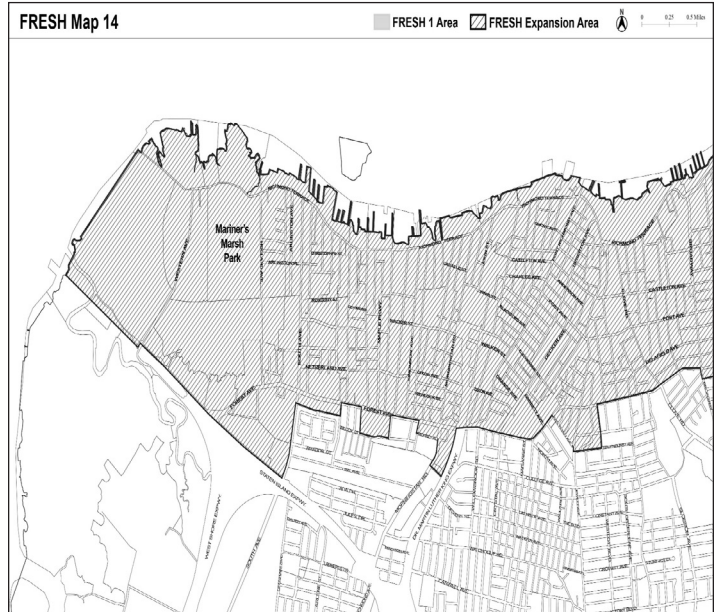
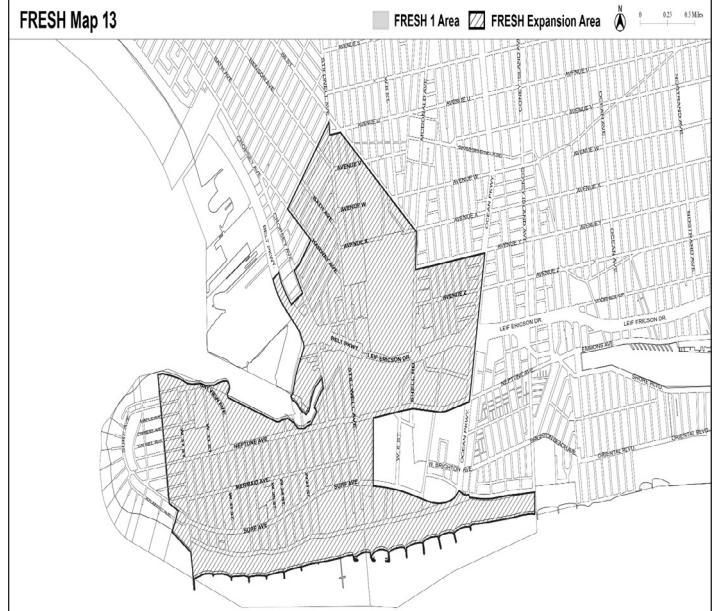
Map 6. Excluded portions of Community District 12, Queens

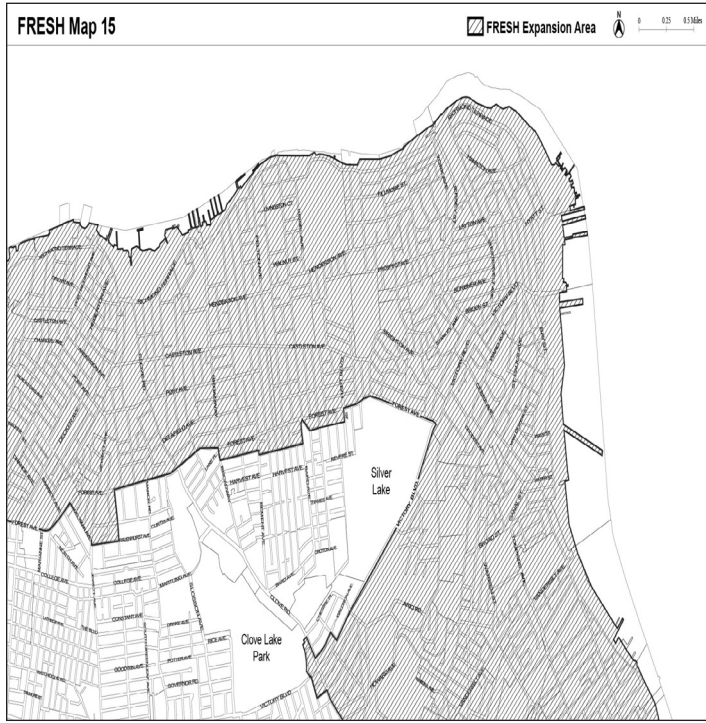


[PROPOSED MAPS]









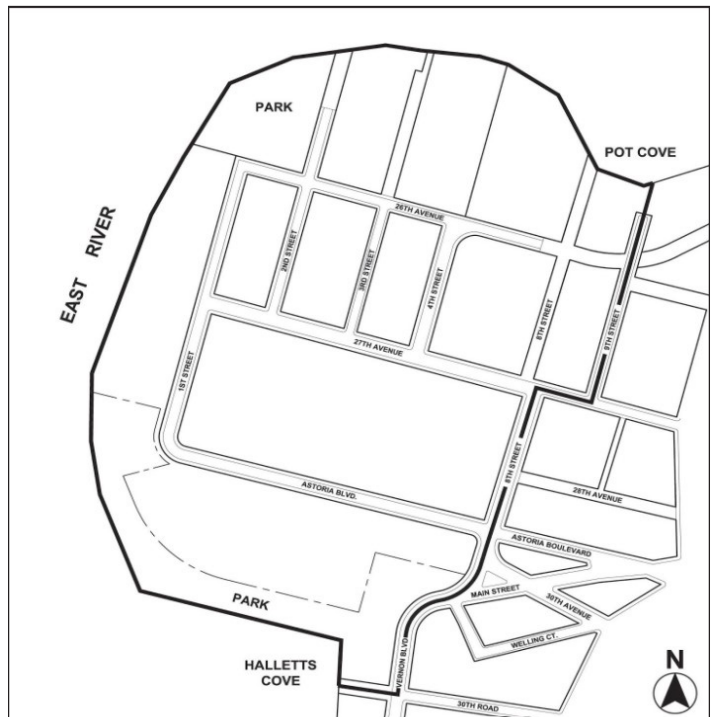
**Appendix B**

**FRESH Food Store Designated Areas: Included Portions**

The FRESH food store designated areas are listed by community district and borough in Section 63-02 (Applicability). When a FRESH food store designated area occupies only a portion of a community district, the included portions of such community districts are shown on the following maps:

Map 1. Included portions of Community District 1, Queens

[EXISTING MAP – TO BE DELETED]

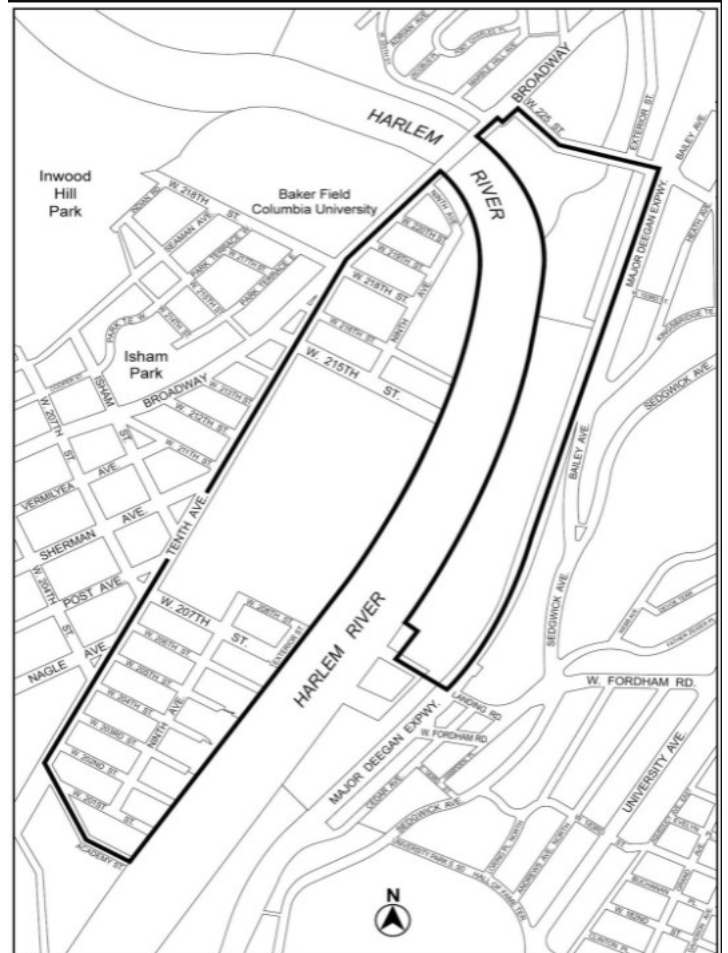


**Appendix C Appendix B**

**Required Off-Street Accessory Parking Exceptions**

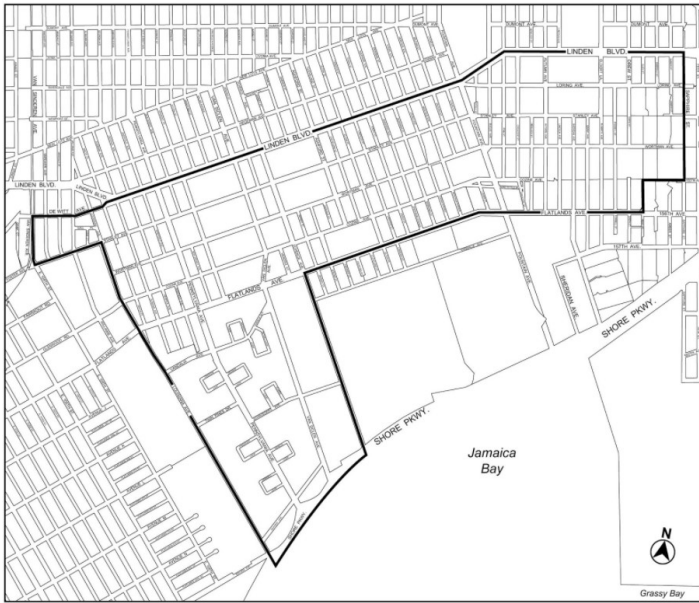
Map 1. Excluded portions of Community District 12, Manhattan and a portion of Community District 7, the Bronx

[EXISTING MAP 1 – TO BE DELETED]





Map 2: Map 1. Excluded portions of Community District 5, Brooklyn



Map 3: Map 2. Excluded portions of Community District 16 and 17, Brooklyn



\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

**Chapter 7  
Special 125th Street District**

\* \* \*

**97-40  
SPECIAL BULK REGULATIONS**

\* \* \*

**97-41  
Special Floor Area Regulations**

\* \* \*

**97-412  
Maximum floor area ratio in the Park Avenue Hub Subdistrict**

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

- (a) Maximum #floor area ratio#  
The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential floor area#, such #zoning lot# shall satisfy the provisions of either:
  - (1) a minimum non-#residential floor area ratio# of 2.0 shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel# pursuant, to the provisions of Section 97-14 (Transient Hotels Within the Park Avenue Hub Subdistrict); or
  - (2) a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission, to the Commissioner of Buildings that the conditions set forth in Section 97-423 (Certification for floor area bonus for visual or performing arts uses) have been met.

Where the provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) apply, the total #floor area# permitted for such #zoning lot# may be increased by one square foot of #residential floor area# for each square foot of #floor area# of a #FRESH food store#, as defined by Article VI, Chapter 3, up to 20,000 square feet.

- (b) Modified maximum #floor area ratio# for certain #zoning lots#  
For #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject, to the provisions of paragraph (d)(4) of Section 23-154 (Inclusionary Housing), the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet. For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply;
- (2) for #zoning lots#, subject, to the provisions of paragraphs (d)(4)(i) or (d)(4)(iii) of Section 23-154, the maximum #residential floor area# provision of the underlying district as specified in Section 23-153 (For Quality Housing buildings) shall apply; and
- (3) for #zoning lots# utilizing the provisions of paragraph (b)(1) or (b)(2) of this Section, the maximum overall #floor area ratio# shall be 10.0, except that such maximum #floor area ratio# may be increased pursuant, to the provisions of paragraph (b) of Section 97-422 (Floor area bonus for visual or performing arts uses). For #zoning lots# utilizing the provisions of paragraph (b)(2) of this Section, such maximum #floor area ratio# may also be increased pursuant, to the provisions of Article VI, Chapter 3.

\* \* \*

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

**Chapter 8  
Special Hunts Point District**

\* \* \*

**108-01  
General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunts Point District#, the provisions of this Chapter shall apply to all #developments# and

#enlargements# within the #Special Hunts Point District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

The provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) shall apply in the Residential Buffer Subdistrict, and shall not apply in the Food Industry Subdistrict. For any food store subject, to the provisions of Article VI, Chapter 3, the parking regulations of Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) shall supersede the provisions of Section 108-20 (MODIFICATION OF PARKING REQUIREMENTS IN THE RESIDENTIAL BUFFER SUBDISTRICT).

\* \* \*

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 6  
Special Stapleton Waterfront District**

\* \* \*

**116-20  
SPECIAL BULK REGULATIONS FOR SUBAREAS A, B, AND C,  
THE ESPLANADE, PIER PLACE AND THE COVE**

\* \* \*

**116-22  
Maximum Floor Area Ratio**

\* \* \*

**116-221  
Special floor area regulations for mixed buildings**

For #buildings# containing #residences#, the area in such #buildings# occupied by non-#residential uses# on the ground floor, or within two feet of the as-built level of the adjoining sidewalk, shall be excluded from the calculation of permitted #floor area# in the #building#. However, the area occupied by non-#residential uses# on the ground floor shall be included as #floor area# for other purposes including calculating:

- (a) requirements for #accessory# off-street parking spaces;
- (b) #accessory# off-street loading berths; and
- (c) limitations on #floor area# occupied by certain #uses-; and
- (d) satisfying requirements for #FRESH food stores# as defined in Article VI, Chapter 3, and the special #floor area# regulations of that Chapter.

In #flood zones#, the #floor area# exclusion permitted by this Section shall also apply, to the area occupied by non-#residential uses# on the #lowest occupiable floor#, as defined in Section 64-11.

\* \* \*

**No. 3  
CAPA FRESH RULE CHANGE**

**CITYWIDE**  
**(Proposed modification of Title 62 of the Rules of the City of New York, pursuant to Sections 1043 and 191(b)(2) and ZR Section 63-00, et seq. (as amended by proposed N 210380 ZRY) of the City Charter to facilitate the implementation of the Food Retail Expansion to Support Health Program (FRESH) program as well as to correct aspects of the fee structure for certain applications.**

PLEASE TAKE NOTICE that in accordance with Sections 1043 and 191(b)(2) of the New York City Charter, the New York City Department of City Planning (“City Planning”), proposes to amend rules within Chapter 3 and establish new Chapter 12 of Title 62 of the Rules of the City of New York.

This proposed rule was not included in the Department of City Planning’s regulatory agenda for this Fiscal Year because it was not contemplated when the Department of City Planning published the agenda.

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

DATE: September 22, 2021  
TIME: 10:00 A.M.  
LOCATION: Remote

In support of the City’s efforts to contain the spread of COVID-19, the City Planning Commission will hold this public hearing remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public->

meeting/287262/1 or dial 877-853-5247 (US Toll-free), 888-788-0099 (US Toll-free), (253) 215-8782 (Toll number) or (213) 338-8477 (Toll number). If calling into the meeting, please use the following Meeting ID 618 237 7396, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP’s website.

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

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided, at the hearing are asked to notify Dominick Answini, at the address set forth below, or by telephone, at (212) 720-3676, by September 8, 2021. In addition, written statements may be submitted to City Planning, at the address stated below, provided the comments are received by 5:00 P.M. on September 22, 2021:

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

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

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

Title 62 of the Rules of the City of New York is amended to read as follows:

**Chapter 3: Fees and Contributions**

\* \* \*

**§ 3-07 Schedule of Charges**

\* \* \*

- (e) Applications for zoning certifications and zoning authorizations:
  - (1) For certification for public school space, pursuant to § 107 – 121 [123] of Article X, Chapter 7 (Special South Richmond Development District) of the Zoning Resolution, the fee shall be \$160.

\* \* \*

- (g) Supplemental Fee for Large Projects. In addition to all applicable fees as set forth above, a supplemental fee shall be required for the following applications:

Applications that may result in the development of 500,000 to 999,999 square feet of floor area	\$80,000
Applications that may result in the development of 1,000,000 to 2,499,000]999 square feet of floor area	\$120,000
Applications that may result in the development of, at least 2,500,000 square feet of floor area	\$160,000

\* \* \*

**Chapter 12: Rules for the Processing of Applications for FRESH Certifications, pursuant to Section 63-30 of the Zoning Resolution of the City of New York**

**§ 12-01 Scope**

This chapter governs the queuing of applications for the Food Retail Expansion to Support Health Program (“FRESH”), pursuant to section 63-00 et seq. of the Zoning Resolution as well as the effect such queuing has on closed projects, terminated applications, and lapsed certifications related to such program.

**§ 12-02 Definitions**

For the purposes of this chapter:

Application. The term “Application” means materials filed with the Department, pursuant to section 10-09 of these rules to obtain a Certification in connection with a project.

Certification. The term “Certification” means a Certification by the Chair of the Commission, pursuant to section 63-30 of the Zoning Resolution for a FRESH food store.

Commission. The term "Commission" means the City Planning Commission.

Department. The term "Department" means the Department of City Planning.

FRESH. The term "FRESH" means the Food Retail Expansion to Support Health Program, pursuant to section 63-00 *et seq.* of the Zoning Resolution.

FRESH Application Statement ("FAS"). The term "FRESH Application Statement" or "FAS" means a PAS in accordance with section 10-04 of this title or, if the Department determines that such statement is not necessary, a draft land use application in accordance with section 10-07 of this title, both of which are submitted in connection with a prospective Application.

FRESH Food Store. The term "Fresh Food Store" shall have the same meaning as that term is defined in section 63-01 of the Zoning Resolution.

FRESH Residential Floor Area. The term "FRESH Residential Floor Area" means the additional residential floor area permitted in accordance with this chapter and section 63-21 of the Zoning Resolution as a result of the provision of "FRESH Food Store Floor Area," as that term is defined in section 63-01 of the Zoning Resolution.

Pre-Application Statement ("PAS"). The term "Pre-Application Statement" or "PAS" means the Pre-Application Statement described in section 10-04 of this title.

Queue. The term "Queue" means a list of projects ranked relative to each other in the order in which the Department received the FAS for each such project, subject, to the provisions of this chapter.

Radius. The term "Radius" means a half-mile radius measured from zoning lots of the proposed FRESH Food Store where the total FRESH Residential Floor Area for all FRESH Food Stores within such radius may not exceed more than 40,000 sq ft. A FRESH Food Store with FRESH Residential Floor Area will be deemed to be included in such radius if any portion of such store's zoning lot is located within such radius.

#### **§ 12-03 Review and Queuing of Applications**

(a) The Department shall queue all projects in the order that their respective FAS was received by the Department, provided that, with respect to an FAS that is a PAS, such PAS has been determined by the Department to be complete in accordance with section 10-04(b) of this title.

(b) When two or more projects, including the proposed project, are located within a Radius and the total of FRESH Residential Floor Area among them exceeds 40,000 sq ft, the project for which an FAS was first received and is deemed in compliance with this title shall have priority to obtain all of its requested FRESH Residential Floor Area. The project that is next in the Queue shall then have priority to obtain all the remaining FRESH Residential Floor Area within such Radius which has not been claimed by a project earlier in the Queue. The use of remaining FRESH Residential Floor Area unclaimed by projects earlier in the Queue shall continue in this manner for subsequent projects until there is no additional unclaimed FRESH Residential Floor Area within the Radius.

(c) After a project has been added, to the Queue, if there is no response from the project sponsor within two (2) months after the interdivisional meeting, held in accordance with section 10-05 of this title, or the last communication of instructions from the Department, whichever is later, the Department will notify the project sponsor that its project will be placed on hold if it does not respond within a specified period of time from such notice. If the project sponsor responds within the specified timeframe but does not provide the requested materials, if any, within thirty (30) days of such response, the project will be placed on hold. If a project is on hold for twelve (12) months, the project record will be closed or the corresponding Application terminated, whichever is applicable, and the project will be removed from the Queue. The previously claimed FRESH Residential Floor Area corresponding, to the removed project will now be available to projects remaining in the Queue. For terminated Applications, if the Department permits the applicant to proceed directly to filing a new Application, the Department shall place such Application in the Queue in accordance with subdivision (a) of this section as if such Application were a new FAS.

#### **§ 12-04 Effect of Lapse of Certification**

If a Certification lapses, pursuant to section 63-30 of the Zoning Resolution, the amount of FRESH Residential Floor Area permitted by such Certification shall become available for other projects within the same Radius as the project with the lapsed building permit. The project sponsor may reapply for FRESH Residential Floor Area but must submit a new FAS Queued in accordance with section 12-03 of this chapter.

**Resolution for adoption scheduling September 22, 2021 for a public hearing.**

#### **BOROUGH OF THE BRONX Nos. 4 & 5 WIN POWERS No. 4**

**CD 1** **C 210398 ZSX**  
**IN THE MATTER OF** an application submitted by the NYC 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 74-903 of the Zoning Resolution to modify the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property, located, at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District.

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

#### **No. 5**

**CD 1** **C 210399 HAX**  
**IN THE MATTER OF** an application submitted by the NYC 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 346 Powers Avenue (Block 2572, Lot 6), 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 development of two new buildings containing approximately 221 supportive housing units, 95 shelter units, and community facility space.

#### **No. 6 CB 8 OFFICE SPACE**

**CD 8** **N 220033 PXX**  
**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 185 West 231<sup>st</sup> Street (Block 3267, Lot 76) (Bronx Community Board 8 Office).

#### **BOROUGH OF BROOKLYN Nos. 7 & 8 506 THIRD AVENUE No. 7**

**CD 6** **C 210119 ZMK**  
**IN THE MATTER OF** an application submitted by PAB 3<sup>rd</sup> Avenue Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A District property, bounded by 11<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 13<sup>th</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject, to the conditions of CEQR Declaration E-617.

#### **No. 8**

**CD 6** **N 210120 ZRK**  
**IN THE MATTER OF** an application submitted by PAB 3<sup>rd</sup> Avenue Holdings 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

101  
\* \* \*

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

\* \* \*

#### **BROOKLYN**

\* \* \*

#### **Brooklyn Community District 6**

\* \* \*

Map 3- [date of adoption]

102

Portion of Community District 6, Brooklyn

\* \* \*

BOROUGH OF MANHATTAN

Nos. 9 & 10

STARRETT-LEHIGH + TERMINAL WAREHOUSE REZONING No. 9

CD 4 C 210408 ZMM

IN THE MATTER OF an application submitted by Terminal Fee Owner LP and RXR SL Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b:

- 1. changing from an M2-3 District to an M2-4 District property, bounded by West 28th Street, Eleventh Avenue, West 26th Street, and Twelfth Avenue; and
2. establishing a Special West Chelsea District (WCh), bounded by West 28th Street, Eleventh Avenue, West 26th Street, and Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject, to the conditions of CEQR Declaration E-625.

No. 10

CD 4 N 210409 ZRM

IN THE MATTER OF an application submitted by Terminal Fee Owner LP and RXR SL 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 establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), 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 4 - Sidewalk Cafe 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: Manhattan, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Manhattan and West Chelsea District.

5 #Unenclosed sidewalk cafes# are allowed only on #wide streets# except they are not allowed on the west side of Ninth Avenue between West 15th Street and West 16th Street. #Unenclosed sidewalk cafes# shall also be allowed on West 27th Street between Eleventh Avenue and Joe DiMaggio Highway.

\* \* \*

ARTICLE IX - SPECIAL PURPOSE DISTRICTS

Chapter 8 - Special West Chelsea District

98-00 GENERAL PURPOSES

\* \* \*

98-04 Subareas and High Line Transfer Corridor

In order to carry out the provisions of this Chapter, Subareas A through J and a #High Line Transfer Corridor# are established within the #Special West Chelsea District#.

\* \* \*

98-10 SPECIAL USE AND PARKING REGULATIONS WITHIN THE SPECIAL WEST CHELSEA DISTRICT

\* \* \*

98-12 Modification of Use Regulations

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

\* \* \*

98-122 Location within buildings In Subarea K

[Relocated to Section 98-124 below]

In any C6 District in the #Special West Chelsea District#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #commercial uses# on the same #story# as a #residential use# or on a #story# higher than that occupied by #residential uses#, provided that the #commercial uses#:

- (a) are located in a portion of the #building# that has separate direct access, to the #street# with no access, to the #residential# portion of the #building# at any #story#; and
(b) are not located directly over any portion of a #building# containing #dwelling units#, except this limitation shall not preclude the location of:
(1) #residential# lobby space below or on the same #story# as #commercial uses#; or

(2) a #commercial use# that fronts on the #High Line# and is located within five feet of the level of the #High Line bed#.

In Subarea K, the provisions of Section 42-10 (USES PERMITTED AS-OF-RIGHT), inclusive, shall be modified as follows:

- (a) The following additional #uses# shall be permitted, provided that the floor space allocated to such #uses# does not exceed 25 percent of the total #floor area# of the #building#:
(1) from Use Groups 3 and 4, all #uses#, not otherwise permitted by the underlying regulations, other than those with sleeping accommodations;
(2) from Use Group 6A, food stores, including supermarkets, grocery stores or delicatessen stores, larger than 10,000 square feet;
(3) from Use Groups 6C, 9A, and 12B, all #uses# not otherwise permitted by the underlying regulations; or
(4) from Use Group 10A, all #uses#, not otherwise permitted by the underlying regulations, provided that the floor space allocated to such #uses# does not exceed 15 percent of the total #floor area# of the #building#.

98-123 Adult establishments

\* \* \*

98-124 Location within buildings

[Relocated from Section 98-122 above]

In any C6 District the #Special West Chelsea District#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #commercial uses# on the same #story# as a #residential use# or on a #story# higher than that occupied by #residential uses#, provided that the #commercial uses#:

- (a) are located in a portion of the #building# that has separate direct access, to the #street# with no access, to the #residential# portion of the #building#, at any #story#; and
(b) are not located directly over any portion of a #building# containing #dwelling units#, except this limitation shall not preclude the location of:
(1) #residential# lobby space below or on the same #story# as #commercial uses#; or
(2) a #commercial use# that fronts on the #High Line# and is located within five feet of the level of the #High Line bed#.

\* \* \*

98-15 Signs

\* \* \*

98-151 Modification of sign regulations in Subarea K

Within Subarea K, the #sign# regulations of the underlying district shall apply. However, within 15 feet of the intersection of two #streets#, the provisions of Section 42-562 (Restriction on angle and height above curb level) shall not apply.

\* \* \*

98-17 Modification of Parking and Loading Regulations in Subareas H

[Relocated to Section 98-171 below]

#Accessory# off-street parking spaces for existing or new governmental offices may be located on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that:

- (a) such spaces are located within Subarea H and in a facility, or portion thereof, that is entirely below #curb level#;
- (b) the portion of such facility beneath the required public plaza area shown on Diagram 3 in Appendix A of this Chapter is sufficiently below #curb level# so that trees may be planted, at #curb level# within such public plaza but is in no case less than four feet below #curb level#; and
- (c) no more than 377 spaces are provided within such facility. For purposes of this Section, the governmental offices on #Block# 688, Lots 1001-1002, as of June 23, 2005, may have up to 377 #accessory# off-street parking spaces in such facility.

The underlying provisions of Article III, Chapter 6 and Article IV, Chapter 4 (Accessory Off-street Parking and Loading Regulations) shall apply within the #Special West Chelsea District#, subject to modification by the regulations of this Section, inclusive.

**98-171  
Parking regulations in Subarea H**

[Relocated from Section 98-17 above]

#Accessory# off-street parking spaces for existing or new governmental offices may be located on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that:

- (a) such spaces are located within Subarea H and in a facility, or portion thereof, that is entirely below #curb level#;
- (b) the portion of such facility beneath the required public plaza area shown on Diagram 3 in Appendix A of this Chapter is sufficiently below #curb level# so that trees may be planted, at #curb level# within such public plaza but is in no case less than four feet below #curb level#; and
- (c) no more than 377 spaces are provided within such facility.

For purposes of this Section, the governmental offices on #Block# 688, Lots 1001-1002, as of June 23, 2005, may have up to 377 #accessory# off-street parking spaces in such facility.

**98-172  
Waiver of accessory off-street loading berths in Subarea K**

In Subarea K, the provisions of Section 44-52 (Required Accessory Off-street Loading Berths) shall not apply to changes of #use#.

\* \* \*

**98-20  
FLOOR AREA AND LOT COVERAGE REGULATIONS**

\* \* \*

**98-22  
Maximum Floor Area Ratio and Lot Coverage in Subareas**

For all #zoning lots#, or portions thereof, located in Subareas A through J K, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# and #residential uses#, separately or in combination, shall be as specified in the table in this Section. For #residential use#, the maximum #lot coverage# shall be 70 percent for #interior# or #through lots# and no maximum #lot coverage# shall apply to any #corner lot#. For the #conversion# to #dwelling units# of non-#residential floor area# where the total #residential floor area# on the #zoning lot# will exceed the applicable basic maximum #floor area ratio# specified in the table in this Section, such excess #residential floor area# shall only be permitted, pursuant to Section 98-26 (Modifications of Inclusionary Housing Program).

Sub-area	Basic #floor area ratio# (max)	Increase in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (maximum)
				FAR required to be transferred <sup>1</sup> (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	
A	6.5	2.65	— <sup>2</sup>	2.65	2.85	12.0
B	5.0	2.5	— <sup>2</sup>	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D <sup>5</sup>	5.0	2.5 <sup>3</sup>	2.5 <sup>3</sup>	1.25	1.25	7.5
E	5.0	1.0 <sup>3</sup>	1.0 <sup>2,3</sup>	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 <sup>3</sup>	1.0 <sup>3</sup>	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I <sup>4</sup>	5.0	NA	2.5	NA	NA	7.5

J <sup>6</sup>	5.0	NA	2.5	NA	NA	7.5
K	5.0	NA	NA	NA	NA	5.0

- 1 Minimum #floor area ratios# required to be transferred, pursuant to Section 98-30 (HIGH LINE TRANSFER CORRIDOR), inclusive, before Inclusionary Housing #floor area# bonus can be utilized
- 2 In Subareas A, B, and E, the applicable maximum basic #floor area ratio# of that portion of the #zoning lot# that is within the #High Line Transfer Corridor# may be increased up to a maximum of 1.0, and the applicable maximum permitted #floor area ratio# increased accordingly, by certification of the Chairperson of the City Planning Commission, pursuant to Section 98-35 (High Line Transfer Corridor Bonus)
- 3 For certain zoning lots located in Subareas D, E and G, the provisions of Section 98-25 (High Line Improvement Bonus) may apply in lieu of the provisions of Section 98-30, subject to the provisions of Section 98-241 (In Subareas D, E and G)
- 4 For #zoning lots# over which the #High Line# passes
- 5 For #zoning lots# between West 22nd Street and West 24th Street, the #floor area ratios# shall be 7.5, and no #floor area# increases shall be permitted
- 6 Bonus contribution subject to provisions of Section 98-25 governing first contribution to Affordable Housing Fund

\* \* \*

**98-40  
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE BETWEEN BUILDINGS REGULATIONS**

\* \* \*

**98-42  
Special Height and Setback Regulations**

\* \* \*

**98-423  
Street wall location, minimum and maximum base heights and maximum building heights**

The provisions set forth in paragraph (a) of this Section shall apply to all #buildings or other structures#. Such provisions are modified for certain subareas as set forth in paragraphs (g) through (h) of this Section.

\* \* \*

- (g) Subarea J  
The provisions set forth in paragraph (a) of this Section shall not apply to any #development# or #enlargement# that utilizes the provisions of Section 98-25. In lieu thereof, the provisions of this paragraph (g) shall apply.

\* \* \*

(3) Tenth Avenue Zone

The Tenth Avenue Zone shall be that portion of a #zoning lot# within 200 feet of the Tenth Avenue #street line#. Within the Tenth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 185 feet before setback and a maximum #building# height of 230 feet, provided that any portion of a #building# located above a height of 90 feet shall be set back not less than 15 feet from the Tenth Avenue #street line#. Any portion of a #building# located above a height of 185 feet shall be set back, at least 10 feet from the West 15th and West 16th Street #street lines#, and, at least 25 feet from the Tenth Avenue #street line#. Any portion of a #building# above a height of 200 feet shall be set back, at least 25 feet from the West 15th and West 16th Street #street lines#, and, at least 35 feet from the Tenth Avenue #street lines#, and any portion of a building located above a height of 215 feet shall be set back, at least 75 feet from the Tenth Avenue #street line#. Permitted obstructions allowed, pursuant to Section 33-42 shall be permitted.

- (h) Subarea K  
The provisions set forth in paragraph (a) of this Section shall not apply. In lieu thereof, the provisions of the underlying zoning districts shall apply.

**MINIMUM AND MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT BY DISTRICT OR SUBAREA**

District or Subarea		Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum #Building# Height (in feet)
M1-5		50	95	135
Subarea A	within 50 feet of a #wide street#	60	85	— <sup>1</sup>
	between 50 and 100 feet of a #wide street#	15	85	— <sup>1</sup>
	for #zoning lots# with only #narrow street# frontage	40	60	— <sup>1</sup>
Subarea B		60	95	135
Subarea C	for #zoning lots# with only #narrow street# frontage	60	110	110
	for #zoning lots# with Tenth Avenue frontage	105 <sup>2</sup>	125 <sup>2</sup>	125 <sup>2</sup>
	for #zoning lots# with Eleventh Avenue frontage	125 <sup>2</sup>	145 <sup>2</sup>	145 <sup>2</sup>
Subarea D		60	90	250 <sup>1</sup>
Subarea E		60	105 <sup>3</sup>	120 <sup>3</sup>
Subarea F		60 <sup>2</sup>	80 <sup>2</sup>	80 <sup>2</sup>
Subarea G	for #zoning lots# with only #narrow street# frontage	60	95	95
	for #zoning lots# with #wide street# frontage	105 <sup>2</sup>	120 <sup>2</sup>	120 <sup>2</sup>
Subarea H		60 <sup>4</sup>	85 <sup>4</sup>	— <sup>4</sup>
Subarea I	within 300 feet of Tenth Avenue between W. 16th St. & W. 17th St.	60	85	120 <sup>5</sup>
	all other areas	60	105	135
Subarea J	Midblock Zone	NA	110 <sup>6</sup>	130 <sup>6</sup>
	Ninth Avenue Zone	NA	130 <sup>6</sup>	135 <sup>6</sup>
	Tenth Avenue Zone	NA	185 <sup>6</sup>	230 <sup>6</sup>
Subarea K		NA <sup>7</sup>	NA <sup>7</sup>	NA <sup>7</sup>

<sup>1</sup> See Section 98-423, paragraph (b)

<sup>2</sup> See Section 98-423, paragraph (c)

<sup>3</sup> See Section 98-423, paragraph (d)

<sup>4</sup> See Section 98-423, paragraph (e)

<sup>5</sup> See Section 98-423, paragraph (f)

<sup>6</sup> See Section 98-423, paragraph (g)

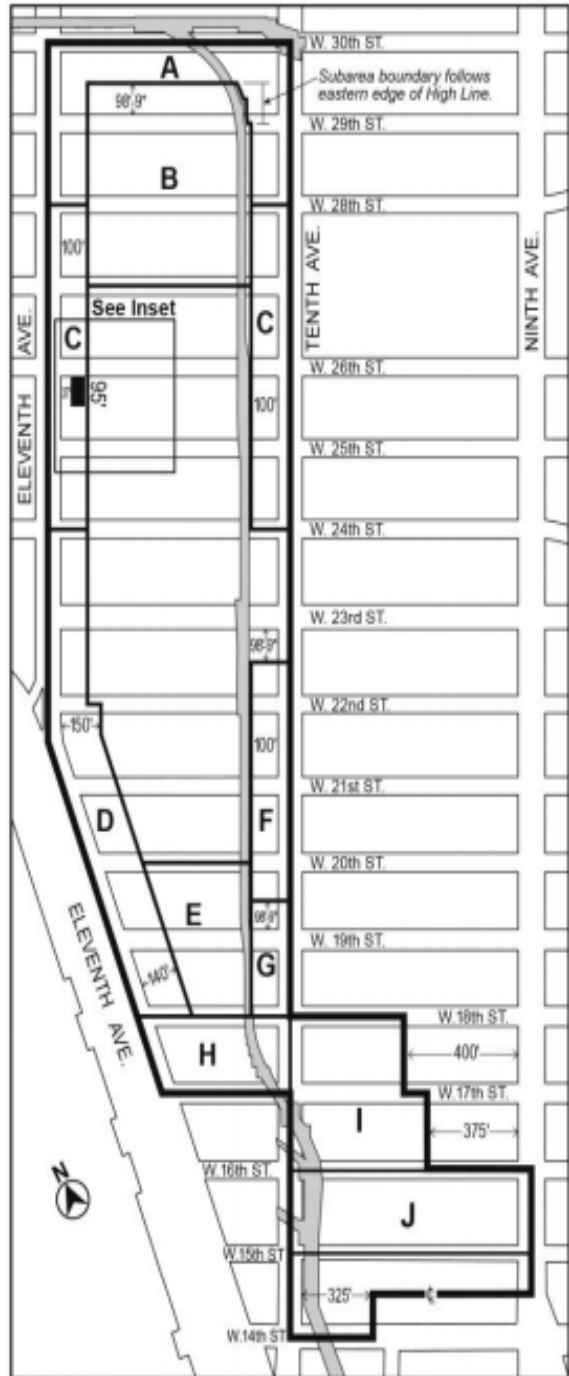
<sup>7</sup> See Section 98-423, paragraph (h)

\* \* \*

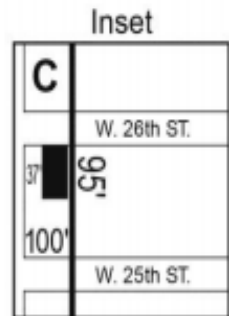
**Appendix A**

**Special West Chelsea District and Subareas**

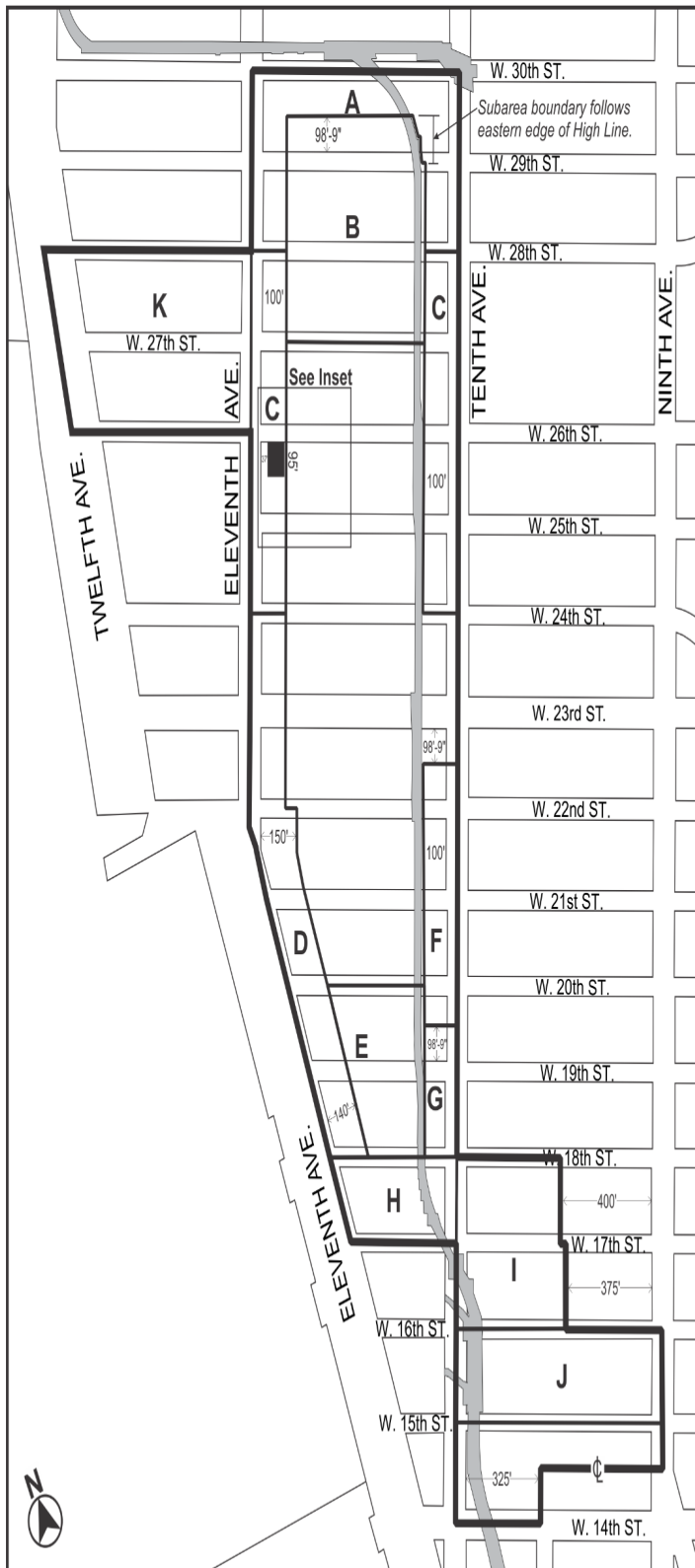
[EXISTING MAP]



- Special West Chelsea District boundary
- Subarea boundary
- High Line
- Transit Facility



[PROPOSED MAP]

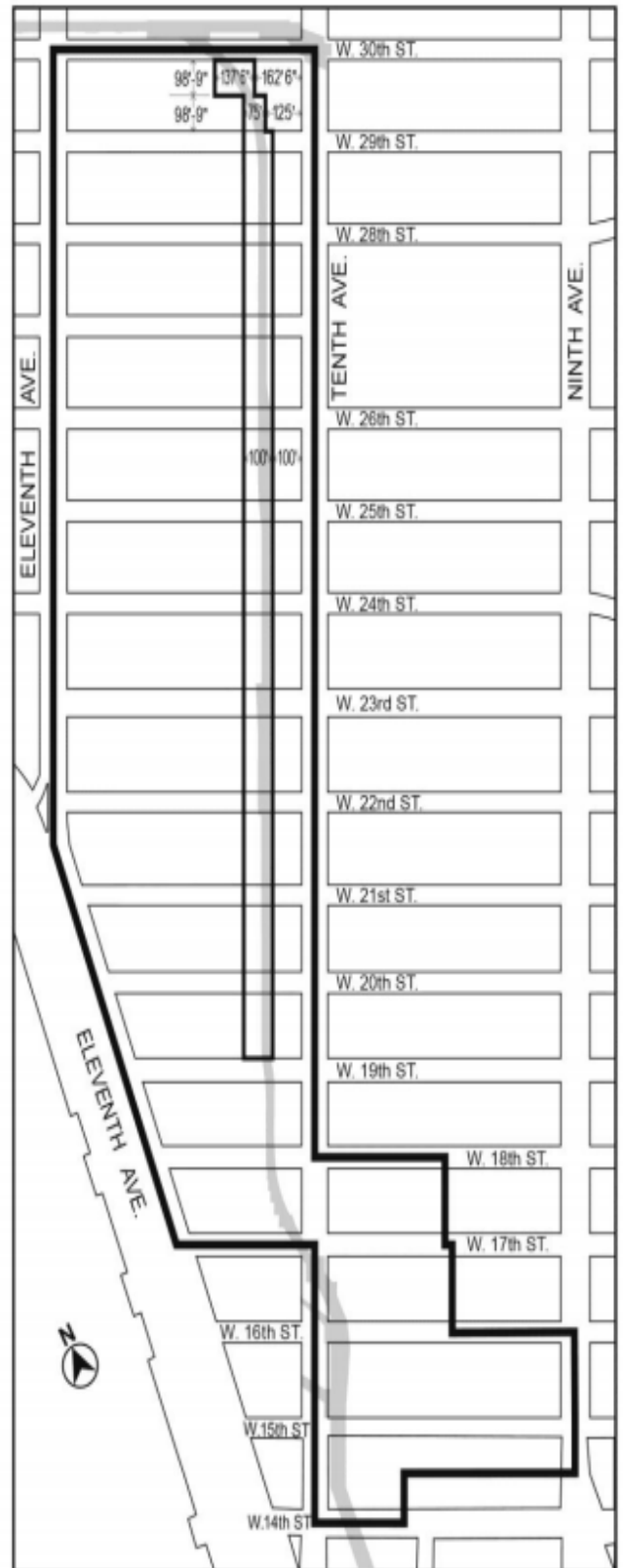


- Special West Chelsea District boundary
- Subarea boundary
- High Line
- Transit Facility



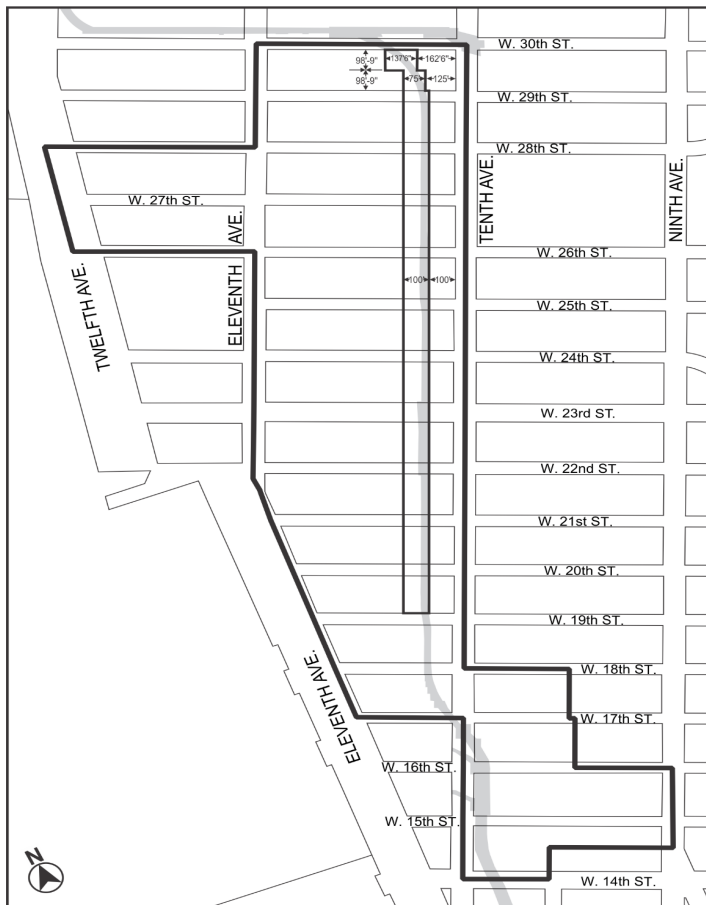
Appendix B  
High Line Transfer Corridor Location

[EXISTING MAP]



- Special West Chelsea District
- High Line Transfer Corridor
- High Line

[PROPOSED MAP]



- Special West Chelsea District boundary
- High Line Transfer Corridor
- High Line

**NOTICE**

On September 22, 2021 a remote public hearing is being held by the City Planning Commission (CPC), in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by RXR SL Owner LLC and Terminal Fee Owner LP (the Applicants). The Applicants are seeking a zoning map amendment and zoning text amendment (the Proposed Actions) affecting the two blocks bounded by West 28th Street to the north, Eleventh Avenue to the east, West 26th Street to the south, and Twelfth Avenue/Route 9A to the west (Block 672, Lot 1 and Block 673, Lot 1); these blocks contain the Starrett-Lehigh Building and the Terminal Warehouse (the project area), located in the West Chelsea neighborhood of Manhattan, Community District 4. The zoning map amendment would extend the Special West Chelsea District (WCh) over the project area and change the underlying zoning district from M2-3 to M2-4. The proposed zoning text amendments would create new subarea (Subarea K) in WCh and, within such subarea, modify certain use, signage, sidewalk café, and loading requirements. The Proposed Actions would allow the Applicants to lease space in the Starrett-Lehigh Building and Terminal Warehouse to a more diverse range of tenant types, allowing for flexibility needed to respond to changes in the economy over the long term.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, October 4, 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. 21DCP103M.

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



s8-22

**COMMUNITY BOARDS**

**PUBLIC HEARINGS**

CORRECTED NOTICE

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

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 01 - Tuesday, September 14, 2021, at 6:00 P.M., Public Hearing, via WEBEX,

**Event Address for Attendees** <https://nycb.webex.com/nycb/onstage/g.php?MTID=ed2233ef55e34ff003fc7b91d86ff94d7>

**Event number:** 179 304 0659  
**Event password:** UJre7UJjW52  
**Audio conference:** +1-646-992-2010 [New York City]

**Access code:** 179 304 0659

**1 WYTHE AVENUE IBIA SPECIAL PERMIT (C 210272 ZSK) – IN THE MATTER OF** an application submitted by One Wythe LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96\* of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to waive the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES), and to modify the quantity and size of the loading berth requirements of Section 44-50 (GENERAL PURPOSES), in connection with a proposed 8-story commercial and industrial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 1 Wythe Avenue (Block 2641, Lots 1, 3 and 4), in a M1-2 District. Borough of Brooklyn, Community District 1.

(\*Note: Section 74-96 is proposed to be changed under a concurrent related application [N 210273 ZRK] for a zoning text change.)

Accessibility questions: Community Board #1, (718) 389-0009, bk01@cb.nyc.gov, by: Wednesday, September 8, 2021, 2:00 P.M.



s7-14

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

**BOROUGH OF MANHATTAN**

COMMUNITY BOARD NO. 06 - Monday, September 13th, 2021, at 6:30 P.M. through Zoom. Register for the Zoom meeting here: [https://zoom.us/webinar/register/WN\\_AYJc54ehTDOtEQR9lIKrSA](https://zoom.us/webinar/register/WN_AYJc54ehTDOtEQR9lIKrSA)

A public hearing with respect, to the Community District 6 (CD6) Needs Statement and Budget Requests for Fiscal Year 2023.

a31-s13

**BOARD OF CORRECTION**

**MEETING**

The New York City Board of Correction, will hold a public meeting on Tuesday, September 14, 2021, at 9:00 A.M. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website, at <https://www1.nyc.gov/site/boc/meetings/september-14-2021.page>.

s8-14



**EMPLOYEES' RETIREMENT SYSTEM**

■ MEETING

Please be advised, that the next Regular Meeting of the Board of Trustees of the New York City Employees' Retirement System, is Thursday, September 9, 2021 at 9:30 A.M.

The meeting will be held in person, at 335 Adams Street, 22nd Floor Board Room, Brooklyn, NY 11201. However you can still view the meeting online at, [www.nycers.org/meeting-webcasts](http://www.nycers.org/meeting-webcasts).

s1-8

**ENVIRONMENTAL PROTECTION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to Title 5, Chapter 3, Subchapter 3 of the Administrative Code of the City of New York, a Real Property A&D Public Hearing will be held, on Wednesday, September 29, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-646-992-2010, Access Code: 717-876-299:

**REAL PROPERTY PUBLIC HEARING IN THE MATTER OF** the acquisition by the City of New York of Fee Simple (Fee) interests, including properties in the Streamside Acquisition Program (SAP) and in the New York City-Funded Flood Buyout Program (FBO) on the following real estate in the Counties of Delaware, Greene, Ulster and Westchester for the purposes of providing for the continued supply of water, and for preserving and preventing the contamination or pollution of the New York City water supply system:

NYC ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
9617	Delaware	Town of Walton	Fee	p/o 231.-1-12	187.30
9181	Greene	Town of Windham	SAP	p/o 97.00-3-33	3.80
9570		Town of Windham	SAP	p/o 97.00-3-5.1	3.20
866	Ulster	Town of Wawarsing	Fee	p/o 58.4-1-10	5.50
9665		Town of Shandaken	FBO	25.10-4-24.100	3.50
9759	Westchester	City of Yonkers	Fee	6.-6224-32	0.40

A copy of the Mayor's Preliminary Certificate of Adoption and maps of the real estate to be acquired are available for public inspection upon request. Please call (914) 749-5410.

In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717-876-299, no later than 9:55 A.M. If you need further accommodations, please let us know, at least five business days in advance of the Public Hearing via email, at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov).

s8

**HOUSING AUTHORITY**

■ MEETING

The next Board Meeting of the New York City Housing Authority, scheduled for Wednesday, September 15, 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 Board Meeting may also be accessed, via Zoom, by calling (646) 558-8656 using Webinar ID: 880 7705 7354 and Passcode: 8754415347.

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 Board 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 Calendar.

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 Calendar are available on NYCHA's Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar-page>, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are available on NYCHA's Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar-page>, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any person requiring a reasonable accommodation to participate in the Board 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 Wednesday, September 8, 2021, at 5:00 P.M.

Any changes to the schedule will be posted here on NYCHA's Website, at <http://www1.nyc.gov/site/nycha/about/board-calendar-page>, 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 Board Meeting, **regardless of vaccination status**, must wear face coverings while indoors.

For additional information regarding the Board 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).

s1-15

The Operations, Compliance and Capital Committee Meeting of the New York City Housing Authority, scheduled for Wednesday, September 22, 2021, at 10:00 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 at, <https://www1.nyc.gov/site/nycha/about/operations-compliance-capital-committee.page>.

Because of capacity limitations, the Operations, Compliance and Capital Committee Meeting may also be accessed, via Zoom, by calling (646) 558-8656 using Webinar ID: 893 3638 1515 and Passcode: 4659201494.

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 Operations, Compliance and Capital 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 Calendar.

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 Calendar are available on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/operations-compliance-capital-committee.page>, no earlier than 24 hours before the upcoming Operations, Compliance and Capital Committee Meeting. Copies of the draft Minutes are available on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/operations-compliance-capital-committee.page>, no earlier than 3:00 P.M., on the Thursday following the Operations, Compliance and Capital Committee Meeting.

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

Any person requiring a reasonable accommodation to participate in the Operations, Compliance and Capital 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 Wednesday, September 15, 2021, at 5:00 P.M.

This meeting is open to the public.

- Members of the public attending the Operations, Compliance and Capital Committee Meeting, **regardless of vaccination status**, must wear face coverings while indoors.

For additional information regarding the Operations, Compliance and Capital 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).

s7-22

## OFFICE OF LABOR RELATIONS

### MEETING

The New York City Deferred Compensation Board, will hold its next Deferred Compensation Board Hardship meeting on Wednesday, September 15, 2021, at 12:00 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>

← s8-15

## LANDMARKS PRESERVATION COMMISSION

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, September 14, 2021, at 9:30 A.M., a public hearing will be held in the public hearing room, at 1 Centre Street, 9th Floor, Borough of Manhattan, and will also be livestreamed and open to public participation by teleconference, with respect to the following properties, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. The occupancy limit in the public hearing room is 12, and the occupancy limit for the overflow room is 10. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel, at [www.youtube.com/nycplpc](http://www.youtube.com/nycplpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; 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 see additional information on safety protocols below the itemized agenda.

#### 187 6th Avenue - Park Slope Historic District

LPC-21-09973 - Block 951 - Lot 4 - Zoning: R6B

#### CERTIFICATE OF APPROPRIATENESS

A late Italianate style rowhouse, designed by George White and built in 1874. Application is to modify window openings at the rear facade.

#### 495 Broadway - SoHo-Cast Iron Historic District

LPC-21-06057 - Block 484 - Lot 24 - Zoning: M1-5B

#### CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style store and loft building, designed by Alfred Zucker and built in 1892-1893. Application is to construct rooftop bulkheads and railings.

#### 134 East 38th Street - Murray Hill Historic District

LPC-21-09885 - Block 893 - Lot 271 - Zoning: R10

#### CERTIFICATE OF APPROPRIATENESS

An altered Second Empire style rowhouse, designed by D. & J. Jardine and built in 1868-69, and altered in 1958 by Thomas F. Hennessy. Application is to install shutters and a flagpole.

#### 101 Greene Street - SoHo-Cast Iron Historic District

LPC-21-07952 - Block 500 - Lot 7505 - Zoning: M1-5A

#### CERTIFICATE OF APPROPRIATENESS

A modern building constructed in 2002. Application is to alter storefront infill.

#### 548 Hudson Street - Greenwich Village Historic District

LPC-21-10918 - Block 621 - Lot 6 - Zoning: C1-6

#### CERTIFICATE OF APPROPRIATENESS

A Vernacular Italianate style townhouse, built in 1852. Application is to replace entrance infill.

#### 93 Mercer Street - SoHo-Cast Iron Historic District

LPC-21-09865 - Block 485 - Lot 22 - Zoning: M1-5A

#### CERTIFICATE OF APPROPRIATENESS

A loft building, designed by Hill & Turner and built in 1900-01. Application is to install a barrier-free access ramp and replace doors.

#### 744 Fifth Avenue (aka 754 Fifth Avenue, 2 West 58th Street) - Individual Landmark

LPC-22-01476 - Block 1273 - Lot 33 - Zoning: C5-3

#### CERTIFICATE OF APPROPRIATENESS

A Modern Classical style department store, designed by Buchman & Kahn and built in 1927-28 and with later alterations. Application is to install signage and modify storefront infill.

#### 744 Fifth Avenue (aka 754 Fifth Avenue, 2 West 58th Street) - Individual Landmark

LPC-22-01475 - Block 1273 - Lot 33 - Zoning: C5-3

#### CERTIFICATE OF APPROPRIATENESS

A Modern Classical style department store, designed by Buchman & Kahn and built in 1927-28 and with later alterations. Application is to establish a master plan for the installation of seasonal displays.

#### 89 East 42nd Street - Individual and Interior Landmark

LPC-22-01019 - Block 1280 - Lot 1 - Zoning: C5-3

#### CERTIFICATE OF APPROPRIATENESS

A French Beaux-Arts style railroad terminal, designed by Reed & Stem and Warren & Wetmore and built in 1903-1913. Application is to replace sidewalk paving and install bollards at the viaduct.

#### 30 Rockefeller Plaza - Individual and Interior Landmark

LPC-21-09092 - Block 1265 - Lot 7501 - Zoning: C5-2.5, C5-3

#### CERTIFICATE OF APPROPRIATENESS

An office building and designated lobby, designed by the Associated Architects and featuring artwork by Jose Maria Sert and Frank Brangwyn, and constructed in 1931-33 as part of an Art Deco style office, commercial and entertainment complex. Application is to modify openings, extend walls, and replace light fixtures within the interior lobby, install storefront infill at the ground floor, and install attractions and accretions at the rooftop observation terraces.

#### 38 East 73rd Street - Upper East Side Historic District

LPC-20-02642 - Block 1387 - Lot 49 - Zoning: C5-1 R8B

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Grec/Queen Anne style house, designed by Charles Buek & Co. and built in 1886-87. Application is to legalize the construction of a rear yard addition, without Landmarks Preservation Commission permit(s).

#### 103 West 72nd Street - Upper West Side/Central Park West Historic District

LPC-21-08152 - Block 1144 - Lot 31 - Zoning: C4-6A

#### CERTIFICATE OF APPROPRIATENESS

An Art Deco style apartment and commercial building, designed by Fellheimer & Wagner and built in 1931-33. Application is to replace storefront infill and construct a rear yard addition.

#### 945 Madison Avenue - Upper East Side Historic District

LPC-21-10833 - Block 1389 - Lot 30 - Zoning: C5-1R8B

#### CERTIFICATE OF APPROPRIATENESS

A Modern style museum building, designed by Marcel Breuer & Associates and built in 1964-1966. Application is to install signage.

#### 356 Hollywood Avenue - Douglaston Hill Historic District

LPC-20-08873 - Block 8049 - Lot 25 - Zoning: R1-2

#### CERTIFICATE OF APPROPRIATENESS

An English Cottage style free-standing house, designed by Philip Resnyk and built in 1930. Application is to legalize the replacement of windows, alterations to planters and installation of steps in non-compliance or without Landmarks Preservation Commission permit(s).

#### 15 Shore Road - Douglaston Historic District

LPC-21-08857 - Block 8044 - Lot 5 - Zoning: R1-1

#### CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house, designed by George Hardway and built in 1910. Application is to modify a porch, construct a carport and deck, and install a skylight.

#### 121 Heberton Avenue - Individual Landmark

LPC-21-10070 - Block 1015 - Lot 9 - Zoning: R3A

#### CERTIFICATE OF APPROPRIATENESS

A Rustic style freestanding house, designed by James G. Burger and built in 1859-1861. Application is to install a parking pad and pergola.

#### 2 St. Marks Place - St. George/New Brighton Historic District

LPC-22-01527 - Block 22 - Lot 120 - Zoning: R3A

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Colonial style freestanding house, designed by Gardner & Hoffman and built in 1926-1928. Application is to legalize the replacement of garage doors, alterations to the stoop, and the construction of retaining walls, without Landmarks Preservation Commission permit(s).

a30-s14

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, September 14, 2021 at 9:30 A.M., a public hearing will be held

in the public hearing room, at 1 Centre Street, 9th Floor, Borough of Manhattan, and will also be livestreamed and open to public participation by teleconference, with respect to the following properties, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. The occupancy limit in the public hearing room is 12, and the occupancy limit for the overflow room is 10. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel, at www.youtube.com/nycipc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, https://www1.nyc.gov/site/lpc/hearings/hearings.page, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; 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 see additional information on safety protocols below the itemized agenda.

**Cambria Heights - 222nd Street Historic District LP-2655**

**ITEM PROPOSED FOR PUBLIC HEARING**

The proposed Cambria Heights - 222nd Street Historic District consists of the properties bounded by a line beginning on the southern curblineline of 115th Road at a point on a line extending northerly from the northwestern property line of 115-60 222nd Street, extending easterly along the southern curblineline of 115th Road and across 222nd Street to a point on a line extending northerly from the northeastern property line of 115-59 222nd Street, southerly along said line and the eastern property lines of 115-59 through 115-103 222nd Street, westerly along the southern property line of 115-103 222nd Street, continuing westerly across 222nd Street and the southern property line of 115-104 222nd Street, and northerly along the western property lines of 115-104 through 115-60 222nd Street to the point of beginning.

**Cambria Heights - 227th Street Historic District LP-2656**

**ITEM PROPOSED FOR PUBLIC HEARING**

The proposed Cambria Heights - 227th Street Historic District consists of the properties bounded by a line beginning on the southern curblineline of 116th Avenue at a point on a line extending northerly from the northwestern property line of 116-02 227th Street, extending easterly along the southern curblineline of 116th Avenue and across 227th Street to a point on a line extending northerly from the northeastern property line of 116-01 227th Street, southerly along said line and the eastern property lines of 116-01 through 116-49 227th Street, westerly along the southern property line of 116-49 227th Street, continuing westerly across 227th Street and the southern property line of 116-50 227th Street, and northerly along the western property lines of 116-50 through 116-02 227th Street to the point of beginning.

a30-s14

**BOARD OF STANDARDS AND APPEALS**

**■ PUBLIC HEARINGS**

September 27, 2021, and September 28, 2021, 10:00 A.M.

**NOTICE IS HEREBY GIVEN** of hybrid public hearings on Monday, September 27, 2021, at 10:00 A.M., and Tuesday, September 28, 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), with remote public participation strongly encouraged, on the following matters:

**SPECIAL ORDER CALENDAR**

**81-74-BZIV**

**APPLICANT** – Gerald J. Caliendo, RA, AIA, for 57 Avenue Market Inc., owner  
**SUBJECT** – Application August 4, 2020 – Extension of Time to Obtain a Certificate of Occupancy for a previously approved variance (§72-21) which permitted the operation of a supermarket (UG 6) which expired on July 23, 2020. C1-2/R6A & R6B zoning district.  
**PREMISES AFFECTED** – 97-27 57th Avenue, Block 1906, Lot(s) 1, Borough of Queens.  
**COMMUNITY BOARD #4Q**

**490-72-BZ**

**APPLICANT** – Gerald J. Caliendo, RA, AIA, for Eran Gohari, owner  
**SUBJECT** – Application August 5, 2020 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the operation of a commercial bank (UG 6) which expired on February 5, 2020; Waiver of the Board's Rules of Practice of Procedures. R4 zoning district.  
**PREMISES AFFECTED** – 4200 Baychester Avenue, Block 5023, Lot 29, Borough of Bronx.  
**COMMUNITY BOARD #12BX**

**42-09-BZIII**

**APPLICANT** – Sheldon Lobel, P.C., for Arrow Linen Supply Co., Inc., owner.  
**SUBJECT** – Application June 5, 2020 – Extension of Term of a previously approved variance (expired July 12, 1992) which permitted the extension of a legal non-conforming commercial laundry use (Arrow Linen Supply) within a residential zoning district which expired on August 11, 2019; Extension of Time to Obtain a Certificate of Occupancy which expired on February 11, 2010; Waiver of the Board's Rules. R5B zoning district.  
**PREMISES AFFECTED** – 441-467 Prospect Avenue, Block 1113, Lot(s) 61,73, Borough of Brooklyn  
**COMMUNITY BOARD #3BK**

**220-14-BZII thru 221-14-BZII**

**APPLICANT** – Hirsch Singer & Epstein LLP, for Post Industrial Thinking LLC, owner.  
**SUBJECT** – Application January 7, 2021 – Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of two 3-story single family residences which expired on January 12, 2020; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district.  
**PREMISES AFFECTED** – 8-10 Underhill Avenue, Block 1122, Lot 37, Borough of Brooklyn.  
**COMMUNITY BOARD #8BK**

**2017-240-BZ**

**APPLICANT** – Troutman Pepper LLC, for 310 Lenox Avenue LLC & RM 310 Lenox LLC., owner.  
**SUBJECT** – Application February 12, 2021 – Extension of Term of a previously approved Special Permit (§73-244) permitting an eating and drinking establishment without restrictions and no limitation on entertainment and dancing (UG 12A) (Red Rooster Harlem Restaurant located on the cellar level which expires on expiring March 27, 2021. C4-4A (Special 125th Street District).  
**PREMISES AFFECTED** – 310 Lenox Avenue, Block 1723, Lot 69, Borough of Manhattan.  
**COMMUNITY BOARD # 10M**

**APPEALS CALENDAR**

**2021-11-BZY**

**APPLICANT** – Kenneth K. Loweinstein, for 559 Development, LLC, owner.  
**SUBJECT** – Application January 21, 2021 – Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years from December 20, 2020.  
**PREMISES AFFECTED** – 38-59 11th Street, Block 00473, Lot 559, Borough of Queens.  
**COMMUNITY BOARD #1Q**

*Margery Perlmutter, Chair/Commissioner*

← s8-9

**TRANSPORTATION**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing

by the New York City Department of Transportation. The hearing will be held remotely, commencing on Wednesday, September 15, 2021, at 2:00 P.M., via the WebEx platform and in person, on the following petitions for revocable consent.

**WebEx:**

**Meeting Number (access code): 182 803 2720**  
**Meeting Password: 7eSMUDSMd42**

**#1 IN THE MATTER OF** a proposed revocable consent authorizing Beth Israel Medical Center, to continue to maintain and use the vaults under the south sidewalk of East 17<sup>th</sup> Street east of Nathan D. Perlman Place, and under the east sidewalk of Nathan D. Perlman Place south of East 17<sup>th</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 1712**

For the period July 1, 2019 to June 30, 2020 - \$28,470  
 For the period July 1, 2020 to June 30, 2021 - \$28,904  
 For the period July 1, 2021 to June 30, 2022 - \$29,338  
 For the period July 1, 2022 to June 30, 2023 - \$29,772  
 For the period July 1, 2023 to June 30, 2024 - \$30,206  
 For the period July 1, 2024 to June 30, 2025 - \$30,640  
 For the period July 1, 2025 to June 30, 2026 - \$31,074  
 For the period July 1, 2026 to June 30, 2027 - \$31,508  
 For the period July 1, 2027 to June 30, 2028 - \$31,942  
 For the period July 1, 2028 to June 30, 2029 - \$32,376

with the maintenance of a security deposit in the sum of \$32,400 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Diann Umadevi Behary and Devindra Narine, to construct, maintain and use a walled-in area with gates and planters on the west sidewalk of 130<sup>th</sup> Street, between Old South Road and 150<sup>th</sup> Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from the Approval by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2549**

From the date of the final approval by the Mayor to June 30, 2031 - \$100/per annum.

with the maintenance of a security deposit in the sum of \$15,450 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Hudson Transmission Partners LLC, to continue to maintain and use a 345kw cable system under and across Pier 94, under, across and along West 52<sup>nd</sup> Street, and under and along Twelfth Avenue, to Consolidated Edison Company of New York, Inc.'s 49<sup>th</sup> Street Substation, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2021 to June 30, 2031 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2146**

For the period July 1, 2021 to June 30, 2022 - \$111,639  
 For the period July 1, 2022 to June 30, 2023 - \$113,427  
 For the period July 1, 2023 to June 30, 2024 - \$115,215  
 For the period July 1, 2024 to June 30, 2025 - \$117,003  
 For the period July 1, 2025 to June 30, 2026 - \$118,791  
 For the period July 1, 2026 to June 30, 2027 - \$120,579  
 For the period July 1, 2027 to June 30, 2028 - \$122,367  
 For the period July 1, 2028 to June 30, 2029 - \$124,155  
 For the period July 1, 2029 to June 30, 2030 - \$125,943  
 For the period July 1, 2030 to June 30, 2031 - \$127,731

with the maintenance of a security deposit in the sum of \$127,700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing Iris Foundation, to continue to maintain and use a conduit under and along West 86<sup>th</sup> Street, between Central Park West and Columbus Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2020 to June 30, 2030 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 1733**

For the period July 1, 2020 to June 30, 2021 - \$9,129  
 For the period July 1, 2021 to June 30, 2022 - \$9,274  
 For the period July 1, 2022 to June 30, 2023 - \$9,418

For the period July 1, 2023 to June 30, 2024 - \$9,563  
 For the period July 1, 2024 to June 30, 2025 - \$9,708  
 For the period July 1, 2025 to June 30, 2026 - \$9,853  
 For the period July 1, 2026 to June 30, 2027 - \$9,998  
 For the period July 1, 2027 to June 30, 2028 - \$10,143  
 For the period July 1, 2028 to June 30, 2029 - \$10,287  
 For the period July 1, 2029 to June 30, 2030 - \$10,432

with the maintenance of a security deposit in the sum of \$10,400 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#5 IN THE MATTER OF** a proposed revocable consent authorizing Katz-Auerbacher Corp., to construct, maintain and use a ramp on the west sidewalk of Hudson Street, between Horatio Street and Gansevoort Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2542**

From the date of the final approval by the Mayor to June 30, 2031 - \$25/per annum.

With the maintenance of a security deposit in the sum of \$3,700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing Packer Brown LLC, to construct, maintain and use a fenced-in area, including steps, planters and trash enclosure on the north sidewalk of West 11<sup>th</sup> Street, between West 4<sup>th</sup> Street and Bleecker Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2541**

From the date of the final approval by the Mayor to June 30, 2031 - \$25/per annum.

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

**#7 IN THE MATTER OF** a proposed revocable consent authorizing St. George Theater Restoration, Inc., to construct, maintain and use an accessibility ramp with steps and a drainage channel on the north sidewalk of Hyatt Street east of St. Marks Place, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2547**

From the Approval Date by the Mayor to June 30, 2022 - \$1,525/per annum

For the period July 1, 2022 to June 30, 2023 - \$1,549  
 For the period July 1, 2023 to June 30, 2024 - \$1,573  
 For the period July 1, 2024 to June 30, 2025 - \$1,597  
 For the period July 1, 2025 to June 30, 2026 - \$1,621  
 For the period July 1, 2026 to June 30, 2027 - \$1,645  
 For the period July 1, 2027 to June 30, 2028 - \$1,669  
 For the period July 1, 2028 to June 30, 2029 - \$1,693  
 For the period July 1, 2029 to June 30, 2030 - \$1,717  
 For the period July 1, 2030 to June 30, 2031 - \$1,741  
 For the period July 1, 2031 to June 30, 2032 - \$1,765

with the maintenance of a security deposit in the sum of \$20,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing The Lincoln Square Condominium, to continue to maintain and use tree pit light receptacles, together with electrical conduits, in the north sidewalk of West 67<sup>th</sup> Street, in the south sidewalk of West 68<sup>th</sup> Street, between Broadway and Columbus Avenue, and in the west sidewalk of Columbus Avenue, between West 67<sup>th</sup> and West 68<sup>th</sup> Streets, and an overhead building projection on the west side of Columbus Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 1565**

For the period July 1, 2021 to June 30, 2022 - \$17,356  
 For the period July 1, 2022 to June 30, 2023 - \$17,661  
 For the period July 1, 2023 to June 30, 2024 - \$17,966  
 For the period July 1, 2024 to June 30, 2025 - \$18,271  
 For the period July 1, 2025 to June 30, 2026 - \$18,576  
 For the period July 1, 2026 to June 30, 2027 - \$18,881  
 For the period July 1, 2027 to June 30, 2028 - \$19,186  
 For the period July 1, 2028 to June 30, 2029 - \$19,491  
 For the period July 1, 2029 to June 30, 2030 - \$19,796  
 For the period July 1, 2030 to June 30, 2031 - \$20,101

with the maintenance of a security deposit in the sum of \$20,100 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing 20-30 Hudson Yards Condominium, acting by and through The Board of Managers of the 20-30 Hudson Yards Condominium, has petitioned for consent to construct, maintain and use 133 security bollards in front of 500 West 33<sup>rd</sup> Street, along West 33<sup>rd</sup> Street and along 10<sup>th</sup> Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2467**

There shall be no compensation required for this consent, in accordance with Title 34 Section 7-04(a)(33) of the Rules of the City of New York.

with the maintenance of a security deposit in the sum of \$83,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#10 IN THE MATTER OF** a proposed revocable consent authorizing 125 Broad Condominium, to continue to maintain and use a conduit and pipes under and across Broad Street, north of South Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2020 to June 30, 2030 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 981**

For the period July 1, 2020 to June 30, 2021 - \$18,335  
 For the period July 1, 2021 to June 30, 2022 - \$18,631  
 For the period July 1, 2022 to June 30, 2023 - \$18,927  
 For the period July 1, 2023 to June 30, 2024 - \$19,223  
 For the period July 1, 2024 to June 30, 2025 - \$19,519  
 For the period July 1, 2025 to June 30, 2026 - \$19,815  
 For the period July 1, 2026 to June 30, 2027 - \$20,111  
 For the period July 1, 2027 to June 30, 2028 - \$20,407  
 For the period July 1, 2028 to June 30, 2029 - \$20,703  
 For the period July 1, 2029 to June 30, 2030 - \$20,999

with the maintenance of a security deposit in the sum of \$20,100 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing 1301 Properties Owner LP, RXR 1285 Owner LLC, RXR 1285 Owner II LLC and C&K 1285 Owner LLC, continue to maintain and use a pedestrian tunnel under and across West 52<sup>nd</sup> Street, west of Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 18, 2018 to June 30, 2028 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 883B**

For the period July 1, 2018 to June 30, 2019 - \$213,840  
 For the period July 1, 2019 to June 30, 2020 - \$217,259  
 For the period July 1, 2020 to June 30, 2021 - \$220,678  
 For the period July 1, 2021 to June 30, 2022 - \$224,097  
 For the period July 1, 2022 to June 30, 2023 - \$227,516  
 For the period July 1, 2023 to June 30, 2024 - \$230,935  
 For the period July 1, 2024 to June 30, 2025 - \$234,354  
 For the period July 1, 2025 to June 30, 2026 - \$237,773  
 For the period July 1, 2026 to June 30, 2027 - \$241,192  
 For the period July 1, 2027 to June 30, 2028 - \$244,611

with the maintenance of a security deposit in the sum of \$244,700 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing Levanic, Inc., to construct, maintain and use steps with railing on the south sidewalk of 3<sup>rd</sup> Street, west of 3<sup>rd</sup> Avenue, in the Borough of

Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2550**

From the Approval Date by the Mayor to June 30, 2022 - \$3,000/per annum

For the period July 1, 2022 to June 30, 2023 - \$3,049  
 For the period July 1, 2023 to June 30, 2024 - \$3,098  
 For the period July 1, 2024 to June 30, 2025 - \$3,147  
 For the period July 1, 2025 to June 30, 2026 - \$3,196  
 For the period July 1, 2026 to June 30, 2027 - \$3,245  
 For the period July 1, 2027 to June 30, 2028 - \$3,294  
 For the period July 1, 2028 to June 30, 2029 - \$3,343  
 For the period July 1, 2029 to June 30, 2030 - \$3,392  
 For the period July 1, 2030 to June 30, 2031 - \$3,441  
 For the period July 1, 2031 to June 30, 2032 - \$3,490

with the maintenance of a security deposit in the sum of \$25,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#13 IN THE MATTER OF** a proposed revocable consent authorizing One Vanderbilt Owner LLC, to construct, maintain and use 162 security bollards along the south sidewalk of East 43<sup>rd</sup> Street, the east sidewalk of Madison Avenue, and the north sidewalk of East 42<sup>nd</sup> Street, in front of 10 Vanderbilt Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2517**

There shall be no compensation required for this Consent, in accordance with Title 34 Section 7-04(a)(33) of the Rules of the City of New York.

with the maintenance of a security deposit in the sum of \$143,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#14 IN THE MATTER OF** a proposed modification to a revocable consent authorizing 33 Ninth Retail Owner LLC, to construct, maintain and use an ADA lift and metal stairs and platforms on the north sidewalk of West 13<sup>th</sup> Street, west of Ninth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 1954**

For the period July 1, 2021 to June 30, 2022 - \$7,248/per annum (prorated from the date of Approval by the Mayor)

For the period July 1, 2022 to June 30, 2023 - \$7,366  
 For the period July 1, 2023 to June 30, 2024 - \$7,484  
 For the period July 1, 2024 to June 30, 2025 - \$7,602  
 For the period July 1, 2025 to June 30, 2026 - \$7,720  
 For the period July 1, 2026 to June 30, 2027 - \$7,838  
 For the period July 1, 2027 to June 30, 2028 - \$7,956

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

**#15 IN THE MATTER OF** a proposed revocable consent authorizing New York University, to construct, maintain and use light poles and underground conduit on the south sidewalk of Bleeker Street, between LaGuardia Place and Mercer Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2535**

From the Approval Date by the Mayor to June 30, 2021 - \$1,654/per annum

For the period July 1, 2021 to June 30, 2022 - \$1,674  
 For the period July 1, 2022 to June 30, 2023 - \$1,693  
 For the period July 1, 2023 to June 30, 2024 - \$1,712  
 For the period July 1, 2024 to June 30, 2025 - \$1,731  
 For the period July 1, 2025 to June 30, 2026 - \$1,750  
 For the period July 1, 2026 to June 30, 2027 - \$1,769  
 For the period July 1, 2027 to June 30, 2028 - \$1,788  
 For the period July 1, 2028 to June 30, 2029 - \$1,807  
 For the period July 1, 2029 to June 30, 2030 - \$1,826  
 For the period July 1, 2030 to June 30, 2031 - \$1,845

with the maintenance of a security deposit in the sum of \$6,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

a25-s15

## 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)

### CITYWIDE ADMINISTRATIVE SERVICES

#### AWARD

Goods

NYS CONTR- SOFTWARE LICENSES-NYPD - Intergovernmental Purchase - PIN#0562100003001 - AMT: \$148,740.00 - TO: Dell Marketing LP, One Dell Way, RR8-06, Round Rock, TX 78682.

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#### ADMINISTRATION

##### SOLICITATION

Goods

ENVELOPE, SPECIAL WINDOWS - Competitive Sealed Bids - PIN#85721B0238 - Due 10-5-21 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields to find the solicitation:

[https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

If there are any issues with PASSPort, contact: [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

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

Citywide Administrative Services, 1 Centre Street, 18th Floor. Shade James (212) 386-0467; [shajames@dcas.nyc.gov](mailto:shajames@dcas.nyc.gov)/[htian@dcas.nyc.gov](mailto:htian@dcas.nyc.gov)

**TRUCK, HEAVY DUTY 4X4 SPREADER/ 2.5 C.Y DUMP BODY**  
- Competitive Sealed Bids - PIN#85722B0026 - Due 10-12-21 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields to find the solicitation for TRUCK, Heavy Duty 4x4 Spreader/ 2.5 C.Y. Dump Body. You can search by PIN#85722B0026 or search by keyword:

[https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

If there are any issues with PASSPort, contact: [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov)

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.  
Citywide Administrative Services, 1 Centre Street, 18th Floor, New York NY 10007-1602. Joe Vacirca (212) 386-6330; [jvacirca@dcas.nyc.gov](mailto:jvacirca@dcas.nyc.gov)

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**CORRECTION**

**CENTRAL OFFICE OF PROCUREMENT**

■ INTENT TO AWARD

*Services (other than human services)*

**IT CONSULTING SERVICES TO PROVIDE SYSTEM MAINTENANCE AND SUPORT OF THE INMATE INFORMATON SYSTEM (IIS) FOR THE NYC DEPARTMENT OF CORRECTION.** - Negotiated Acquisition - Other - PIN#072202201ITS - Due 9-17-21 at 3:00 P.M.

The New York City Department of Correction, is contracting with Rangam Consulting for provision of maintenance and software server support of the Inmate Information System (IIS). The Department is legally obligated to track its inmates in custody and provide for commissary services among other data collecton. The work involves making changes to the systems as needed, whether doing backened changes such as an error in the database, as far as reporting where an inmate is in the chain of custody to an error in how much is in an inmate commissary account to software failure glitches that need to be resolved, staff log in account management and resets, or anything else that needs to be resolved to ensure DOC staff can use the software. any firm which believes it can provide the required services in the future, is invited to express interest via email.

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

Correction, Bulova Corporate Center, 75-20 Astoria Boulevard, Suite 160, East Elmhurst 11370. Lilliana Alvarez-Cano (718) 546-0686; [lilliana.alvarez-cano@doc.nyc.gov](mailto:lilliana.alvarez-cano@doc.nyc.gov)

s3-10

**DESIGN AND CONSTRUCTION**

■ AWARD

*Construction / Construction Services*

**LBC10CDHC-CLARENDON BRANCH LIBRARY HVAC AND BMS UPGRADE-BOROUGH OF BROOKLYN** - Competitive Sealed Bids - PIN#85021B0087 - AMT: \$1,442,820.77 - TO: Tameer, Inc., 151 Hempstead Turnpike, Suite 200, West Hempstead, NY 11552.

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**EDUCATION**

**CONTRACTS AND PURCHASING**

■ SOLICITATION

*Goods and Services*

**ANATOMAGE TABLE, VIRTUAL DISSECTION TABLE, INCLUDING MEDICAL DESIGN STUDIO, TRAINING, 5 YEAR WARRANTY, SOFTWARE UPDATES AND TECHNICAL SUPPORT.** - Competitive Sealed Bids - PIN#Z5639040 - Due 9-29-21 at 4:00 P.M.

Please note the following procedures:

Bid submissions must be sent via electronic mail ("The Bid Submission Email") to [DCPSubmissions@schools.nyc.gov](mailto:DCPSubmissions@schools.nyc.gov) (the "Bid Submission Email Address"). Bid Submissions sent to any other email address will be disregarded. The subject line of your Bid Submission Email must include the solicitation number and the name of the submitting vendor (e.g. Z5639 – 12345 Corporation). Please, attach the completed Request for Bids and the Bid Blank documents, to the Bid Submission Email as separate files. Please name the bid blank, attachment "Bid Blank" and the completed Request for Bids, attachment "RFB."

If the files accompanying your bid submission are too large to be transmitted as email, attachments, please include in the first line of your Bid Submission Email a link to a Microsoft OneDrive folder containing all of your bid-related documents. Please note that if you are using OneDrive, do not, attach any documents, to the Bid Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate bid blank file. Please name this folder and the bid blank file "Bid Blank." The name of your OneDrive folder must match the subject line of your bid submission, and your OneDrive folder must not contain any files unrelated, to the Bid Submission.

Guidance for first-time Microsoft One-Drive Users:

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those bid submission documents which are too large to transmit via electronic mail: 1. Conduct an internet search for "Microsoft OneDrive;" 2. Navigate, to the official Microsoft website and sign up for a free account; 3. Once you have created a folder for the solicitation whose name matches the subject line of your Bid Submission Email, upload the documents relevant to your bid submission in this folder. 4. Create a share link for this folder; 5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility, to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and 6. Include the link which you have created as the first line of your Bid Submission Email.

The Bid opening will be conducted virtually via Microsoft Teams on September 30, 2021, at 11:00 A.M. Bidders who have submitted their Bid Submission Email by the Bid Submission Deadline will receive a reply, to their Bid Submission Email with a link to view be able to view a livestream of the Bid opening online. The Bid opening will also be recorded and posted on vimeo.com. A link, to the video of the bid opening will be available on the first DOE website referenced below. Please continue to check the DOE website and/or Vendor Portal for updates. <https://infohub.nyced.org/vendors> <https://www.finance360.org/vendor/vendorportal/>

This is a full value contract for the purchase, delivery and installation of Anatomage Table, Virtual Dissection Table, including medical design studio, training, 5 year warranty, software updates and technical support for Curtis High School located, at 105 Hamilton Avenue, Staten Island, NY 10301, under the jurisdiction of the Board of Education of the City of New York.

Virtual bid opening will take place on 9/30/2021, at 11:00 A.M. Please see virtual bid opening link below:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ODBhYmJmZjItZTJiMS00NjQxLWlZzjEtZDYxYWfkZjBiMzc3%40thread.v2/0?content=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%2299e628bf-f230-439b-a38c-770d5eb6bfd%22%2c%22IsBroadcastMeeting%22%3a%22true%7d&btype=a&role=a](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODBhYmJmZjItZTJiMS00NjQxLWlZzjEtZDYxYWfkZjBiMzc3%40thread.v2/0?content=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%2299e628bf-f230-439b-a38c-770d5eb6bfd%22%2c%22IsBroadcastMeeting%22%3a%22true%7d&btype=a&role=a)

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

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

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

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**HEALTH AND MENTAL HYGIENE**

**ENVIRONMENTAL HEALTH**

■ INTENT TO AWARD

*Goods*

**PROVISION OF THE NITON XL3T 700S GOLDD, A HAND-HELD CONSUMER GOODS ANALYZER. 22EN010701R0X00**  
- Request for Information - PIN# 81622Y0089 - Due 9-23-21 at 12:00 A.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Department of Health and Mental Hygiene, intends to enter into a sole source agreement with Thermo Fisher Scientific (Asheville) LLC, for the provision of the Niton XL3t 700S GOLDD, a hand-held Consumer Goods Analyzer. This instrument is specifically designed to measure heavy metal content in consumer products. As part of the LeadFreeNYC initiative, the Department will increase surveys of NYC businesses to identify more businesses selling unsafe consumer products.

DOHMH, has determined that Thermo Fisher Scientific (Asheville) LLC, is the sole manufacturer and source for the Niton XL3t 700S GOLDD Series analyzer. All purchases are made directly from Thermo Fisher Scientific.

Any firm which believes is qualified to provide such products are welcome to submit an expression of interest. All related inquiries should be sent via the Discussion Forum in PASSPort, or to Doreen Redmond, at dredmond@health.nyc.gov, no later than September 23, 2021, by 12:00 P.M.

s2-9

**HOUSING AUTHORITY**

**PROCUREMENT**

■ SOLICITATION

*Services (other than human services)*

**SMD SERVICES DISCONNECTING AND RECONNECTING GAS STOVES AT VARIOUS DEVELOPMENTS WITHIN THE FIVE (5) BOROUGH OF NEW YORK CITY** - Competitive Sealed Bids - Due 9-30-21 at 12:00 A.M.

290843-2 - Disconnecting and Reconnecting of Gas Stoves at Various Brooklyn Development - Due at 10:00 A.M.

290844-2 - Disconnecting and Reconnecting of Gas Stoves at Various Bronx Development - Due at 10:05 A.M.

290845-2 - Disconnecting and Reconnecting of Gas Stoves at Various Manhattan Development - Due at 10:10 A.M.

290846-2 - Disconnecting and Reconnecting of Gas Stoves at Various Queens Development - Due at 10:15 A.M.

334888 - Disconnecting and Reconnecting of Gas Stoves at Various Staten Island Development - Due at 10:20 A.M.

The scope of work under this contract is, to provide labor for the task of disconnecting and reconnecting stoves in vacant and occupied apartments in accordance with the requirements of Local Law 150. Further, all plumbing work must be performed by a validly licensed Master Plumber who is an owner, officer, partner, or sole proprietor of the Contractor's Master Plumbing Business or be performed by an employee of the Contractor's Master Plumbing Business, under the direct and continuing supervision of a validly licensed Master Plumber.

Interested vendors are invited to obtain a copy of the opportunity, at NYCHA's website by going to <http://www.nyc.gov/nycbabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number(s) 290843-2, 290844-2, 290845-2, 290846-2 & 334888.

Note: In response, to the COVID-19 outbreak, we are accepting only electronic bids submitted online via iSupplier. Paper bids will not be accepted or considered. Please contact NYCHA Procurement, at [procurement@nychanyc.gov](mailto:procurement@nychanyc.gov), for assistance.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-

qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Mimose Julien (212) 306-8141; [mimose.julien@nychanyc.gov](mailto:mimose.julien@nychanyc.gov)

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**HUMAN RESOURCES ADMINISTRATION**

■ AWARD

*Human Services/Client Services*

**RENEWAL OF EMERGENCY TIER II SHELTER FOR SURVIVORS OF DOMESTIC VIOLENCE** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 06917N8298KXLR001 - AMT: \$7,754,754.24 - TO: Urban Resource Institute, 75 Broad Street, Suite 505, New York, NY 10004.

Contract Term: 7/1/2021 - 6/30/2025

s8

**MANAGEMENT AND BUDGET**

■ INTENT TO AWARD

*Goods*

**00222Y0061-QUICKBASE SOLE SOURCE** - Request for Information - PIN# 00222Y0061 - Due 9-22-21 at 2:00 P.M.

The New York City Mayor's Office of Management and Budget, intends to enter into sole source negotiations, with Quickbase, to procure QuickBase Platform annual subscriptions, for three years. Any entity able to provide these annual subscriptions, is invited to express its interest and submit qualifications on the Procurement and Sourcing Solutions Portal ("PASSPort").

Please upload your expression of interest and submission of qualifications on PASSPort, before 2:00 P.M. EDT, on September 22, 2021, to the RFx EPIN: 00222Y0061

s7-14

**PARKS AND RECREATION**

**CAPITAL PROGRAM MANAGEMENT**

■ SOLICITATION

*Construction/Construction Services*

**84621B0072-B082-120M-SHORE PARK AND PARKWAY DOG RUN CONSTRUCTION** - Competitive Sealed Bids - PIN# 84621B0072 - Due 10-1-21, at 3:30 P.M.

84621B0072-B082-120M-Shore Park and Parkway Dog Run Construction. \*Please note that date of Bid Submission is different than date of Bid Opening. Please refer to website for updated procedures due to pandemic. This procurement is subject to: Participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013 Bid Submission Due Date: 10/1/2021 Time: 3:30 P.M. by Mail or Drop Box, at Olmsted Center Annex Date of Bid Opening (via Zoom Conference): 10/5/2021 Time: 10:30 A.M.

Zoom Link: <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBLaktvVzIzWnlvUT09> Meeting ID: 957 307 6290 Passcode: 118035 Conf. Number: +1 (929) 205-6099, 9573076290C#, \*118035#

The Cost Estimate Range is: \$1,000,000.00 to \$3,000,000.00. Bid documents are available online for free through NYC PASSPort System <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>. To download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login.

Bid opening Location <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBLaktvVzIzWnlvUT09>.

Meeting ID: 957 307 6290 Passcode: 118035



Conf. Number: +1 (929) 205-6099, 9573076290#, \*118035# Flushing, NY 11368.

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## REVENUE AND CONCESSIONS

### ■ SOLICITATION

*Construction / Construction Services*

#### **THE CONSTRUCTION OF A COMFORT STATION IN SEASIDE WILDLIFE NATURE, STATEN ISLAND.** - Competitive Sealed Bids - PIN#R145-119M - Due 10-12-21 at 3:30 P.M.

The construction of a Comfort Station in Seaside Wildlife Nature Park, located on Nelson Avenue at the intersection of Tennyson Drive, Borough Of Staten Island

#### **This procurement is subject to:**

- **Participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013**
- **Project Labor Agreement Requirements**

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

Bid Documents Available Starting on: September 8th, 2021  
Pre-Bid Date: September 24th, 2021 Time: 11:00 A.M. via Zoom Conference Call

Bid Submission Due Date: October 12, 2021 Time: 3:30 P.M. by Mail or Drop Box, at Olmsted Center Annex

Date of Bid Opening: October 14, 2021 Time: 10:30 A.M. via Zoom Conference Call

Conf. Number: +1 (929) 205-6099, 9573076290#, \*118035# or Zoom video link: <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjJBLaktvVzIzWnlvUT09>

Zoom Meeting ID: 957 307 6290 Zoom Passcode: 118035

Bid Security: Bid Bond or Deposit in the amount of 5% of Bid Amount

Cost Estimate Range: \$5,000,000.00 - \$10,000,000.00

Bid documents are available online for free through NYC Parks' Capital Bid System website, [nyc.gov/parks/capital-bids](http://nyc.gov/parks/capital-bids) To download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login. If you are already in PASSPort, then you will use the same username and password to log into the Capital Bid Solicitations website. If you do not currently have an NYC ID account, you will be prompted to register for one through the Capital Bids Solicitation website. Also visit website for updated bid submission and bid opening procedures.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.*  
*Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing NY 11368. Kylie Murphy (718) 760-6686; [kylie.murphy@parks.nyc.gov](mailto:kylie.murphy@parks.nyc.gov)*

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#### **RIVERSIDE PARKS 102ND STREET STAIRCASE RECONSTRUCTION, MANHATTAN** - Competitive Sealed Bids - PIN#M071-119M - Due 10-1-21 at 3:30 P.M.

**M071-119M:** Riverside Parks 102nd Street Staircase Reconstruction, Borough of Manhattan.

#### **This procurement is subject to:**

- **Participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013**

Bid Documents Available Starting on: 9/8/2021

Bid Submission Due Date: 10/1/2021 Time: 3:30 P.M. by Mail or Drop Box, at Olmsted Center Annex

Date of Bid Opening: 10/5/2021 Time: 10:30 A.M. via Zoom Conference Call

Conf. Number: +1 (929) 205-6099, 9573076290#, \*118035# or <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjJBLaktvVzIzWnlvUT09>

Zoom Meeting ID: 957 307 6290 Zoom Passcode: 118035

Bid Security: Bid Bond or Deposit in the amount of 5% of Bid Amount

Cost Estimate Range: \$1,000,000 to \$3,000,000

Bid documents are available online for free through NYC Parks' Capital Bid System website, [nyc.gov/parks/capital-bids](http://nyc.gov/parks/capital-bids). To download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login. If you are already in PASSPort, then you will use the same username and password to log into the Capital Bid Solicitations website. If you do not currently have an NYC ID account, you will be prompted to register for one through the Capital Bids Solicitation website. Also visit website for updated bid submission and bid opening procedures.

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

*Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Kylie Murphy (718) 760-6686; [kylie.murphy@parks.nyc.gov](mailto:kylie.murphy@parks.nyc.gov)*

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*Goods and Services*

#### **REQUEST FOR PROPOSALS FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF A RESTAURANT, SNACK BAR, AND BOAT RENTAL AT THE BOATHOUSE AT CLOVE LAKES PARK, STATEN ISLAND** - Competitive Sealed

Proposals - Judgment required in evaluating proposals - PIN#R5-SB,BR,R-2021 - Due 10-4-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") for the Renovation, Operation, and Maintenance of a restaurant, snack bar, and boat rental at the Boathouse at Clove Lakes Park, Staten Island. There will be a recommended remote proposer meeting on Tuesday, September 14, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m969bd05f121400a83482d06646a4cc52>

Meeting number: 179 179 3821

Password: CloveLakes22

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

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Access code: 179 179 3821

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, (Block #319 & Lot #1) ("Licensed Premises"), 1150 Clove Lake Road, Clove Lakes Park, Staten Island. All proposals submitted in response to this RFP must be submitted no later than Monday, October 4, 2021 at 3:00 P.M. Hard copies of the RFP can be obtained at no cost, commencing Wednesday, August 25, 2021 through Monday, October 4, 2021, by contacting Phylicia Murray, Project Manager, at (212) 360-3407, or at Phylicia.Murray@parks.nyc.gov.

The RFP is also available for download, on Wednesday, August 25, 2021 through Monday, October 4, 2021, on Parks' website. To download the RFP visit, <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description. For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Phylicia Murray, Project Manager, at (212) 360-3407 or, at [Phylicia.Murray@parks.nyc.gov](mailto:Phylicia.Murray@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 5th Avenue, New York, NY 10065. Phylicia Murray (212) 360-3407; [phylicia.murray@parks.nyc.gov](mailto:phylicia.murray@parks.nyc.gov)*

a25-s8

**POLICE DEPARTMENT**

**PERMITS**

■ SOLICITATION

*Goods and Services*

**CAFETERIA SERVICES AT 1 POLICE PLAZA** - Competitive Sealed Bids - PIN#20- 1673 FMD - Due 10-13-21 at 2:00 P.M.

The New York City Police Department ("NYPD" or "Department") is seeking a concessionaire to operate and maintain a cafeteria kitchen located on the First Floor of 1 Police Plaza, New York, NY 10038 ("Premises" or "Police Headquarters Cafeteria").

The NYPD is requesting bids for the operation and maintenance of Police Headquarters Cafeteria for a term of four (4) years, with the option of two (2) renewal terms of up to three (3) years each, exercisable, at the Department's sole discretion.

No longer term will be considered. The Premises will be operated, pursuant to a Permit issued by the NYPD, a copy of which is, attached hereto; no leasehold or other proprietary right is offered.

The highly recommended pre-bid conference will be conducted virtually on September 29, 2021, at 11:00 A.M. The deadline for questions in writing is October 6, 2021 by 5:00 P.M. The bid due date and opening is scheduled for October 13, 2021, at 2:00 P.M.

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

Police Department, 375 Pearl Street, 15th Floor, Suite 207, New York, NY 10038. Annemarie Eimicke (646) (718) 8624; annemarie.eimicke@nypd.org

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**CONTRACT AWARD HEARINGS**

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 788-0010. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**



**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

■ PUBLIC HEARINGS

**The Public Hearing has been cancelled.**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held, on September 9, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call, call-in #: 1-917-410-4077, ACCESS CODE: 614659252#.

**IN THE MATTER** of a proposed Purchase Order/Contract between the New York City Department of Information Technology and Protek Information Technology Services LLC, located at 492 Mitchell Drive, Valley Cottage, NY 10989, for an NYC3 Cyber Command Security Sciences PM. The amount of this Purchase Order/Contract will be \$351,260.00; the term will be for 1820 hrs. from issuance of Notice to Proceed. PIN #: 2021020179, E-PIN #: 85821Y0086.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive by September 1, 2021, from any individual a written request to speak, at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to, jbaertschi@doitt.nyc.gov.

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**SPECIAL MATERIALS**

**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 **9/15/2021**, 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
104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 111B, 112A, 113A	13606	ADJACENT TO LOT 53, 52, 50, 47, 45, 44, 42, 40, 39, 36

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  
a31-s14

**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 **9/22/2021**, 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
17A-3, 17A-4, 17A-5, 17A-6, 17A-7, 17A-8, 17A-9, 17A-10, 17A-11	ADJACENT TO 6146	ADJACENT TO 160, 166, 172, 183, 185, 186, 187, 188, 191

Acquired in the proceeding entitled: WEST CASTOR PLACE 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  
☛ s8-21

**OFFICE OF THE MAYOR**

■ NOTICE

Notice of Intent to Extend Contract(s) Not Included in FY 2021 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be entering into the following extension(s) of (a) contract(s) not included in the FY 2021 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: NYPD  
Vendor: Porter Lee Corporation  
Nature of services: Automated Forensic Laboratory Information Management System (LIMS) It is a management system design for the NYPD Forensic Investigation Division's Forensic Laboratory Information Management System (LIMS). Porter Lee Corporation also provide related LIMS software and hardware including server and commercial off the Shelf (COTS) software. The software customization feature/work provided to meet the requirements of the NYPD Forensic Laboratory.  
Method of extension the agency, intends to utilize: Amendment

New start date of the proposed extended contract: 1/15/22
New end date of the proposed extended contract: 1/14/23
Modifications sought, to the nature of services performed under the contract: None
Reason(s) the agency, intends to extend the contract:, to provide maintenance of management system design LIMS for the Police Lab.
Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

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MAYOR'S OFFICE OF CONTRACT SERVICES

NOTICE

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2021 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2021 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: Department of Design and Construction
Description of services sought: 3889-3896 Design Services Brooklyn Bridge Montgomery Street Coastal Resiliency (BMCR)
Start date of the proposed contract: 12/1/2021
End date of the proposed contract: 6/30/2026

Method of solicitation the agency, intends to utilize: RFP
Personnel in substantially similar titles within agency: Administrative Architect, Administrative Architect NM, Administrative Construction Project Manager, Administrative City Planner, Administrative City Planner NM, Administrative Engineer, Administrative Engineer NM, Administrative Landmarks Preservationist, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manger NM, Architect, Assistant Architect, Assistant Chemical Engineer, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, Civil Engineer, Civil Engineer Intern, City Planner, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern
Headcount of personnel in substantially similar titles within agency: 618

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Notice of Intent to Issue New Solicitation(s) Not Included in FY 2021 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2021 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: Department of Environmental Protection
Description of services sought: Threat Assessment Program Assistance
Start date of the proposed contract: 12/1/2021
End date of the proposed contract: 12/31/2024

Method of solicitation the agency intends to utilize: Competitive Sealed Proposal
Personnel in substantially similar titles within agency: None
Headcount: 0

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CHANGES IN PERSONNEL

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/09/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Department of Education Admin.

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DEPARTMENT OF EDUCATION ADMIN
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DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/09/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Department of Education Admin.

DESSOUKY	IBRAHIM	51222	\$66.9300	APPOINTED	NO	06/28/21	740
DEVEREAUX	THERESA	51222	\$66.9300	APPOINTED	NO	06/28/21	740
DI GIALONARDO	VINCENT	51222	\$66.9300	APPOINTED	NO	06/28/21	740
DI GIOIA	ERIKA	51221	\$66.9300	APPOINTED	NO	06/28/21	740
DIALLO	IBRAHIMA T	50910	\$59.8900	APPOINTED	YES	06/28/21	740

# LATE NOTICE

## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

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

#### **BOROUGH OF QUEENS**

Community Board No. 08 - Tuesday, September 14, 2021 at 7:30 P.M. - Joint General Meeting and Public Hearing.

<https://nyccb.webex.com/nyccb/j.php?MTID=m2d624a83e4cbeb63ff812da8e653bb05>

Event number: **179 289 6292** Event password: **4Fall21 (4325521** from phones)

**Join by phone:** +1-646-992-2010 United States Toll (New York City) +1-408-418-9388 United States Toll Access code: **179 289 6292**

The Board will make recommendations on two matters:

**ULURP 210192 & 210193ZRQ** -185-17 Hillside Avenue aka Block 9954 Lot 56. This application is for a zoning change for a property is in an R3X and R6A/C2-4 zoning district. It will convert it to an R7A/C2-4 zoning district, with a Mandatory Inclusionary Housing (MIH) area along the block, to allow a nine-story mixed use building with accessory parking. This application also proposes map and text changes to the Special Downtown Jamaica District.

**Permanent Open Restaurants Zoning Text Amendment** – Eliminate geographic restrictions for sidewalk cafes. Create new roadway café program. Expand outdoor dining to all NYC neighborhoods.

For speaking time, you **MUST** call the District Office **PRIOR** to the meeting (Monday through Friday during office hours (9:00 A.M. to 5:00 P.M.) at (718) 264-7895.

Remember to log in with the same name that you are registered for speaking time.

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## ENVIRONMENTAL PROTECTION

### WASTEWATER TREATMENT

#### ■ SOLICITATION

*Services (other than human services)*

**82621B0071-BWT-1563-DWOH TEMPORARY DEWATERING, TRANSPORTATION AND DISPOSAL OF BIOSOLIDS FOR THE OWLS HEAD WRRF** - Competitive Sealed Bids - PIN# 82621B0071 - Due 10-12-21 at 10:00 A.M.

Temporary Dewatering, Transportation and Disposal of Biosolids for the Owls Head Wastewater Resource Recovery Facilities Liquid Sludge consisting of the solids removed during the treatment process at Owls Head are normally transferred via marine vessel to a dewatering facility where it is processed into biosolids and sent for disposal. But the marine vessel dock at Owls Head has been damaged and is determined to be unsafe for use. The use of mobile dewatering and disposal service under this contract allows for continued operation of the facility without an impact on City residents.

Pre Bid Conference location -MICROSOFT TEAMS call in (audio only) +1 347-921-5612, 960782127# Flushing, NY 11373 Mandatory: no Date/ Time - 2021-09-20 10:00:00

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## WATER AND SEWER OPERATION

#### ■ SOLICITATION

*Services (other than human services)*

**82621B0038-BWSO\_AHC20-Q1** - Competitive Sealed Bids - PIN# 82621B0038 - Due 9-29-21 at 10:00 A.M.

Service of a Mobile Vactor - Jet Flusher Machine and a Catch Basin Cleaning Machine for Sewer and Catch Basin Cleaning With Operator(s) and Laborer(s). This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82621B0038 into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov). On the Response Due Date at 10:00 A.M., please be advised that you will be required to submit a PAPER copy of the Bid Submission Form and the Bid Security to NYC Department of Environmental Protection, 96-05 Horace Harding Expressway, 1st Floor Low Rise, Flushing, NY 11373.

Pre Bid Conference location -Microsoft Teams call in (audio only) +1 347-921-5612, 169634029# Flushing, NY 11373 Mandatory: no Date/ Time - 2021-09-17 10:00:00

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## NYC HEALTH + HOSPITALS

### SUPPLY CHAIN SERVICES

#### ■ SOLICITATION

*Construction Related Services*

**OTXHU BELLEVUE CM BUILDER** - Request for Qualifications - PIN# 2560 - Due 9-30-21 at 5:00 P.M.

The purpose of this RFQ is to qualify vendors for participation in a Request for Proposals (RFP) process for CM/Build services of an Outposted Therapeutic Housing Unit (OTxHU) within NYC Health + Hospitals/Bellevue. The RFQ selection committee will use the RFQ selection criteria within this document to score vendors. The highest rated RFQ respondents will be selected to participate in the subsequent RFP for award of a contract. If your firm is not selected to advance from the RFQ to the RFP, you may not submit a proposal for the RFP. The key criteria NYC Health + Hospitals is looking for are: construction management of large projects within an operating hospital, correctional healthcare construction, ability to attract and manage competent subcontractors, ability to meet 30% M/WBE participation goals, and the ability to timely meet the project schedule or achieve an accelerated schedule.

*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 10007-1602. Nishant Kondamudi (973) 518-2050; [kondamun@nychhc.org](mailto:kondamun@nychhc.org)*

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## METROPLUS HEALTH PLAN

#### ■ SOLICITATION

*Services (other than human services)*

**RFP FOR PHARMACY BENEFIT MANAGEMENT SERVICES** - Request for Proposals - PIN#MHP-1055 - Due 10-7-21 at 3:00 P.M.

If you require any attachments in Word/Excel please email [nolank@metroplus.org](mailto:nolank@metroplus.org)

*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, 12th Floor, New York, NY 10004. Kathleen Nolan (212) 908-8730; [nolank@metroplus.org](mailto:nolank@metroplus.org)*

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