



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOROUGH PRESIDENT - QUEENS

#### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a special Borough Board Meeting will be held by the Borough President of Queens, Donovan Richards, on Monday, June 26, 2023 starting at 5:30 P.M. The meeting will take place in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens, NY 11424.

The Borough Board intends to vote on the following item:

**CITYWIDE - ULURP #N230113 ZRY - IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendments to 214 Sections (12, 13, 16, 22-26, 32-37, 42, 44, 52, 54, 62-64, 66, 73, 75, 78, 81, 82, 84-88, 91-93, 97, 98, 101, 104, 107, 109, 111, 114-118, 121, 124, 125, 126, 128, 131, 133-136, 139, 141-143) of the NYC Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

Accessibility questions: [vgarvey@queensbp.org](mailto:vgarvey@queensbp.org), by: Wednesday, June 21, 2023, 12:00 P.M.



• j20-26

### CITY PLANNING COMMISSION

#### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, June 28, 2023, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through [Department of City Planning's website](http://Department of City Planning'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://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/428790/1>

Members of the public attending remotely 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.

BOROUGH OF THE BRONX
Nos. 1 - 3
893 EAGLE AVENUE REZONING

CD 3 C 220334 ZMX
IN THE MATTER OF an application submitted by the Housing Options and Geriatric Association Resources, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for for an amendment of the Zoning Map, Section No. 6c, changing from an R6 District to a R7- 2 District property bounded by a line 100 feet northerly of East 161st Street, Eagle Avenue, East 161st Street and a line midway between Third Avenue and Eagle Avenue, as shown on a diagram (for illustrative purposes only) dated February 13, 2023, and subject to the conditions of CEQR Declaration E-667.

No. 2

CD 3 C 220335 ZRX
IN THE MATTER OF an application submitted by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., Inc.) pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

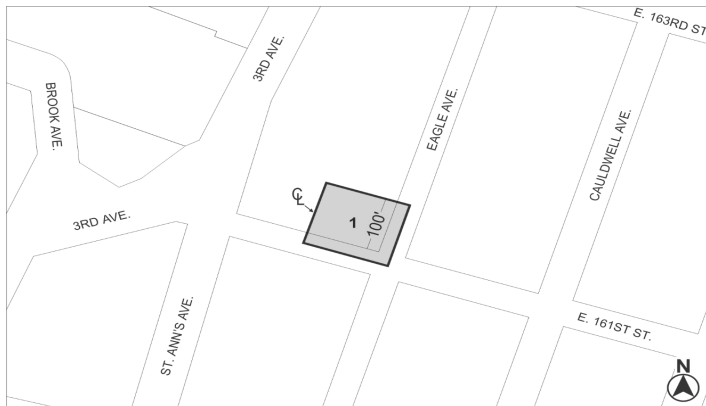
THE BRONX

\* \* \*

The Bronx Community District 3

\* \* \*

Map 2 - [date of adoption]



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 3, The Bronx

\* \* \*
No. 3

CD 3 C 220336 ZSX
IN THE MATTER OF an application submitted by the Housing Options and Geriatric Association Resources, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 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 a proposed 11-story building on property located at 893 Eagle Avenue (Block 2620, Lots 49, 50, 52 & 56), in an R7-2\* District.

\*Note: This site is proposed to be rezoned by changing an R6 District to an R7-2 District under a concurrent related application for a Zoning Map change (C 220334 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/P2018X0270, or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

BOROUGH OF BROOKLYN
Nos. 4 & 5
1233 57th STREET REZONING

No. 4

CD 12 C 230117 ZMK
IN THE MATTER OF an application submitted by 1233 57 ST. LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c by changing from an R5 District to an R6A District property bounded by a line midway between 56th Street and 57th Street, a line 150 feet westerly of 13th Avenue, 57th Street, and a line 440 feet westerly of 13th Avenue as shown on a diagram (for illustrative purposes only) dated February 27, 2023, and subject to the conditions of CEQR Declaration E-709.

No. 5

CD 12 C 230118 ZRK
IN THE MATTER OF an application submitted by 1233-57 ST. 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

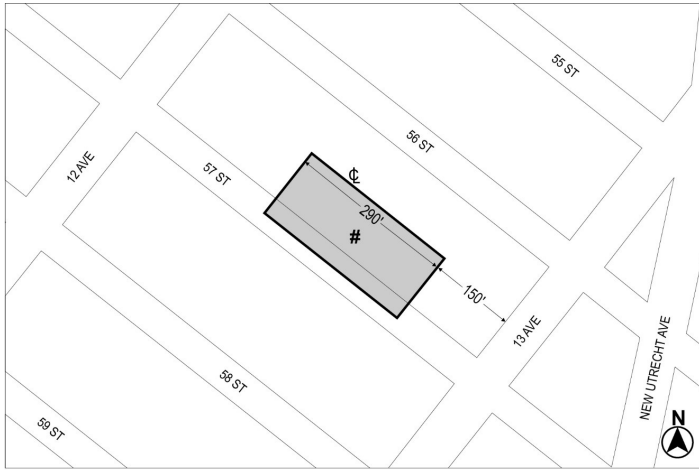
\* \* \*

Brooklyn Community District 12

\* \* \*

[PROPOSED MAP]

Map 5 – [date of adoption]



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

Portion of Community District 12, Brooklyn

\* \* \*

**BOROUGH OF MANHATTAN**  
**No. 6**  
**262 FIFTH AVENUE**

**CD 5** **C 230094 ZSM**

**IN THE MATTER OF** an application submitted by Five Points 262 Project LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Sections 13-45 (Special Permits for Additional Parking Spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory off-street parking facility with a maximum capacity of 23 spaces on portions of the ground floor, cellar, sub-cellar level 1 and sub-cellar level 2, of a proposed residential building at 262 Fifth Avenue (Block 830, Lot 44), on a zoning lot located at 254-262 Fifth Avenue (Block 830, Lots 40, 41, 42, 44), in C5-2 and M1-6 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2022M0352>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

**BOROUGH OF STATEN ISLAND**  
**No. 7**  
**SOUTH RICHMOND ZONING RELIEF**

**CD 3** **N 230112 ZRR**

**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, modifying provisions of Article X, Chapter 7 (Special South Richmond Development District) and related Sections.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is existing, to be deleted;  
 Matter within # # is defined in Section 12-10, 66-11 or 107-01;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE I**  
**GENERAL PROVISIONS**

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

\* \* \*

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

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

- (a) Notwithstanding the provisions of N 040414 ZRY, pertaining to #lower density growth management areas#, and subject to the provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT)

with respect to amendments of this Resolution other than N 040414 ZRY, Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and Section 11-43 (Renewal of Authorization or Special Permit), the following provisions shall apply with respect to special permits and authorizations granted by the City Planning Commission or for which certification or referral for public review has been made prior to August 12, 2004:

- (1)(a) Any #development# or #enlargement#, including minor modifications thereto, granted a special permit or authorization by the Commission and, where applicable, the City Council, prior to August 12, 2004, may be #developed# or #enlarged# pursuant to the terms of such permit or authorization and, to the extent not modified under the terms of such permit or authorization, in accordance with the regulations in effect at the time such permit or authorization was granted.
- (2)(b) Any application for a special permit certified by the Department of City Planning or application for an authorization referred by the Department of City Planning for public review prior to May 24, 2004, may be continued pursuant to the regulations in effect at the time of certification or referral and, if granted by the Commission and, where applicable, the City Council, may be #developed# or #enlarged# pursuant to the terms of such permit or authorization, including minor modifications thereto and, to the extent not modified under the terms of such permit or authorization, in accordance with the regulations in effect at the time such application was certified or referred for public review.

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

- (1) #Developments#, including minor modifications thereto, within the #Special South Richmond Development District# that contain #designated open space# and a portion of the #waterfront esplanade#, where such #development# is conditioned upon a restrictive declaration that includes a site plan for such #development#, including provisions for public access to such #designated open space# and #waterfront esplanade#, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.
- (2) #Developments# within the #Special South Richmond Development District# accessed, in part, by #private roads# and consisting, in part, of construction within #streets# that are unimproved, and for which a conservation easement has been granted to the City, and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law, or its successor, and an application for an authorization for such #development# has been filed pursuant to paragraph (a) of Section 26-27 (Waiver of Bulk Regulations Within Unimproved Streets) prior to May 1, 2004, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

\* \* \*

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

**Chapter 7**  
**Special South Richmond Development District**

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- Map 2 – Arterial Setback Plan
- Map 3 – Open Space Network
- Map 4 – Special Areas

Appendix B

Tree Selection Tables

107-00

GENERAL PURPOSES

The “Special South Richmond Development District” established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following purposes:

- (a) to guide future development in accordance with the Land Use Plan for South Richmond and the Capital Improvement Plan for the Special District area;
- (b) to promote balanced land use and development of future land uses and housing in the Special District area, including private and public improvements such as schools, transportation, water, sewers, drainage, utilities, open space and recreational facilities, on a schedule consistent with the City’s Capital Improvement Plan and thereby provide public services and facilities in the most efficient and economic manner, and to ensure the availability of essential public services and facilities for new development within the area;
- (c) to avoid destruction of irreplaceable natural and recreational resources such as lakes, ponds, watercourses, beaches and natural vegetation and to maintain the natural ecological balance of the area with minimum disruption of natural topography, trees, lakes and other natural features; and
- (d) to promote the most desirable use of land in the South Richmond area and thus to conserve the value of land and buildings and thereby protect the City’s tax revenues.

107-01 Definitions

Definitions specially specifically applicable in this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Area of no disturbance

An “area of no disturbance” is an area designated on a site plan or #area plan# to be protected from #site alteration#, except for new native planting. An #area of no disturbance# shall contain natural features including, but not limited to, trees, natural topography, #designated open space#, and aquatic features.

#Plan review sites# may include safeguards such as an #area of no disturbance# to define areas where #site alterations# shall not be proposed.

Area plan

An “area plan” is a proposed layout for a #zoning lot# subdivision with traffic circulation, including curb cuts on #arterials#; access easements; #areas of no disturbance#; #wetland-adjacent areas#; areas of #designated open space#; #building# envelopes; required #building# setbacks within proposed #zoning lots# in #Residence Districts#; and any other information prescribed by the City Planning Commission.

#### Arterial

An “arterial” is a #street# designated as an #arterial# listed in Section 107-25 107-24 (Special Regulations Along Certain Streets for Arterials or Railroads Rights of Way) whose function is primarily the accommodation of through vehicular traffic and to which special provisions of this Chapter apply. All such #arterials# are shown on the District Plan, Map 2 in Appendix A, which is hereby incorporated as an integral part of the provisions of this Chapter.

#### Caliper (of a tree)

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

#### Development

For the purposes of this Chapter, a “development” includes a #development# as defined in Section 12-10 (DEFINITIONS), the #enlargement# of a non-#residential building#, or the #enlargement# of a #residential use# that involves the addition of one or more #dwelling units#.

To “develop” is to create a #development#.

#### Designated open space

“Designated open space” is a portion of the #open space network# located on a #zoning lot# as shown on the District Plan (Map 3 in Appendix A), and is to be preserved in its natural state in accordance with the provisions of the #Special South Richmond Development District#.

#### Detached

For the purposes of this Chapter a “detached” #building# is a #building# surrounded by #yards# or other open area on the same #zoning lot# or is a #building# #abutting# a #street line# which is surrounded by #yards# or open area on the same #zoning lot# except where the #building# #abuts# the #street line#.

#### Drainage scheme

A “drainage scheme” is a plan for a system of storm sewers and/or sanitary sewers intended to serve a #development# which is submitted to the Department of Environmental Protection for review and approval.

#### Open space network

The “open space network” is a planned system of #open spaces# as shown on the District Plan (Map 3 in Appendix A), which includes #public parks#, #park streets#, #designated open space#, and the #waterfront esplanade#.

#### Park street

A “park street” is a #street# designated as such in Section 107-25 (Special Regulations Along Certain Streets or Railroads) and whose primary function is to provide connecting links for pedestrians and cyclists between portions of the #open space network# and to which special provisions of this Chapter apply. #Park streets# shall be designated to provide limited vehicular access.

#### Plan review site

A “plan review site” is any #zoning lot# that contains one or more acres, where there is a proposed #development, #enlargement#, #site alteration#, or subdivision of such #zoning lot# into two or more #zoning lots#.

#### Sewer acceptance

A “sewer acceptance” is the acceptance by the Department of Environmental Protection of a system of storm and/or sanitary sewers which were built in accordance with an approved #drainage scheme# intended to serve a #development#.

#### Site alteration

A “site alteration” is an alteration on any vacant tract of land, #land with minor improvements# or any tract of land containing #buildings or other structures#, which includes land contour work, permanent topographic modifications, removal of topsoil, removal of trees of six-inch caliper or more, excavating, filling, dumping, changes in existing drainage systems, improvements in public rights-of-way, whether or not a permit is required from the Department of Buildings, the Department of Transportation or other public agencies. A #site alteration# shall include any land operation within #designated open space#.

#### Tree credit

A “tree credit” is a credit for preserving an existing tree or for planting a new tree which is counted towards tree requirements.

#### Waterfront esplanade

The “waterfront esplanade” is a pedestrian way to be provided for public #use# within the #open space network# along the Raritan Bay waterfront, as shown on the District Plan (Map 3 in Appendix A).

#### Wetland-adjacent area

A “wetland-adjacent area” is an area that #abuts# an aquatic feature and which is under the jurisdiction of the New York State Department of Environmental Conservation (NYSDEC).

### 107-02

#### General Provisions

In harmony with the general purpose and intent of this Resolution and the general purpose of the #Special South Richmond Development District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect. In #flood zones#, or for #transit-adjacent sites#, as defined in Section 66-11 (Definitions), 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), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

Property within the jurisdiction and control of the Department of Environmental Protection shall be exempt from the provisions of this Chapter where such property is an existing or planned portion of the Staten Island Bluebelt intended to support best management practices of stormwater.

In addition to applicability as provided in Section 11-10 (ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS), the provisions of this Chapter shall apply to #site alterations# or subdivision of #zoning lots#, except:

- (a) public improvement projects for which preliminary design contracts were approved by the Board of Estimate prior to January 2, 1975, or for which title was vested by the City prior to September 11, 1975; and
- (b) any #large-scale development# for which an authorization or special permit was granted prior to September 11, 1975. For the purposes of this Chapter, the City Planning Commission may extend such authorization or special permit for a renewable term of one year provided that the Commission finds that the facts upon which the authorization or special permit was granted have not substantially changed and that the adoption of this amendment shall not constitute a substantial change of fact.

For all #developments# located within areas D, F or K as shown on the District Plan (Map 4 in Appendix A), the applicant shall obtain from the Commission a certification indicating that the #development# complies with the approved South Richmond Development Plan. As a condition for such certification, the Commission shall find that:

- (1) the minimum #lot area# for any #commercial# #development# is at least two acres;
- (2) vehicular access and egress for the #development# is arranged so that it affords the best means of controlling the flow of traffic generated by such #development#; and

(3) — due consideration has been given to relate the proposed #development# to the character of the surrounding area by providing suitable buffering, landscaping and #building# setbacks.

For such certification, the applicant shall submit to the Commission a site plan and drawings depicting the proposed #buildings# and location of off-street parking facilities, curb cuts and pedestrian walkways. For #residential uses# within Area K, the #bulk# and parking regulations of R3-2 Districts, as modified by this Chapter, shall apply.

**107-03 Requirements for Certification, Authorization or Special Permit Application**

An application to the City Planning Commission for a certification, authorization or special permit respecting a #development#, #enlargement#, or #site alteration# shall include a survey map, prepared by a licensed land surveyor and dated no more than two years prior to the date of filing an application, showing:

- (a) existing topography at two foot contour intervals,;
- (b) the location of all existing #buildings or other structures#, and the location of all proposed #buildings or other structures#;
- (c) the location of individual existing trees of six inch caliper or more,;
- (d) the location of any elements of the #open space network# on or adjacent to the #zoning lot#; and
- (e) the location of any #wetland-adjacent areas#, streams, and natural watercourses;

and such other information as may be required by the Commission for its determination as to whether or not the certification, authorization or special permit is warranted.

**107-05 Relationship to Public Improvement Projects**

In all cases, the City Planning Commission shall deny a special permit, authorization or certification application whenever a #development# will interfere with a public improvement project (including, without limitation, housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, City Planning Commission or Site Selection Board.

**107-06 District Plan (Appendix A)**

The District Plan for the #Special South Richmond Development District# shows the #open space network#, #designated open space#, #park streets#, #waterfront esplanade#, and #building# setback lines. The elements of the District Plan are set forth in Appendix A, which is hereby incorporated as an integral part of the provisions of this Chapter.

**107-07 Tree Selection (Appendix B)**

Where planting of trees is required by the provisions of this Chapter, the selection of trees for their planting shall be in accordance with the Tree Selection Table set forth in Appendix B, which is hereby incorporated as an integral part of the provisions of this Chapter.

**107-08 Future Subdivision of Certain Plan Review Sites**

Within the Special District, any #zoning lot# existing on September 11, 1975, may be subdivided into two or more #zoning lots# provided that the existing topography, all individual trees of six inch caliper or more and all land located within a #designated open space#, to the greatest extent possible, are preserved under future #development# options.

Any subdivision of a #plan review site# that is proposed to take place within the Special District after September 11, 1975, shall be filed with the Department of City Planning Commission, and the Chairperson of the City Planning Commission shall certify that such subdivision of such #plan review site# complies with the approved South Richmond Plan and the above objective.

- (a) does not contain, or have frontage along, any District Plan Element listed in Section 107-20 (DISTRICT PLAN ELEMENTS), inclusive;

- (b) does not contain a #wetland-adjacent area#;
- (c) does not exceed the rate of two #tree credits# per 1,000 square feet of lot area; and
- (d) does not have a violation for tree removal without prior permission or approval and no trees been removed since [date of adoption] unless permitted pursuant to Section 107-312 (Regulations within plan review sites).

In the case of a subdivision which does not comply with the above conditions, subdivision of such #plan review site# shall not be permitted unless authorized by the Commission pursuant to Section 107-64 (Future Subdivision of Certain Plan Review Sites). of a tract of land containing #designated open space#, a site plan indicating the distribution of #bulk# for the individual #zoning lots# shall be submitted to the Commission. Such approved subdivision shall then be recorded in the land records and indexed against all #zoning lots#.

The subdivision plan for the #plan review site# shall include a survey map indicating existing topography at two foot contour intervals, all individual trees of six inch #caliper# or more, and the location of #designated open space# or any #wetland-adjacent area# within the area. When a #zoning lot# existing on September 11, 1975, is more than five acres and is intended to be subdivided, an area plan of the entire subdivision shall be filed with the Commission. The area plan shall include the proposed vehicular circulation system within the area, #block# and lot layouts and any other information required by the Commission.

For the purpose of applying the provisions of this Section, a subdivision includes reconfiguration of a #zoning lot# in a manner that would change its area or any dimension of such #zoning lot#.

**107-09 Applicability of Article VI**

\* \* \*

**107-10 GENERAL SPECIAL REQUIREMENTS**

**107-11 Special Requirements for Application**

Prior to the approval of any application to the Department of Buildings for For a #site alteration#, or a #development#, or #enlargement#, no certificate of occupancy or sign-off of a permit, as applicable, shall be issued by the Department of Buildings until the planting requirements of the following provisions, as applicable, have been satisfied, and reflected on an as-built survey, tree schedule, or any such information as may be required:

- Section 107-32 (Tree Requirements)
- Section 107-48 (Special Landscaping and Buffering Provisions)

the applicant shall file applications with the appropriate City agency requesting the certifications required in Section 107-12 (Public Facilities):

Any application to the Department of Buildings for a #site alteration# or #development# shall include a survey map or maps prepared by a licensed land surveyor showing, for the site, existing topography at two foot contour intervals and the locations, names and calipers of all existing trees of six inch caliper or more and; for any #development#, the application shall also include certifications from the appropriate City agencies as required by Section 107-12.

However, the requirements of a survey map at two foot contour intervals shall not apply to #zoning lots# 4,000 square feet or less owned separately and individually from all other adjoining #zoning lots# on September 11, 1975, and on the date of filing such application.

However, when a #zoning lot# which was owned separately and individually from all other adjoining #zoning lots# existing prior to January 2, 1975, is proposed to be #developed# with one #single-# or #two-family# #detached# #residence#, the certification reports of Section 107-12 shall not be required, but the provisions of local laws shall apply. When a permit for land contour work, storm water drainage systems or other #site alteration# work is required from the Department of Transportation or Department of Environmental Protection or when a public agency requires a #site alteration# on either privately or City-owned land, the public agency involved shall, prior to initiating or issuing a permit for such site work, notify the Department of Buildings.

The Department of Buildings and the public agency involved shall jointly determine that the proposed #site alteration# work is consistent with the provisions of Sections 107-31 (Topographic Regulations), 107-32 (Tree Regulations) and 107-25 (Special Regulations along Certain Streets and Railroads). In case of non-agreement, the provisions of Section 107-91 (Inter-agency Coordination) shall apply.

**107-12**

**Public Facilities**

**107-121**

**Public schools**

For any #development# containing #residential uses#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the #development#. All applications for certification pursuant to this Section shall be referred by the Chairperson of the Commission to the Board of Education.

The Board of Education shall issue a report concerning the availability of #school# capacity within 60 days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of an application. The report shall specify the following:

- (a) whether or not #school# space is available;
- (b) if #school# space is not available, the report shall include:
  - (1) the number of seats required;
  - (2) the grade organization;
  - (3) the location of the #school#;
  - (4) the size of #school# (sq. ft. per pupil); and
  - (5) the proposed financing mechanism.

For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:

- (1) such capacity is available in existing #schools#; or
- (2) construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the #development# upon its completion or within three years from the date of the Chairperson's certification; or
- (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson of the Commission and Board of Education.

After approval of the Chairperson of the Commission and Board of Education of the applicant's plan to provide the #school# #building#, the certification may be granted either upon approval of a financial agreement by the Board of Estimate or such guarantee of construction with provision for future #school# occupancy as may be accepted by the Board of Education and the Chairperson of the Commission.

However, the Chairperson of the Commission may grant such certification if capacity is not currently available and the Board of Education after consulting with the Community School Board determines that the impact from the #development# will have a minimal effect on the concerned #schools# and includes such statement in their report.

A certification by the Chairperson of the Commission that sufficient capacity will be available in the public #schools#, as set forth in the above circumstances, shall automatically lapse if substantial construction of the foundations of the #development# in accordance with approved plans has not been completed within one year from the date of such certification.

No certification concerning the availability of #school# capacity shall be required for any #development# within a predominantly built up area or within an area for which #drainage schemes# were approved prior to January 1, 1975. For the purposes of this Chapter, a "predominantly built up area" is a #block# having a maximum of four acres which is #developed# with #buildings# on #zoning lots# comprising 75 percent or more of the area of the #block#. All such #buildings# shall have a certificate of occupancy or other evidence acceptable to the Commissioner of Buildings issued not less than three years prior to the date of application for a building permit.

**107-20**

**DISTRICT PLAN ELEMENTS**

All land in the #open space network# as shown on the District Plan (Map 3 in Appendix A), except #public parks#, and any #zoning lot# along an #arterial# as shown on the District Plan (Map 2 in Appendix A), are is subject to the provisions of this Section, inclusive.

**107-21**

**Modification of Designated Open Space**

\* \* \*

**107-22**

**Designated Open Space**

\* \* \*

Within any #designated open space#, removal of trees, alteration of topography, #development# or #enlargement# of active recreational facilities, or the establishment of utility easements may be undertaken only in accordance with the provisions of this Section and Section 107-30 (TOPOGRAPHIC AND TREE NATURAL FEATURE REGULATIONS).

\* \* \*

**107-221**

**Active recreational facilities**

#Designated open space# may be used for active recreational facilities provided that the City Planning Commission certifies that such #uses# are compatible with the purposes of the network #open space network# and have minimal impact on tree removal, topographic alterations or drainage conditions.

Active recreational facilities may include swimming pools, tennis courts or facilities and equipment normally found in playgrounds, and shall comply with the #use# regulations of the underlying district.

In the development of active recreational facilities, no individual trees of six-inch #caliper# or more shall be removed except by special authorization of the Commission in accordance with the provisions of Section 107-64 (Removal of Trees) or 107-65 (Modification of Existing Topography) 107-65 (Modification of Natural Feature Regulations). Active recreational facilities shall not be allowed within 60 feet of any watercourse in #designated open space# unless the Commission certifies that a location closer to such watercourse will not adversely affect the natural character of the watercourse or its drainage function. The Commission, where appropriate, shall be guided by the reports from other City agencies involved in land contour work, storm water drainage systems or similar operations.

If the City of New York acquires an easement for public access to any #designated open space# on which a #building# has been, is being or could be in the future, constructed in accordance with the provisions of this Chapter, the City's acquisition of an easement shall not affect the qualifications of the #designated open space# for satisfying #lot area# requirements, #yard# requirements, #floor area# or #lot coverage# restrictions or #open space# requirements as provided in Section 107-224 (Qualification of designated open space as lot area for bulk computations) and shall not be deemed to create a #non-compliance#.

**107-222**

**Public pedestrian ways**

For any #site alteration#, #development#, or #enlargement# on a #zoning lot# which contains #designated open space#, the City Planning Commission shall certify whether or not the applicant shall be required to provide a public pedestrian way through a portion of the #designated open space#.

When a public pedestrian way is required, it shall be built and maintained by the owner of the #zoning lot# and shall be accessible to the public at all times. The public pedestrian way shall be improved at the time the #site alteration#, #enlargement#, or #development# takes place, except that for #site alterations# or #developments# on a tract of land less than 1.5 acres, the Commission may allow the applicant to delay the construction of the public pedestrian way if the applicant complies with Section 107-24 (Performance Bond).

The location and dimension of such pedestrian way shall be determined by the Commission. The owner of the #zoning lot# may request the City to take an easement on the property. If the City of New York acquires an easement for public access to any #designated open space# on which a #building# has been, is being or could be in the future, constructed in accordance with the provisions of this Chapter, the City's acquisition of an easement shall not affect the qualifications of the #designated open space# requirements as provided in Section 107-224 (Qualification of designated open space as lot area for bulk computations) and shall not be deemed to create a #non-compliance#.

**107-223  
Permitted obstruction in designated open space**

\* \* \*

**107-224  
Qualification of designated open space as lot area for bulk computations**

\* \* \*

**107-225  
Special bulk regulations for developments containing designated open space**

\* \* \*

**107-226  
Zoning lots entirely or substantially within designated open space**

When a #zoning lot# owned separately or individually from all adjoining #zoning lots# prior to January 2, 1975, is located entirely or substantially within #designated open space# and no reasonable development is possible on the #zoning lot#, the owner may request the City to provide, in exchange, a City-owned #zoning lot#.

The #zoning lots# may be exchanged only after an appraisal made by a body consisting of the following:

- (a) one independent fee appraiser appointed by the City;
- (b) one independent fee appraiser appointed by the private property owner, which appraiser may be the same as in paragraph (a) of this Section; and
- (c) if needed to resolve a disagreement between the two appraisers appointed in paragraphs (a) and (b), one independent fee appraiser chosen by mutual agreement between the two individually appointed appraisers.

Such requests for exchange shall be filed by the owner of the #zoning lot# with the City Planning Commission:

If such exchange of #zoning lots# is not feasible under this Section or Section 384-7.0 of the New York City Administrative Code, the City may either acquire such #zoning lot# or permit development to proceed thereon with the minimal modification of the #designated open space# necessary to permit #development# containing #residences#.

**107-23  
Waterfront Esplanade**

\* \* \*

**107-24  
Performance Bond**

When the provision of the required improvement is to be delayed for a period not to exceed five years from the date of the City Planning Commission certification, the owner of the #zoning lot# shall, prior to obtaining any certificate of occupancy, provide to the Comptroller of the City of New York a performance bond or City securities to ensure the future provision of either the #waterfront esplanade# or the public pedestrian way.

When the required improvement has been constructed, the Comptroller of the City of New York may release the bond or City securities posted to ensure such construction, provided an amount of the bond or City securities to ensure maintenance of the improvement, as set forth in the paragraph above, remains with the Comptroller:

The value of the bond or City securities tendered to ensure the future provision of the improvement shall be at the rate of \$400 per 100-square feet of #waterfront esplanade# and at \$200 per 100-square feet of public pedestrian way, if such bond or securities are tendered prior to January 1, 1980.

At five year intervals after January 1, 1980, the Commission, with the approval of the Board of Estimate, shall establish the new rates for the future provision (and maintenance) of the improvement.

**107-25 107-24  
Special Regulations for Arterials Along Certain Streets or Railroads Rights of Way**

Along the following #streets# designated as either #arterials# or #park streets# and identified as such on the District Plan; or along a designated railroad, special regulations relating to restriction of access; and setback of #buildings#; and landscaping apply as set forth in this Section and shown on the District Plan (Map 2 in Appendix A).

**Arterials**

- Hylan Boulevard
- Woodrow Road
- Amboy Road
- Frontage roads for Richmond Parkway
- Huguenot Avenue
- Page Avenue
- Arthur Kill Road
- Service roads for West Shore Expressway
- Richmond Avenue

**Park Streets**

- Marcy Avenue from Richmond Parkway to Woodrow Road
- Albee Avenue from Richmond Parkway to Amboy Road
- Grantwood Avenue from Richmond Parkway to Woodrow Road
- Miles Avenue from Arthur Kill Road to Barlow Avenue
- Barlow Avenue from Miles Avenue to Colon Avenue

**Railroads**

The Staten Island Rapid Transit right-of-way.

In accordance with the primary function of an #arterial# to accommodate vehicular through traffic, access is restricted to #arterials# pursuant to paragraph (a) of Section 107-241 (Special provisions for arterials).

In addition, along portions of #arterials# as indicated on Maps 2.1 through 2.4 (Arterial Setback Plan) in Appendix A of this Chapter, the #building# setback provisions of paragraph (b) of Section 107-241 apply.

**107-251 107-241  
Special provisions for arterials**

Along those #streets# designated as #arterials#, the following regulations shall apply:

- (a) Access restrictions

Curb cuts are not permitted along an #arterial# #street# on #zoning lots# with access to a frontage on an improved non-#arterial# #street#. For #zoning lots# with access frontage only to on an #arterial# #street#, one curb cut is permitted along such #arterial# #street#. For purposes of this Section, adjoining #zoning lots# in the same ownership or control on [date of adoption] shall be treated as one #zoning lot#. For any #zoning lot# which includes an #area plan# approved by the City Planning Commission, no curb cut shall be allowed except where a curb cut is designated on such #area plan#. Such access restrictions with regard to curb cuts shall not apply to #schools#, hospitals and related facilities, police stations, or fire stations.

For a #zoning lot# with no less than 100 feet of frontage on an #arterial# #street#, the Commissioner of Buildings may approve curb cuts that exceed the access restrictions listed above where the Commissioner of Transportation submits a letter certifying that such additional curb cuts are necessary to avoid adverse effects on the traffic operations and safety of the #arterial#, or that such curb cuts will not adversely affect traffic operations and safety on the #arterial# including, but not limited to, all curb cut locations on an #arterial# #street# by either implementing a traffic pattern serving right-turn only movements or the implementation of traffic signalization, or other reasons acceptable to the Commissioner of Transportation.

For #zoning lots# with access only to a #arterial street#, the City Planning Commission may, by certification, approve additional curb cuts for access to such #arterial street# when necessary to avoid adverse effects on the traffic flow of the #arterial#.

For #zoning lots# with access to both #arterial# and non-#arterial streets#, the Commission may authorize one or more curb cuts on the #arterial street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations):



## (b) #Building# setback

Along portions of the #arterials#, as indicated on the District Plan (Maps 2.1 through 2.4 in Appendix A of this Chapter), a 20 foot #building# setback shall be provided for the full length of the #front lot line# #abutting# such #arterial#. The front #building# setback area shall be unobstructed from its lowest level to the sky except as permitted by this Section. Where a front #building# setback area at least 35 feet in depth is provided, such setback area may be used for required #accessory# off-street parking or loading facilities. No portion of such required setback area may be used for open storage.

In the case of the service roads of the West Shore Expressway, a 30 foot #building# setback shall be provided and required off-street parking and loading facilities are permitted within such setback. Within the required front #building# setback, there shall be provided one tree of three-inch #caliper# or more, pre-existing or newly planted, for each 400 square feet of such front open area, unless waived pursuant to the provisions of paragraph (c) of Section 107-483 (Planting and screening for parking areas). The trees shall be selected in accordance with the provisions of Section 107-32 (Tree Requirements) ~~the table set forth in Appendix B.~~

**107-252****Special provisions for park streets**

For those #streets# designated as #park streets#, the following regulations shall apply:

## (a) Access restrictions

No curb cuts are permitted on such #streets# except that one curb cut is permitted for any #residential#, #community facility# or #commercial# #use# whose #zoning lot# has frontage only on a #park street#. For purposes of this Section, adjoining #zoning lots# in the same ownership shall be treated as one #zoning lot#.

For #zoning lots# with access to both #park streets# and non-#park streets#, the City Planning Commission may authorize one or more curb cuts on the #park street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations):

## (b) Landscaping

One tree of at least three inch caliper, pre-existing or newly planted, shall be provided for each 400 square feet of area of the #street# sidewalk area. Trees shall be selected in accordance with the table set forth in Appendix B and shall be planted in the #street# sidewalk area.

## (c) Development and maintenance responsibility

The owner of each #development# abutting a #park street# shall have responsibility for landscaping and maintenance of that portion of the #park street# located between the #front lot line# and the curb.

Alternatively, maintenance responsibility may be vested in a properly constituted Home Association or other organization established for this purpose. Those segments of a #park street# which are abutted by land #developed# prior to the effective date of the Special District designation shall be #developed#, landscaped and maintained by the City of New York.

**107-253-107-242****Building setbacks along railroad rights-of-way**

For all #developments# on #zoning lots# immediately adjacent or directly opposite to the Staten Island Rapid Transit right-of-way, a #building# setback of at least 20 feet in depth, unobstructed from its lowest level to the sky, except as permitted herein, shall be provided along the #lot line# immediately adjacent to or directly opposite the right-of-way of such railroad. Such #building# setback shall be measured perpendicular to such #lot line#, as indicated on the District Map.

Within such #building# setback area, unless the area is within a #street# or is waived according to the planting waiver provisions of paragraph (c) of Section 107-483 (Planting and screening for parking areas), there shall be provided one tree of three-inch #caliper# or more, pre-existing or newly planted, for each 400 square feet of such open area. ~~The trees~~ Tree species shall be selected in accordance with the table set forth in Appendix B Section 107-32 (Tree Requirements).

**107-30****TOPOGRAPHIC AND TREE NATURAL FEATURE REGULATIONS**

Any #development#, #enlargement# resulting in changes to #lot coverage#, or #site alteration# shall comply with the provisions of this Section, inclusive.

All #zoning lots# shall comply with the provisions of Sections 107-31 (General Regulations for Natural Features), inclusive, and 107-32 (Tree Requirements).

In addition, regulations within areas of #designated open space# are set forth in Section 107-311 (Areas within designated open space).

Any #plan review site# shall also comply with the provisions of Section 107-312 (Regulations within plan review sites).

Any application to the Department of Buildings for a #site alteration#, #development#, or #enlargement# shall include a survey map prepared by a licensed land surveyor showing, for the site: existing topography at two-foot contour intervals; the locations, names and #calipers# of all existing trees of six-inch #caliper# or more; the location of any elements of the #open space network#; and the location of any #wetland-adjacent areas#, streams, and natural watercourses.

A site plan for such application shall also include the location of any #area of no disturbance#, proposed paving, and shall identify those trees proposed to be removed and proposed to be preserved.

**107-31****General Topographic Regulations for Natural Features**

Except for any existing topographic natural feature which is unsafe and the removal of which is required by the Department of Buildings to eliminate hazardous conditions, no topographic modifications #site alteration# may take place except as provided in this Section or as authorized by Section 107-65, inclusive.

No modification of topography shall take place within eight feet of a tree that is counted toward minimum #tree credits# pursuant to the provisions of Section 107-32 (Tree Requirements).

Within any #zoning lot# which is not a #plan review site#, tree removal shall be permitted in areas that do not contain #designated open space#, provided that such #zoning lot# complies with the provisions of Section 107-32.

**107-311****Areas within designated open space**

Within #designated open space# on a #zoning lot#, any #site alteration# shall be permitted only by authorization of the City Planning Commission pursuant to Section 107-65 (Modification of Existing Topography Natural Feature Regulations).

**107-312****Areas not within designated open space Regulations within plan review sites**

On any portion of a #zoning lot# #plan review site# not within #designated open space#, #development#, #enlargement#, or #site alteration# of topography shall be permitted only in accordance with the provisions of this Section or by authorization of the City Planning Commission pursuant to the provisions of Section 107-65 (Modification of Natural Feature Regulations) or by certification of the Chairperson of the City Planning Commission pursuant to the provisions of Section 107-51 (Certification of Certain Plan Review Sites).

The ground elevation of land existing on September 11, 1975 [date of adoption], may be modified by up to two feet of cut or fill, provided that such modification shall not result in the destruction of trees of six-inch #caliper# or more, unless authorized pursuant to other provisions of this Chapter. Modification of topography to a greater extent and removal of trees of six-inch #caliper# or more shall only be is permitted:

- (a) in an area designated for within 20 feet of an existing #building's# foundations, driveways, or in an area designated for utilities for a proposed #building or other structure#; whose location is approved by the Department of Buildings in accordance with the provisions of this Chapter; and
- (b) in order to meet the legal mapped grades of a #street#, the existing topography of that portion of the #zoning lot# abutting such #street# may be modified to create a slope on the #zoning lot# of not less than one foot vertical to each two feet horizontal, provided the slope is landscaped to prevent erosion;
- (c) within an existing #group parking facility#, or within existing landscaping required pursuant to Section 107-483 (Planting and screening for parking areas), which does not result in the removal of parking spaces or travel lanes;

- (d) where such modification of topography takes place more than 20 feet from the boundary of an area of #designated open space#, a #wetland-adjacent area#, a #side lot line#, or a #rear lot line#; or
- (e) where such tree interferes with another tree of six-inch #caliper# or more, and such tree to be preserved belongs to a species pursuant to the provisions of Section 107-32 (Tree Requirements).

Topographic modifications not permitted by the provisions of this Section may be permitted only by authorization of the City Planning Commission pursuant to the provisions of Section 107-65.

If an existing tree of six-inch #caliper# or more is removed without prior approval from the Department of Buildings or the City Planning Commission and does not meet the provisions of this Section, any permit issued by the Department of Buildings for a #site alteration#, #enlargement#, #development#, or any #use# on the #zoning lot# shall not be granted a letter of completion, certificate of occupancy, or similar sign-off until such tree is replanted, or proposed to be replaced, as applicable, in accordance with Section 107-32. A violation for tree removal without prior permission or approval shall be recorded against such site.

**107-32  
Tree Regulations**

The following regulations in Sections 107-321 through 107-323, inclusive, shall not apply to existing trees which are unsafe and the removal of which is required by the Department of Buildings.

**107-321  
Tree preservation**

No trees of six-inch caliper or more shall be removed, or land operations affecting their survival undertaken, in connection with any #site alteration#, or #development#, except in compliance with the provisions of this Section.

Prior to any such removal or land operations, plans shall be filed with the Department of Buildings showing the locations of all trees of six-inch caliper or more on the #zoning lot# and in the public sidewalk area of the #street# or #streets# adjacent thereto, and identifying those which are proposed to be removed. Removal of live trees of six-inch caliper or more will be permitted only under the following circumstances:

- (a) where such trees are located areas to be occupied by #buildings#, driveways, areas for required #accessory# parking, or within a distance of eight feet of the exterior walls of such #building#, provided that it is not possible to avoid such removal by adjustments in the arrangement of such #buildings#, driveways or required parking areas;
- (b) where the would create special hazards or dangers to persons or property, which it would not be possible or practical to eliminate by pruning;
- (c) where continued presence of the trees would interfere with another tree of six-inch caliper or more designated for preservation and belonging to a species listed in Appendix B (Tree Selection Tables); or
- (d) where authorizations granted by the City Planning Commission under the provisions of this Chapter require or clearly contemplate the removal of such trees.

If an existing tree of six-inch caliper or more identified for preservation is removed without prior approval by the Department of Buildings or the City Planning Commission, any permit issued by the Department of Buildings for a #site alteration#, #development# or any #use# on the #zoning lot# shall be revoked.

In order to remove such violations, the owner of the #zoning lot# shall request the Commission to specify the tree restoration requirements and to certify such requirements to the Department of Buildings.

No building permit, reinstatement of such permit or issuance of a certificate of occupancy shall occur until the owner of the #zoning lot# either posts with the Comptroller of the City of New York a landscaping performance bond in an amount determined by the Commission or completes the replanting in accordance with the requirements set forth by the Commission in order to correct the planting violations.

Replacement trees to be planted shall be of a caliper no less than three inches and be of a species listed in Appendix B and the sum of whose calipers shall be at least equivalent to that of the trees removed.

In addition, the Commission may require a restrictive declaration specifying the terms of implementing the restoration plan.

Where on-site planting of such replacement trees would result in over-crowding or would adversely affect the ecology of the site, the Commission may authorize planting of one or more replacement trees on adjoining public sidewalks or in a nearby public area or substituting

other planting material pursuant to Section 107-323.

**107-322-107-32  
Tree requirements Requirements**

For all #zoning lots#, New newly planted trees shall be provided in accordance with the table set forth in Appendix B planted no closer than eight feet from any other tree and be of a species selected from the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation), or its successor.

For any existing tree of at least six-inch caliper which is preserved, credit for one tree shall be given for the first six inches of caliper and, for each additional four inches of caliper, credit for an additional tree shall be given.

- (a) On site Planting in #Residence Districts# or in a #zoning lot# with fewer than 10 parking spaces.

In connection with any #development#, #site alteration#, or #enlargement# involving the addition of at least 1,000 square feet of #floor area# in a #Residence District#, or in any #group parking facility# with fewer than 10 parking spaces, that are not fully enclosed, newly planted trees of at least one three-inch #caliper# and less than six-inch #caliper#, or pre-existing or newly planted, trees of at least six-inch #caliper#, shall be provided on the #zoning lot# at the rate of one #tree credit# for each 1,000 square feet of #lot area# or portion thereof.

A newly planted tree of between one and two-inch #caliper# shall have 0.5 #tree credits#, and a newly planted tree greater than two-inch #caliper# but less than six-inch #caliper# shall have one #tree credit#. Newly planted trees appearing on a site plan in an approved application may be counted toward #tree credits# on site plans for future applications if they have not yet grown to a six-inch or greater #caliper#, provided that they remain in good health and continue to comply with the standards set forth in this Section.

Any existing tree of at least six-inch #caliper# which is preserved and has no new paving, #development#, #enlargement#, or modification of topography within eight feet of such tree, shall have one #tree credit# for the first six inches of #caliper# and an additional #tree credit# for each additional three inches of #caliper#.

- (b) Planting for open parking areas

Any #development# or #enlargement# on a #zoning lot# that contains with open off-street parking areas with a #group parking facility# with 10 or more parking spaces that are not fully enclosed in or more shall be subject to the tree planting and screening requirements of Section 107-483.

**107-323-107-33  
Substitution of other plant materials Other Plant Materials**

For any #development#, #site alteration# or #enlargement# which is required to provide trees in accordance with the provisions of paragraph (a) of Section 107-322, the City Planning Commission may allow the substitution of other plant material for such required trees, provided a detailed landscaping plan is filed with the Commission for approval and certification. A copy of such approved landscaping plan shall be filed with the Department of Buildings by the Commission.

**107-33-107-34  
Preservation of Natural Features**

\* \* \*

**107-40  
SPECIAL USE, BULK AND PARKING REGULATIONS**

**107-41  
Type of Residence**

\* \* \*

**107-411  
Affordable independent residences for seniors in Area SH**

\* \* \*

**107-412  
Special bulk regulations for certain community facility uses in lower density growth management areas**

\* \* \*

**107-42  
Minimum Lot Area and Lot Width for Residences**

For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements set forth in the table in this Section shall apply, which shall vary by #building# height. Where two or more #buildings# that are #single-# or #two-family# #detached# or #semi-detached# #residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

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

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

- (a) has less than the minimum #lot area# or #lot width# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, both on December 8, 2005, and on the date of application for a building permit.

In all cases, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of #dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for #semi-detached# #residences# in R3-1 and R3-2 Districts.

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

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

<sup>2</sup> In Area LL as shown on the District Plan (Map 4 in Appendix A) of this Chapter, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet. However, the minimum #lot area# and minimum #lot width# set forth in this table shall apply to any #development# on a #zoning lot# having an area of at least 1.5 acres for which applications for certifications pursuant to Sections 107-08 (Future Subdivision) and 107-121 (Public schools) have been filed prior to March 1, 2003.

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

BY SPECIAL PERMIT (PURSUANT TO SECTION 107-74)

District	Type of #Residence#	Height (in stories)	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)
R2	#semi-detached#	1-4	3,800	30

	#attached#	1-4	3,800	22
R3-1	#attached#	1-2	1,700	20
		2-3	2,280	24

107-421

Minimum lot area and lot width for zoning lots containing certain community facility uses

\* \* \*

107-43

Maximum Height for Buildings or Structures

Subject to the requirements for maximum height of walls and required setbacks in Sections 23-63, 24-52 or 33-43, no #building# or other structure shall exceed a height of four #stories# and no structures other than #buildings# shall exceed a height of 50 feet unless modified by a special permit of the City Planning Commission, pursuant to Section 107-73 (Exceptions to Height Regulations).

107-44

Maximum Floor Area Ratio for Community Facility Uses

\* \* \*

107-45

Required Open Space for Residences

\* \* \*

107-46

Yard and Court Regulations

\* \* \*

107-461

Front yards

\* \* \*

107-462

Side yards

\* \* \*

107-463

Side yard regulations for other residential buildings

\* \* \*

107-464

Side yards for permitted non-residential use

\* \* \*

107-465

Modifications of special yard regulations for certain zoning lots

\* \* \*

107-466

Court regulations

\* \* \*

107-467

Modifications of yard and court requirements

\* \* \*

107-47

Special Parking Regulations

107-471

Modification of waiver requirements for spaces below minimum number

For the purposes of this Chapter, the waiver provision set forth in Section 36-231 (In districts with high, medium or low parking requirements) shall not apply to any #development# in the Special District.

107-472

Maximum size of group parking facility Group parking facilities within plan review sites

For the purposes of this Chapter, no #accessory# #group parking facility# for non-#residential uses# shall contain more than 30 off-street parking spaces be permitted anywhere on a #plan review site#, or any #zoning lot# that contained one or more acres on [date of adoption], except as set forth in Sections 107-51 (Certification of Certain Plan Review Sites) or 107-68 (Modification of Group Parking Regulations).

107-473

Location of required parking

For a #residential# #building# on a #zoning lot# containing a #wetland-adjacent area# or #designated open space#, the provisions of Section 25-622 (Location of parking spaces in lower density growth management areas) that do not permit open off-street parking between the #street line# and the #street wall# or prolongation thereof of a #building# shall not apply.

107-48

Special Landscaping and Buffering Provisions

\* \* \*

107-481

Planting provisions along Residence District boundaries

\* \* \*

107-482

Landscaped buffer for manufacturing development adjacent to residences

\* \* \*

107-483

Planting and screening for open parking areas

#Zoning lots# that contain a #group parking facility# with 10 or more parking spaces that are not fully enclosed, shall be subject to paragraphs (a) and (b) of this Section and may be subject to paragraph (c) of this Section.

(a) Tree planting requirements for open parking

The provisions of Section 37-921 (Perimeter landscaping) shall apply to all facilities. In addition, one tree, of three-inch #caliper# or more, pre-existing or newly planted, shall be provided for each four open parking spaces and. Such trees may be located in the perimeter landscaped area of the parking area or in planting islands within the parking area.

However, where 30 or more open parking spaces are provided, at least 50 percent of the required trees shall be located within planting islands within the parking area. Such planting islands shall have a minimum area of 150 square feet of pervious surface and comply with the requirements of paragraphs (a), (b) and (c) of Section 37-922 (Interior landscaping).

For open parking areas with at least 36 parking spaces, the total number of trees required pursuant to Section 37-922- (Interior landscaping) shall be superseded by the number of trees required pursuant to this Section.

(b) Screening requirements

The For open parking areas or parking garages located on the ground floor and not fully enclosed, such non-enclosed portion shall be screened from all adjoining #zoning lots# by a landscaped area at least four feet in width, densely planted with shrubs maintained at a maximum height of three feet. Such Open parking areas shall also be screened from all adjoining #streets# by a perimeter landscaped area at least seven feet in width in accordance with Section 37-921 (Perimeter landscaping). Such perimeter landscaped area may be interrupted only by vehicular entrances and exits. Sidewalks that provide a direct connection between the public sidewalk and a pedestrian circulation route within the parking area may also interrupt a perimeter landscaped area.

In addition, such screening shall be maintained in good condition at all times and may be interrupted by normal entrances and exits.

(c) Planting Wwaiver

Tree planting and screening requirements may be waived if the Commissioner of Buildings certifies that planting is unfeasible due to:

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

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

For #developments# in #Residential Residence Districts#, trees provided in accordance with the provisions of this Section may be counted for the purposes of meeting the requirements of paragraph (a) of Section 107-322, paragraph (a). Furthermore, for #developments# in #Commercial# or #Manufacturing Districts#, which provide trees in accordance with the provisions of this Section, the requirements of

Section paragraph (a) of 107-322, paragraph (a), shall not apply.

107-49

Special Regulations for Area M

\* \* \*

107-491

Special use regulations for residential uses

\* \* \*

107-492

Special bulk regulations

\* \* \*

107-50

CERTIFICATIONS

Administrative certifications from the City Planning Commission are required, as set forth in various sections of this Chapter, in any one of the following circumstances:

- (a) when a tract of land is certain #plan review sites# are subdivided, as set forth in Section 107-08 (Future Subdivision of Certain Plan Review Sites);
(b) when a #development# contains #residential uses#, as set forth in Section 107-121 (Public schools);
when certain #plan review sites# meet the requirements set forth in Section 107-51 (Certification of Certain Plan Review Sites) and do not require an authorization pursuant to Section 107-60, inclusive;
(c) when a #zoning lot# contains #designated open space#, as set forth in Section 107-22 (Designated Open Space);
(d) where required #yards# or equivalents are to be modified as set forth in Section 107-465 (Modifications of special yard regulations for certain zoning lots);
(e) where a #zoning lot# along an #arterial# requests more than one curb cut, as set forth in Section 107-251 (Special provisions for arterials);
(f) where plant material is substituted for required trees as set forth in Section 107-32 107-33 (Substitution of other plant materials Other Plant Materials); or
(g) when #development# takes place within areas D, F, or K, as set forth in Section 107-02 (General Provisions); or
(h) when a #zoning lot# contains a portion of the proposed #waterfront esplanade#, as set forth in Section 107-23 (Waterfront Esplanade).

107-51

Certification of Certain Plan Review Sites

For any #enlargement# or #site alteration# on a #plan review site# which does not comply with the provisions of Section 107-31 (General Regulations for Natural Features), the Chairperson of the City Planning Commission shall certify that:

- (a) such #plan review site# does not:
(1) contain any of the district plan elements as set forth in Section 107-20 (DISTRICT PLAN ELEMENTS), inclusive;
(2) contain a #wetland-adjacent area#; and
(3) exceed the rate of two #tree credits# per 1,000 square feet of lot area as of [date of adoption];
(b) new or existing tree planting shall satisfy tree requirements pursuant to Section 107-32 (Tree Requirements); and
(c) the resulting #enlargement# or #site alteration# does not require more than 10 additional accessory off-street parking spaces for a #commercial#, #community facility#, or #manufacturing use#.

Any #enlargement or #site alteration# on a #plan review site# which does not comply with these conditions, or any #development# on a #plan review site#, shall require an authorization pursuant to Section 107-60 (AUTHORIZATIONS).

107-60

AUTHORIZATIONS

107-61

General Provisions

\* \* \*

**107-62  
Yard, Court and Parking Regulations**

For any #plan review site# or any #zoning lots# containing #designated open space# or a #wetland-adjacent area#, the City Planning Commission may authorize variations in the #yard# or #court# regulations as set forth in Section 107-46, inclusive, or in the location of parking, driveway or curb cut regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-622 (Location of parking spaces in lower density growth management areas) and 25-631 (Location and width of curb cuts in certain districts) 25-632 (Driveway and curb cut regulations in lower density growth management areas) for the purpose of allowing proper arrangements of #buildings#, driveways or required parking areas so as to avoid the destruction of natural features, existing topography and individual trees of six-inch caliper or more. #Rear yard#, #side yard# or #side yard# equivalent variations shall not be authorized on the periphery of a #development# unless acceptable agreements are jointly submitted for #development# of two or more adjacent #zoning lots# by the owners thereof, incorporating the proposed #yard# or #side yard# equivalent variations along their common #lot lines#.

As a condition for granting such authorizations, the Commission shall find that the proposed placement of #buildings# and arrangement of #open spaces# will not have adverse effects upon light, air and privacy on adjacent #zoning lots# and will preserve natural features in #areas of no disturbance#.

**107-63  
Minimum Distance Between Buildings**

\* \* \*

**107-64  
Removal of Trees Future Subdivision of Certain Plan Review Sites**

For any #development#, the City Planning Commission may authorize the removal of trees of six-inch caliper or more whose removal would otherwise be prohibited under the provisions of Section 107-32 provided that the Commission makes one or more of the following findings:

- (a) that the tree's retention would cause serious disadvantage in the arrangement of open areas on the lot, impairing the usefulness of such areas;
- (b) that such tree is located in an area where more than two feet of cut or fill is required and measures for saving the tree would be extremely difficult and impractical; or
- (c) that provision of a segment of the #waterfront esplanade# is not feasible without such tree's removal.

For any #plan review site# that does not comply with Section 107-08 (Future Subdivision of Certain Plan Review Sites), the City Planning Commission may authorize a future subdivision into two or more #zoning lots#, provided that the Commission finds that:

- (a) to the greatest extent possible, all individual trees of six-inch #caliper# or more, the existing topography, and all land located within a #designated open space#, are preserved under future #development# options;
- (b) such subdivision complies with the goals described in paragraph (c) of Section 107-00 (GENERAL PURPOSES); and
- (c) where vehicular access and egress are located on an #arterial#, the location of such vehicular access and egress permits better site planning.

Any subdivision that is proposed to take place within the Special District after [date of adoption], shall be filed with the City Planning Commission. A site plan and #area plan# shall indicate the distribution of #bulk# for the individual #zoning lots# submitted to the Commission. Such approved subdivision shall then be recorded in the land records and indexed against all #zoning lots#.

**107-65  
Modifications of Existing Topography Natural Feature Regulations**

For any #development#, #enlargement#, or #site alteration# on #plan review sites# or within #designated open space#, the City Planning Commission may authorize modifications of the natural topography existing on September 11, 1975 [date of adoption] beyond the amount specified in Section 107-31 (Topographic Regulations General Regulations for Natural Features), inclusive, or modification of tree regulations pursuant to Sections 107-312 (Regulations within plan review sites) and 107-32 (Tree Requirements), provided that the Commission finds that:

The Commission may authorize modifications to natural features, provided that the Commission finds that:

- (a) #development# on the #zoning lot# is not feasible without such modifications the modifications are the minimum necessary to facilitate the project;
- (b) such modification of topography is necessary to accommodate public amenities, such as public pedestrian ways, the #waterfront esplanade# or active recreational facilities within a #designated open space# as required under the provisions of this Chapter;
- (c) such modification will not cause unnecessary disturbance of the drainage pattern in the area; and
- (d) such modified topography modification will have minimal impact on the existing natural topography features of the surrounding area and will blend harmoniously with it; and
- (e) areas within the #zoning lot# that contain natural features are preserved within a proposed #area of no disturbance#, especially those areas which are contiguous to #designated open space#, #wetland-adjacent areas#, or other area containing mostly natural features.

Where a permit for land contour work or topographic modification is required from the Department of Transportation or the Department of Buildings, the City Planning Commission and other such agencies shall jointly determine the conditions under which such topographic modification may be permitted so as best to serve the purposes of the Special District, in accordance with the provisions of Section 107-91 (Inter-agency Coordination).

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

**107-66  
Developments Partly Within Designated Open Space**

**107-661  
Modification of permitted obstructions**

\* \* \*

**107-662  
Modification of required yards of building setbacks**

On application, the City Planning Commission may grant an authorization modifying the building setback requirements of Section 107-251 107-241 (Special provisions for arterials), provided that the Commission finds that:

\* \* \*

**107-67  
Uses and Bulk Permitted in Certain Areas**

**107-671  
In Areas F and K**

In Areas F and K, as shown in the District Plan (Map 4 in Appendix A), the City Planning Commission may authorize one or more #uses# in the Use Groups specified in this Section not permitted by the underlying district regulations:

As a condition for such authorization, the Commission shall find that:

- (a) such #uses# are so located as not to impair the essential character of the surrounding area for its future development;
- (b) the minimum #lot area# of a #zoning lot# on which such #uses# are located is at least 20 acres;
- (c) vehicular access and egress for such proposed #uses# are located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas; and
- (d) where vehicular access and egress are located on an #arterial#, such location affords the best means for controlling the flow of traffic generated by such proposed #uses# to and from such #arterial#.

In each case the Commission may prescribe additional conditions and safeguards, including requirements for adequate screening, planting or landscaping.

Areas (as designated on the District Map)	Permitted Use Groups
F	12
K	7A 7B 7D 7E

**107-672 107-671  
In Area SH**

\* \* \*

**107-68  
Modification of Group Parking Facility and Access Regulations**

For a permitted #commercial#, #community facility# or #manufacturing# #use#, the City Planning Commission may authorize more than 30 #accessory# off-street parking spaces in a #plan review site# or portion of a #plan review site# existing on [date of adoption] and for any #use#, may modify access restrictions with regard to curbs cuts as set forth in paragraph (a) of Section 107-251 (Special provisions for arterials) or paragraph (a) of Section 107-252 (Special provisions for park streets). In order to grant such authorization, the Commission, upon a review of the site plan, shall find that:

- (a) vehicular access and egress are located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- (b) where vehicular access and egress are located on an #arterial# or #park street#, such location affords the best means for controlling the flow of traffic generated by such #use# to and from such #arterial# or #park street#, and does not unduly interfere with pedestrian traffic; and
- (c) the location of such vehicular access and egress the design of the parking facility permits better site planning avoids undue conflict between pedestrian and vehicular movements in a manner that results in a better site plan.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition its authorization upon compliance with an approved site and landscaping plan. The Commission may also permit modifications to parking lot landscaping and maneuverability requirements only if such modifications preserve vegetation and natural topography natural features.

**107-69  
Residential Uses in Area M**

\* \* \*

**107-70  
SPECIAL PERMITS**

**107-71  
General Provisions**

On application, the City Planning Commission, may grant special permits for modifications of specified regulations of this Chapter or of the underlying districts in accordance with the provisions of Sections 107-72 to 107-78, inclusive, relating to Special Permits special permits.

**107-72  
Qualification of Designated Open Space as Lot Area**

\* \* \*

**107-73  
Exceptions to Height Regulations**

\* \* \*

**107-74  
Modification of Permitted Use Regulations**

\* \* \*

**107-75  
Modification of Underlying R1-1 District Regulations**

For any #development#, the City Planning Commission may grant special permits for the modifications of underlying R1-1 District regulations on #yards# or #courts# where such modifications are appropriate in order to:

- (a) permit siting of a #building# or driveway so as to avoid destruction of a valuable tree of six-inch caliper or more; or
- (b) allow a #building# to be arranged on a #zoning lot# that includes #designated open space# without encroaching on such #designated open space#.

As a condition for granting such modifications, the Commission shall find that:

- (1) the siting of the #building# will not adversely affect adjacent properties by impairing privacy or access of light and air;
- (2) the benefits to the surrounding area from the proposed arrangement of #buildings# and #open spaces# outweigh any disadvantages which may be incurred thereby in the area; and
- (3) such modification is the least modification required to achieve the purpose for which it is granted.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

**107-76  
Boundary Adjustments in Designated Open Space**

\* \* \*

**107-77  
Community Facility Buildings or Treatment Plants Permitted in Designated Open Space**

\* \* \*

**107-78  
Other Buildings Permitted in Designated Open Space**

\* \* \*

**107-80  
LARGE-SCALE RESIDENTIAL DEVELOPMENT REGULATIONS**

**107-81  
Applicability of Large-scale Residential Development Regulations**

All regulations of Article VII, Chapter 8 (Special Regulations Applying to Large-scale Residential Development), are applicable in the Special District.

**107-82  
Applicability of Large-scale Residential Development Regulations to Parcels Containing Designated Open Space**

Any #development# used predominantly for #residential use# on a #zoning lot# which includes #designated open space# may be treated as a #large-scale residential development#, and special authorizations or special permits for such #development# may be granted in accordance with the provisions of Article VII, Chapter 8, as modified herein, regardless of whether such #development# will have the area, number of #buildings#, or number of #dwelling units# specified in the definition of #large-scale residential development# as set forth in Section 12-10 (DEFINITIONS), except as provided in Sections 107-821 to 107-823, inclusive.

**107-821  
Bonus provisions**

Bonuses which may be granted for #large-scale residential developments# under the provisions of Sections 78-32 (Bonus for Good Site Plan), 78-33 (Bonus for Common Open Space) or 78-35 (Special Bonus Provisions), may not be granted for #developments# which have less than the minimum area, number of #buildings# or number of #dwelling units# required by the definition of a #large-scale residential development#.

**107-822  
Lot area restriction**

Authorizations or special permits granted within the #Special South Richmond Development District# pursuant to this Resolution shall be consistent in all cases with the provisions of Section 107-224 (Qualification of designated open space as lot area for bulk computations).

**107-823  
Common open space**

Approval by the City Planning Commission of a development plan incorporating #designated open space# as common #open space# shall be conditioned upon the findings required in Section 78-52 (Common Open Space), except that the Commission may waive or modify any requirements of paragraph (g) of Section 78-52.

Notwithstanding any provision in Article VII, Chapter 8, or elsewhere in this Zoning Resolution, if the City of New York acquires title or a less than fee interest in any #designated open space# which serves as required #open space# for a #development# and the acquisition occurs while the #development# is under construction or after it is completed, it shall not affect the area's qualifications for satisfying #open space# requirements for #zoning lots# in the #development#.

**107-83  
Modification of Minimum Required Lot Area for Residences**

Modification of minimum required #lot area# for #residences# as set forth in Section 107-42 may be granted by the City Planning Commission, pursuant to Section 78-311, paragraph (c).

**107-84  
Joint Applications**

Notwithstanding the provisions of Section 78-06 (Ownership), a tract of land which includes #designated open space# and which is the subject of an application under the provisions of Section 107-81 (Applicability of Large-scale Residential Development Regulations), may include adjacent properties in more than one ownership, provided that the application is filed jointly by the owners of all the properties

included. Any subdivision of the tract reflecting ownerships at the time of application or creating new ownerships before, during or after #development# shall be subject to the provisions of Section 78-51- (General Provisions):

107-90 SPECIAL ADMINISTRATIVE PROVISIONS FOR RECORDATION

107-91 Inter-agency Coordination

Where an authorization or permit for a #site alteration# or #development# is required from the City Planning Commission pursuant to this Chapter and where a permit is required from the Department of Transportation or Department of Buildings for land contour work, or from the Department of Environmental Protection for a storm water drainage system for #buildings# or adjacent areas, or where construction of a public improvement project is undertaken by a City agency, the Department of City Planning and the agencies involved shall jointly determine the conditions under which such proposed #development# or #site alteration# will best meet the purposes of the #Special South Richmond Development District#.

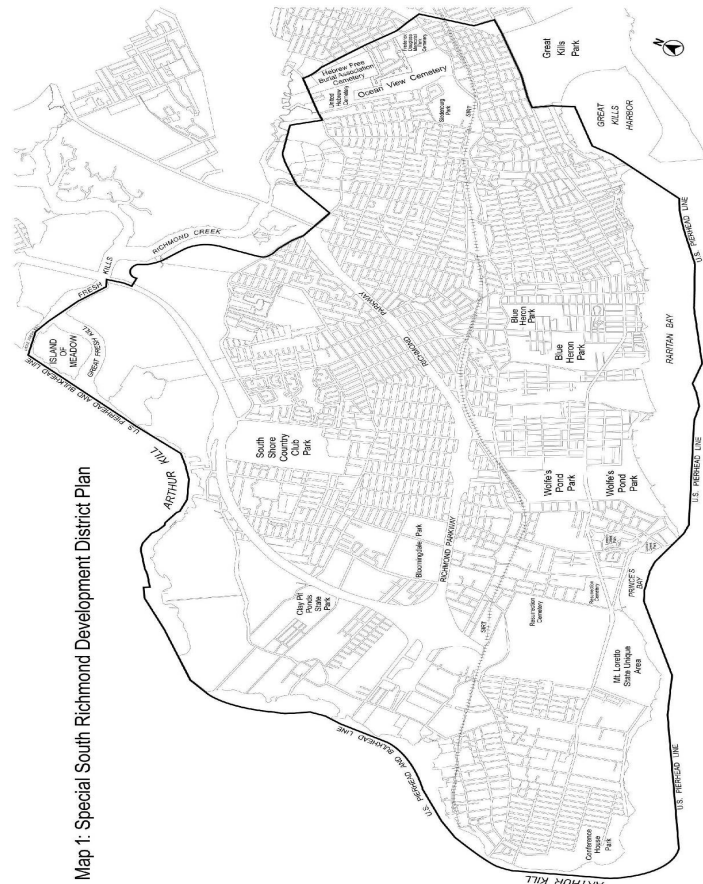
107-92 Recordation

When any #yard# requirement of the applicable district regulations is modified by the City Planning Commission pursuant to Section 107-46 (Yard and Court Regulations), prior to the filing of an application for any permit with the Department of Buildings, there shall be recorded against such #zoning lots# to be #developed# as a unit, an instrument describing all conditions and restrictions required by the Commission for the #development# and #use# of such #zoning lots#. Recordation of instruments may be required in connection with any other zoning application hereunder. A certified copy of such instrument shall be submitted to the City Planning Commission upon recordation thereof.

The #Special South Richmond Development District# Plan, individual District Plan Maps and Tree Selection Tables are incorporated as Appendices A and B Appendix A of this Chapter.

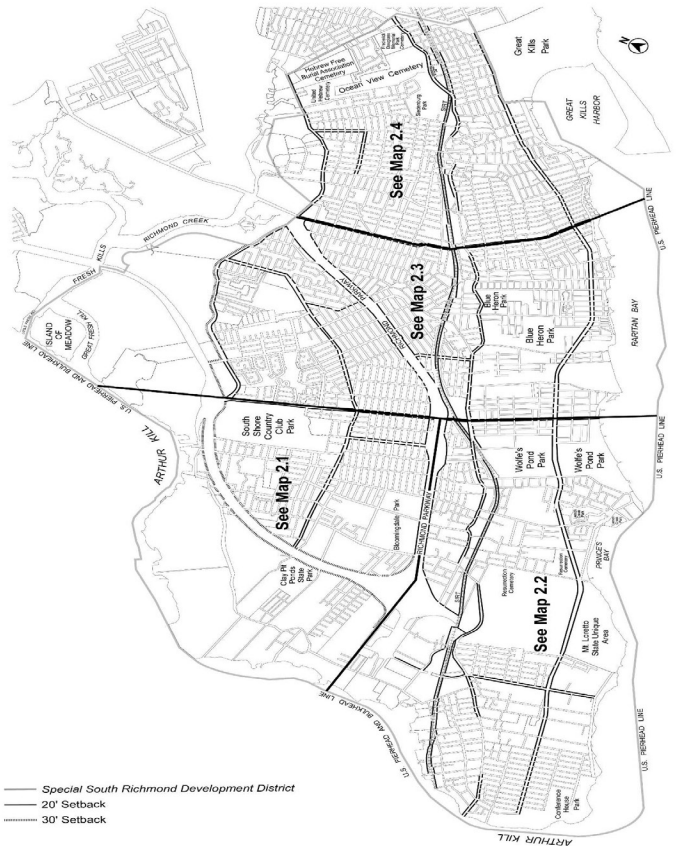
Appendix A Special South Richmond Development District Plan

Map 1 — District Plan



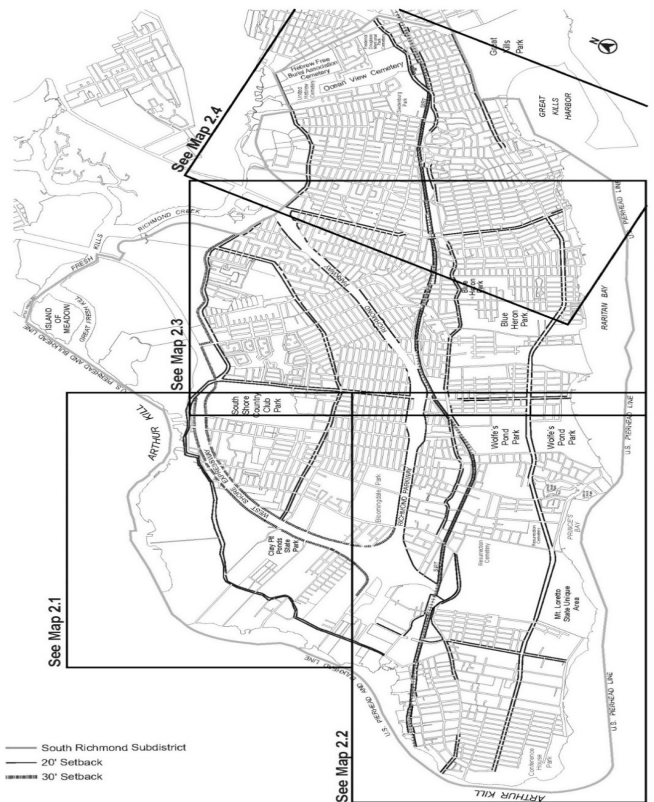
Map 2 — Arterial Setback Plan

[EXISTING MAP]



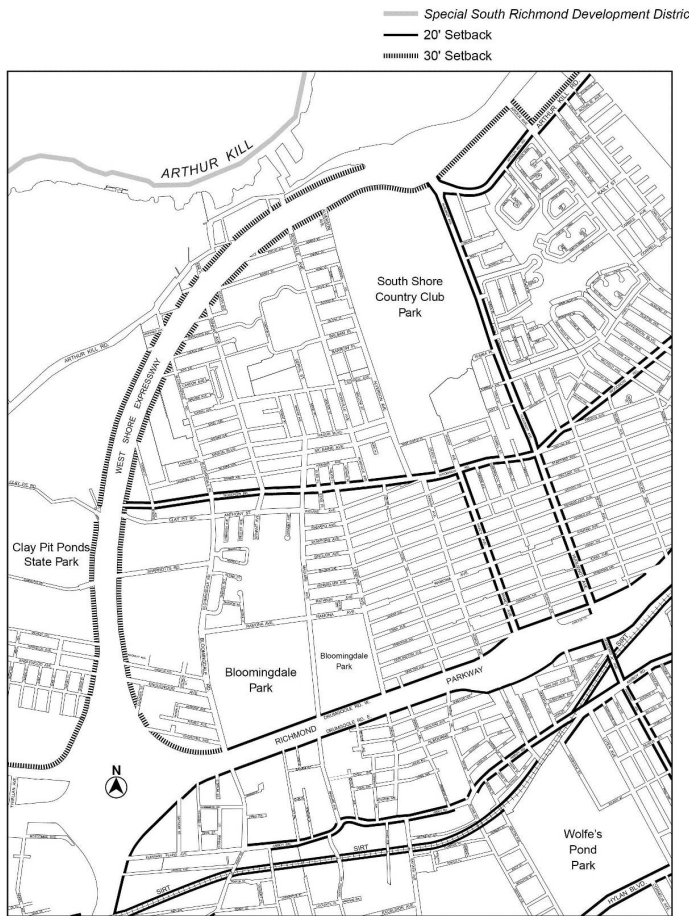
[PROPOSED MAP]

Appendix A Map 2. Arterial Setback Plan (date of adoption)



Map 2.1 — Arterial Setback Plan

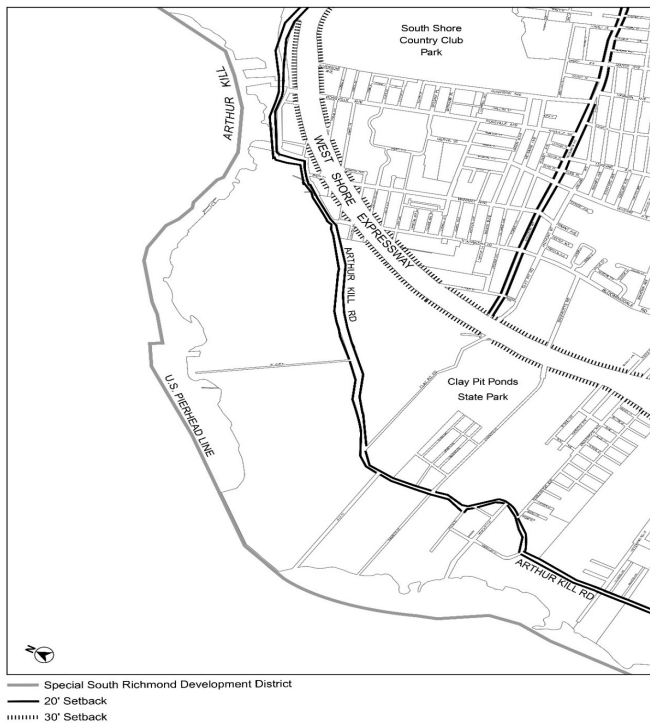
[EXISTING MAP]



[PROPOSED MAP]

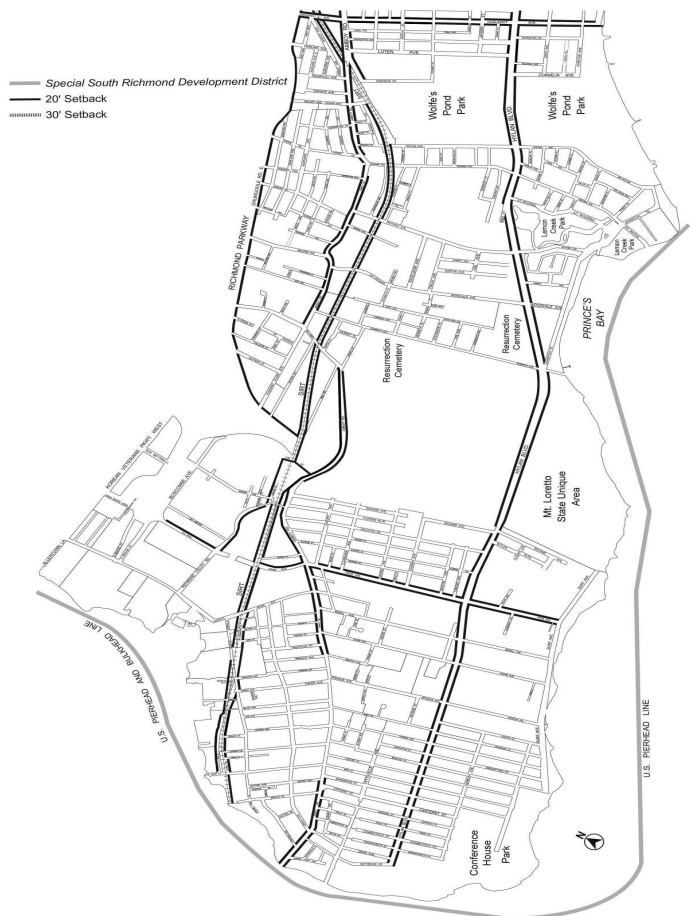
Appendix A

Map 2.1 Arterial Setback Plan (date of adoption)



Map 2.2 — Arterial Setback Plan

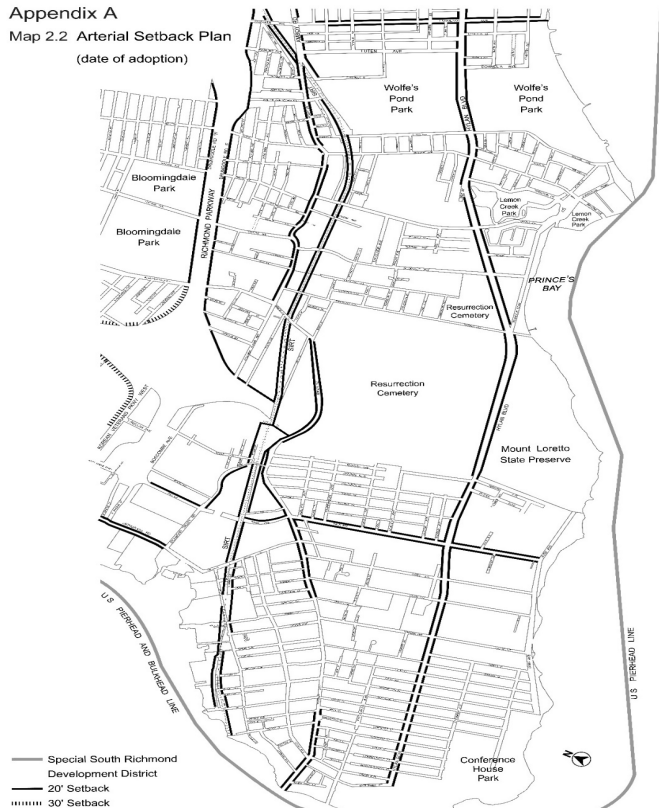
[EXISTING MAP]



[PROPOSED MAP]

Appendix A

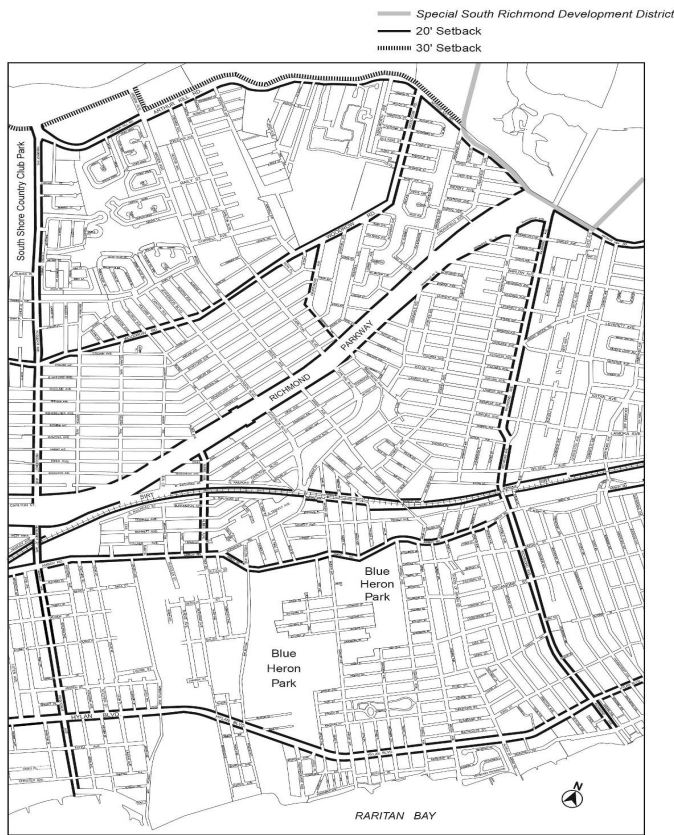
Map 2.2 Arterial Setback Plan (date of adoption)





Map 2.3 — Arterial Setback Plan

[EXISTING MAP]



[PROPOSED MAP]

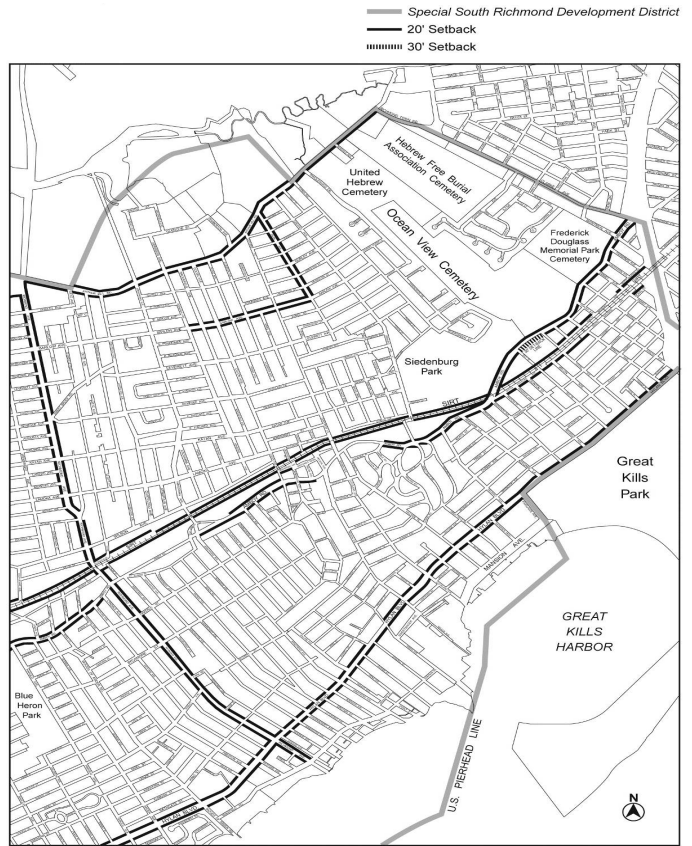
Appendix A

Map 2.3 Arterial Setback Plan (date of adoption)



Map 2.4 — Arterial Setback Plan

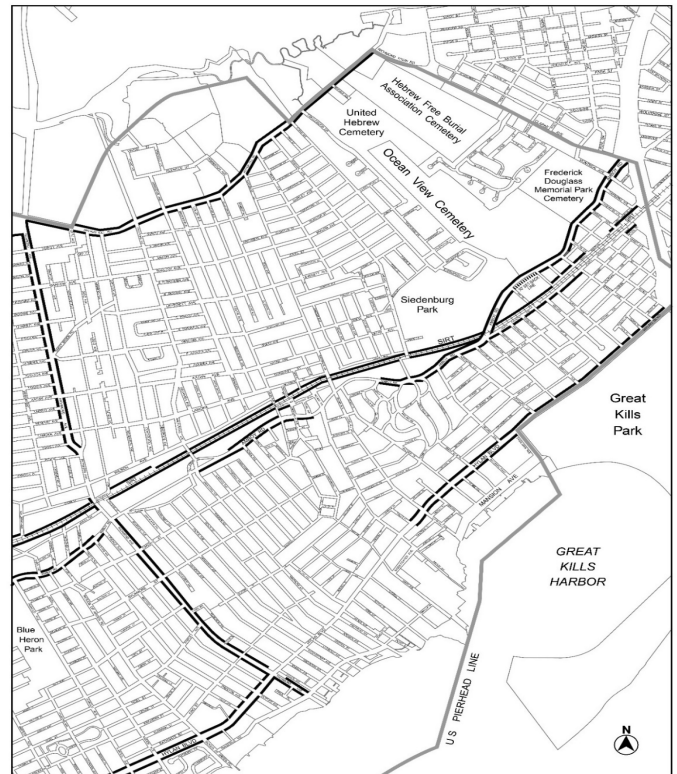
[EXISTING MAP]



[PROPOSED MAP]

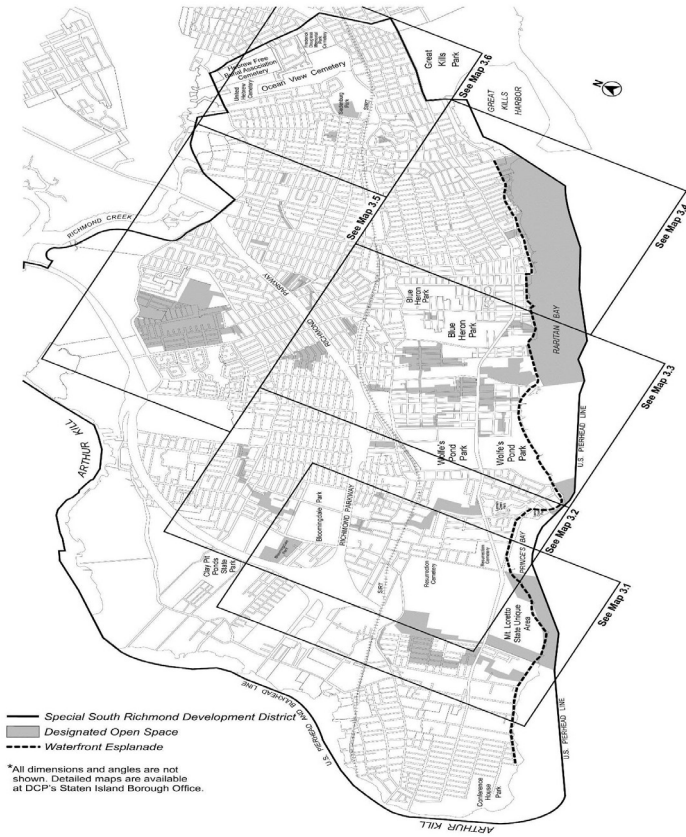
Appendix A

Map 2.4 Arterial Setback Plan (date of adoption)



Map 3 — Open Space Network

[EXISTING MAP]



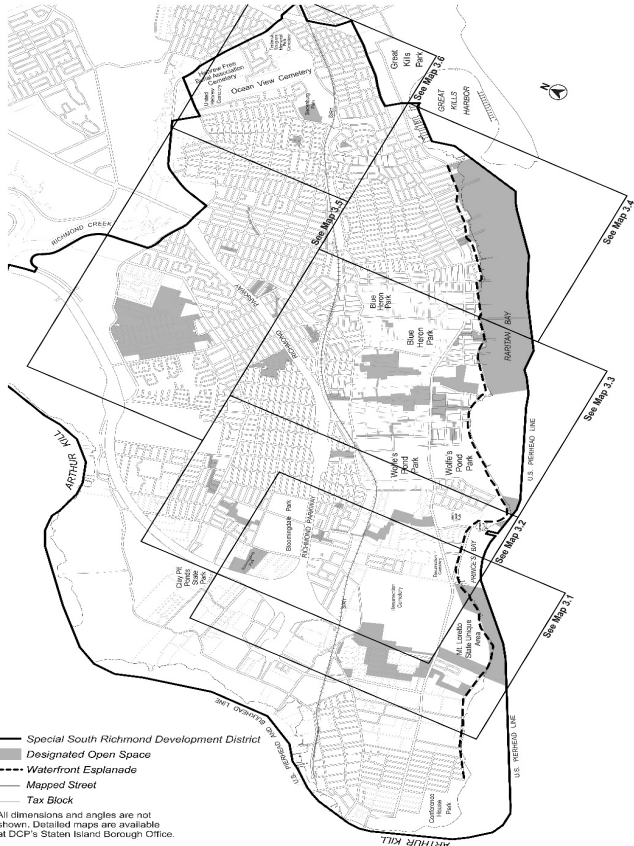
- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade

\*All dimensions and angles are not shown. Detailed maps are available at DCP's Staten Island Borough Office.

[PROPOSED MAP]

Appendix A

Map 3 Open Space Network (date of adoption)

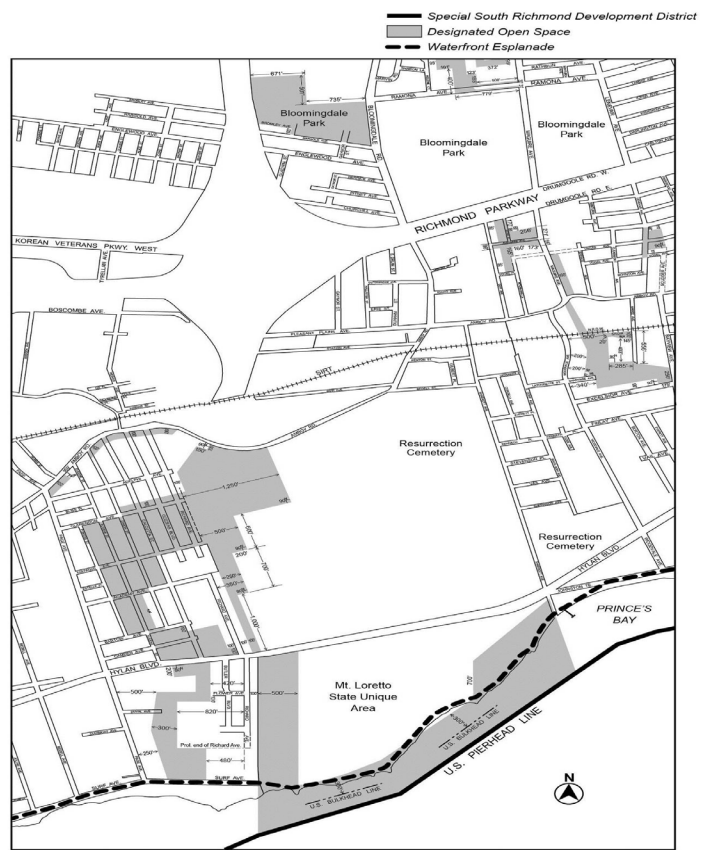


- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade
- Mapped Street
- - - Tax Block

\*All dimensions and angles are not shown. Detailed maps are available at DCP's Staten Island Borough Office.

Map 3.1 — Open Space Network

[EXISTING MAP]

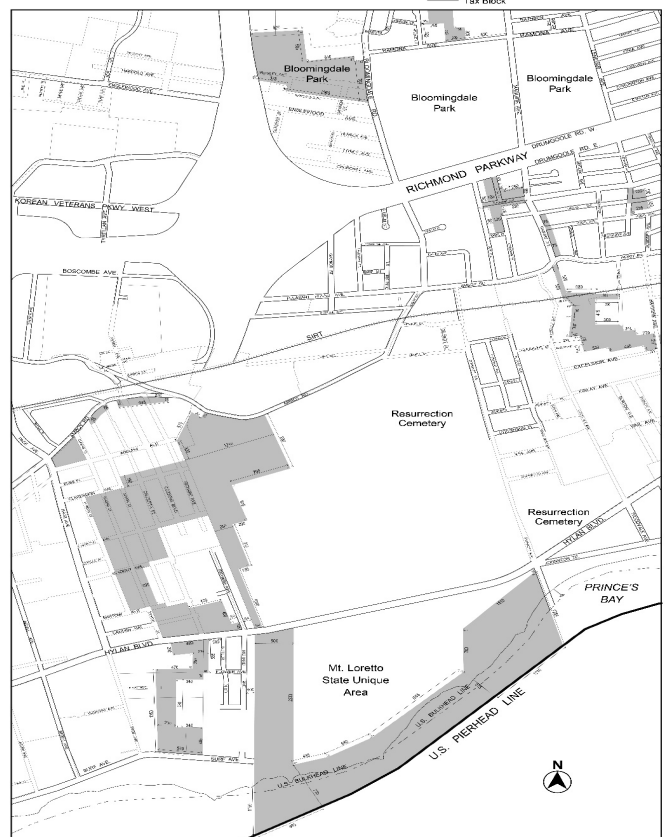


- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade

[PROPOSED MAP]

Appendix A

Map 3.1 (date of adoption)

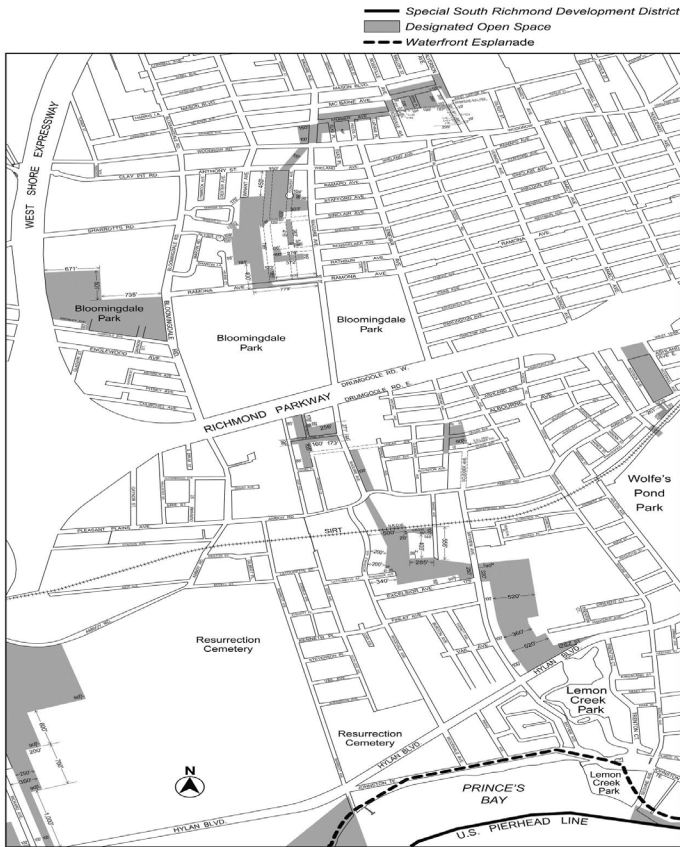


- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade
- Mapped Street
- - - Tax Block

\*All dimensions are in feet

Map 3.2 — Open Space Network (6/29/11)

[EXISTING MAP]

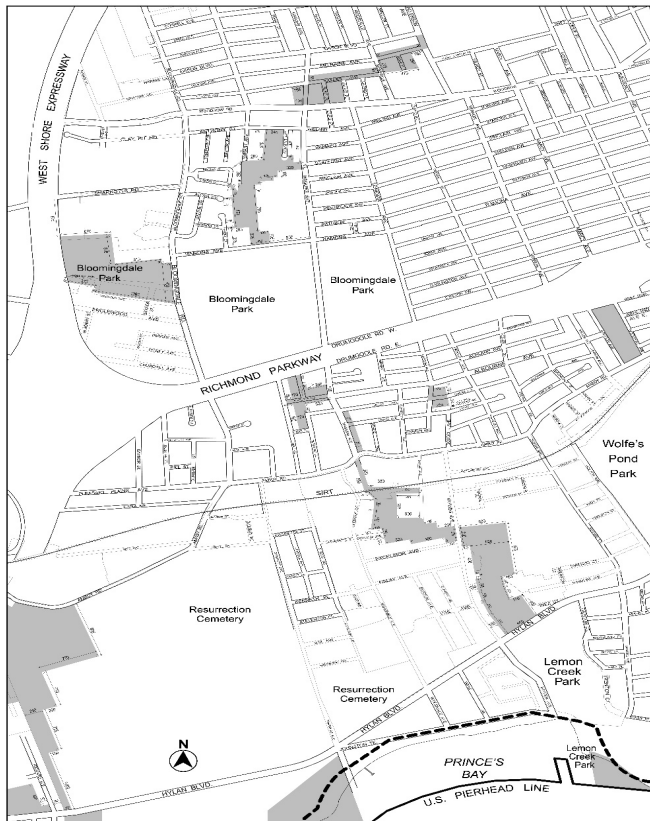


[PROPOSED MAP]

Appendix A

Map 3.2 (date of adoption)

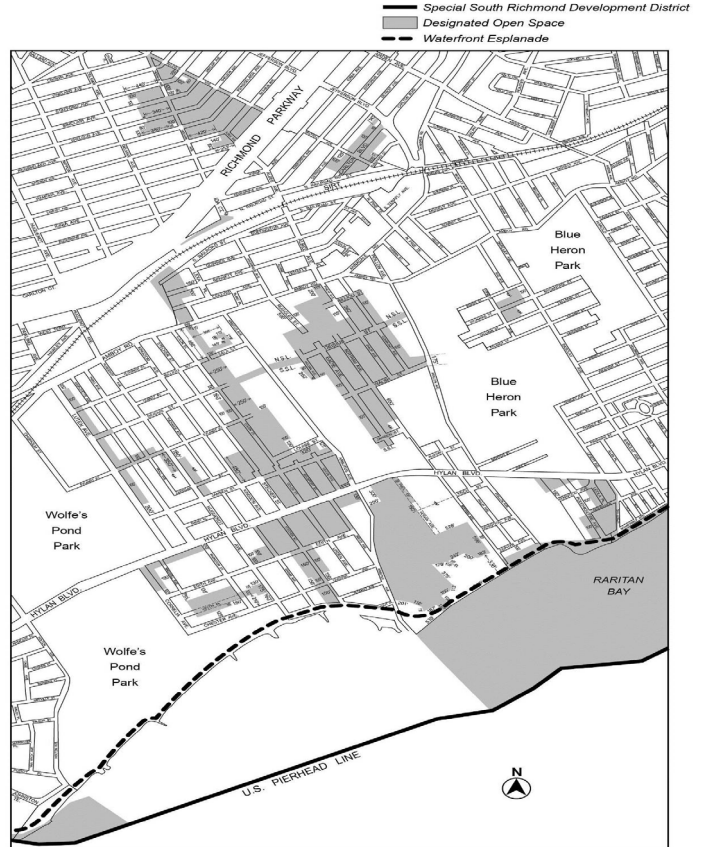
- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade
- Mapped Street
- Tax Block



\*All dimensions are in feet

Map 3.3 — Open Space Network

[EXISTING MAP]

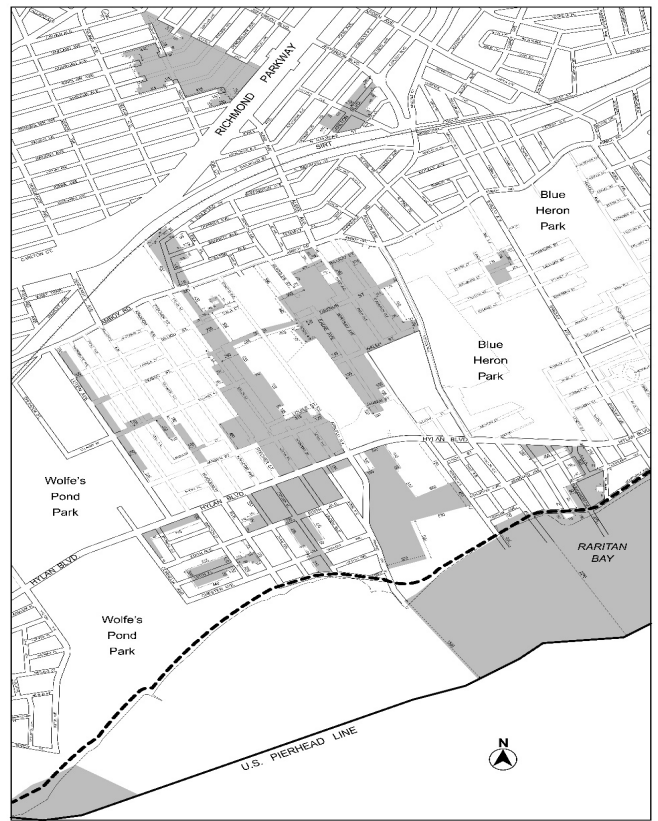


[PROPOSED MAP]

Appendix A

Map 3.3 (date of adoption)

- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade
- Mapped Street
- Tax Block



\*All dimensions are in feet

Map 3.4 — Open Space Network (7/29/92)

[EXISTING MAP]

- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade

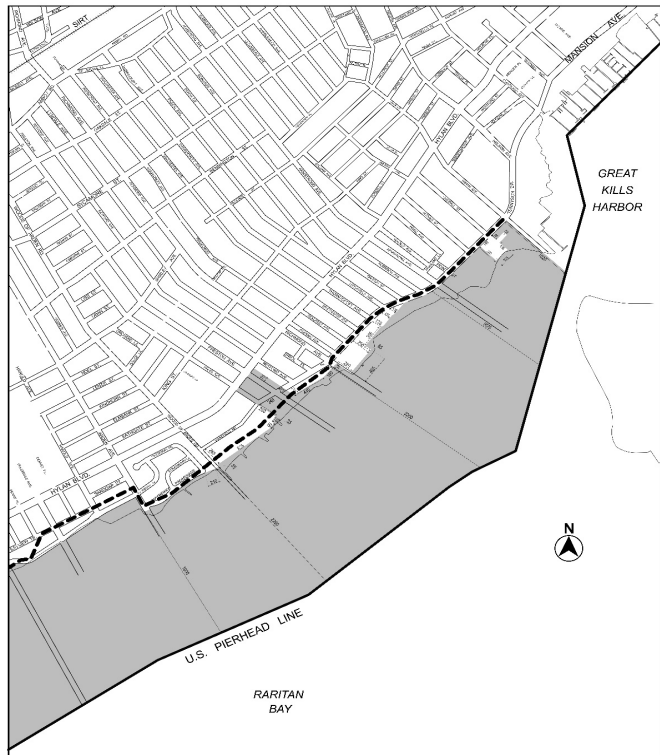


[PROPOSED MAP]

Appendix A

Map 3.4 (date of adoption)

- Special South Richmond Development District
- Designated Open Space
- - - Waterfront Esplanade
- Mapped Street
- Tax Block



\*All dimensions are in feet

Map 3.5 — Open Space Network (10/22/81)

[EXISTING MAP]

- Special South Richmond Development District
- Designated Open Space



[PROPOSED MAP]

Appendix A

Map 3.5 (date of adoption)

- Special South Richmond Development District
- Designated Open Space
- Mapped Street
- Tax Block

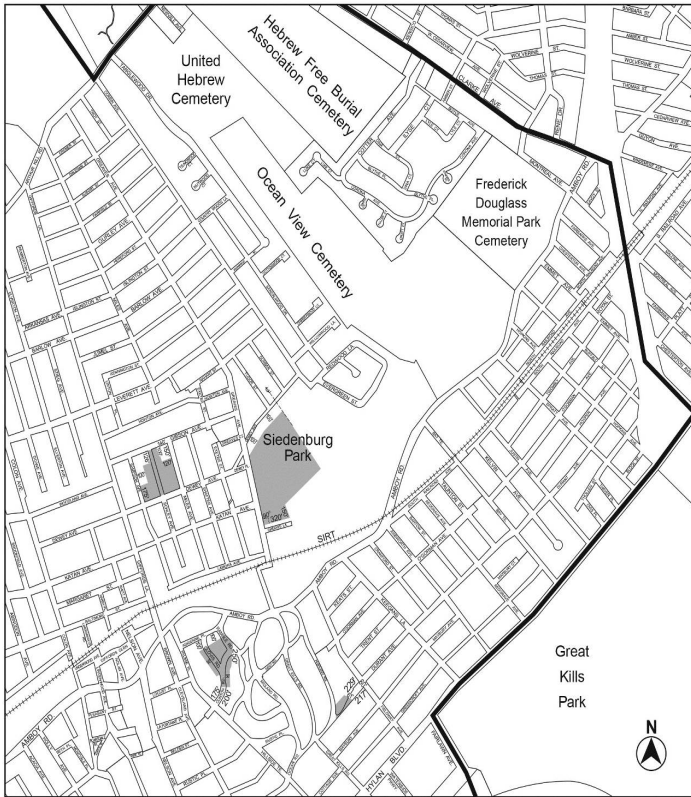


\*All dimensions are in feet

Map 3.6 — Open Space Network

[EXISTING MAP]

- Special South Richmond Development District
- Designated Open Space

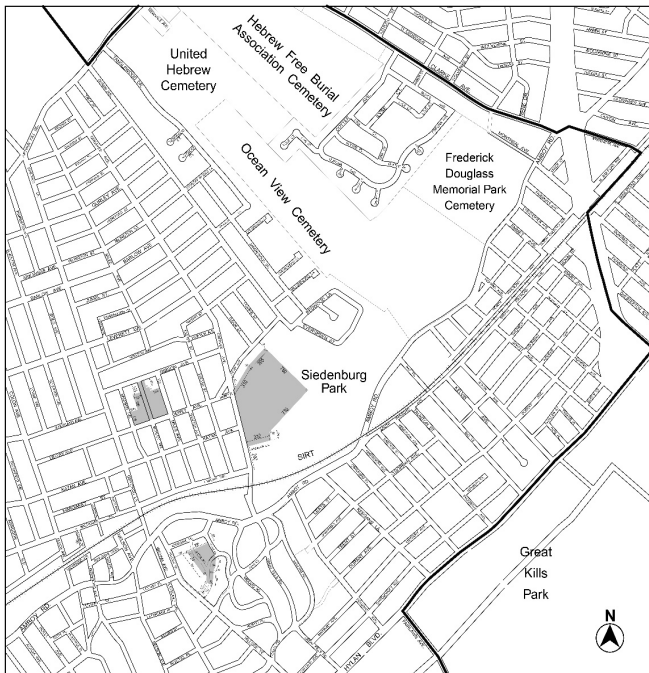


[PROPOSED MAP]

Appendix A

Map 3.6 (date of adoption)

- Special South Richmond Development District
- Designated Open Space
- Mapped Street
- Tax Block



\*All dimensions are in feet

Map 4 — Special Areas

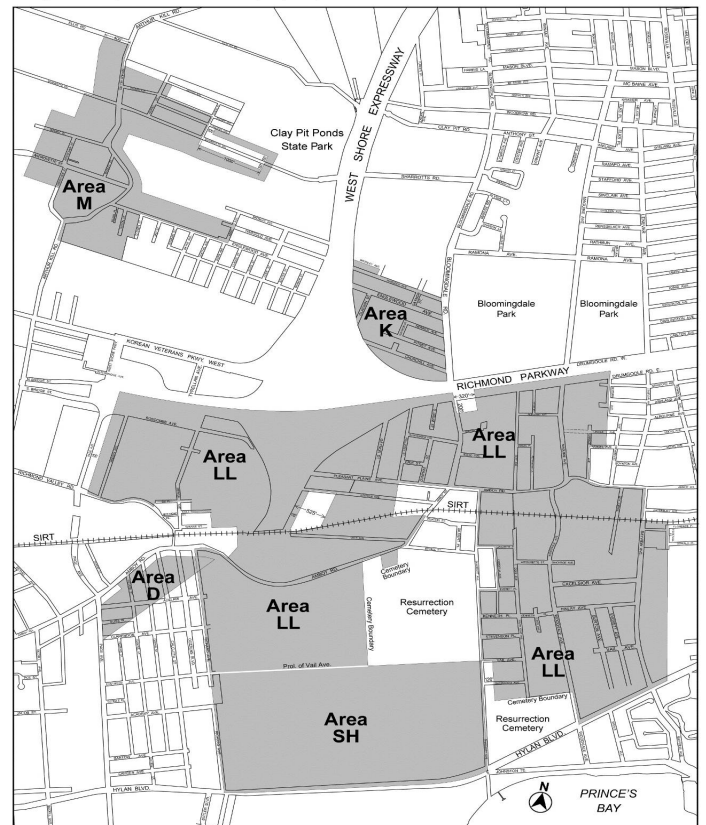
- Special South Richmond Development District
- Special Areas- D, F, K, M
- Large Lot (LL), Senior Housing (SH)



Map 4.1 4 — Special Areas D, K, LL, M and SH

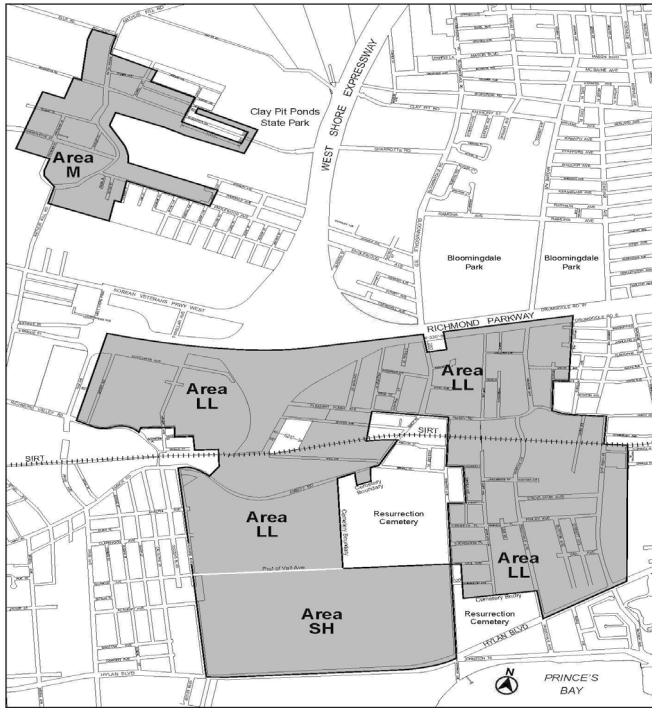
[EXISTING MAP]

Map 4.1: Special Areas D, K, LL, M and SH

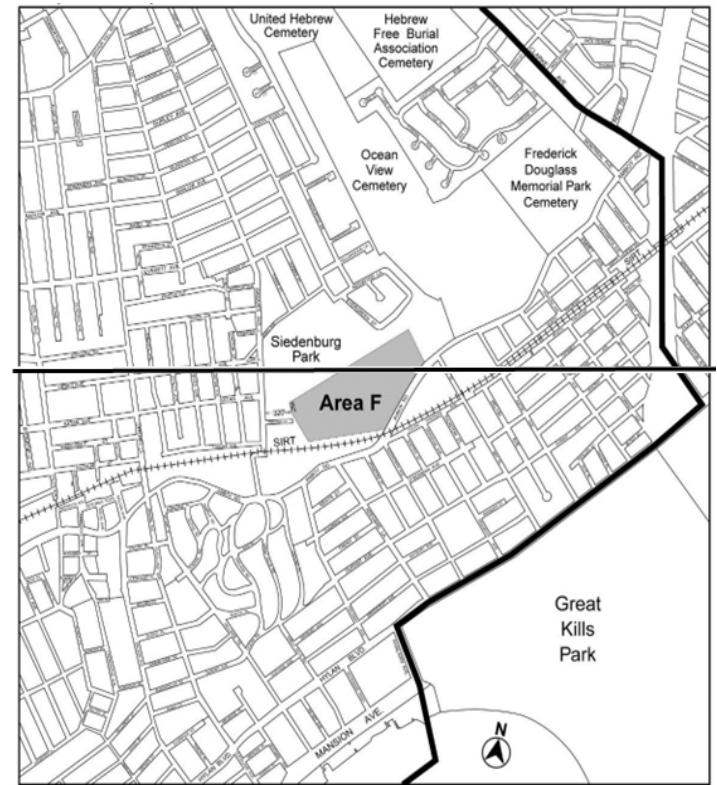


[PROPOSED MAP]

Appendix A (date TBD)  
 Map 4. Special Areas LL, M and SH



Map 4.2 — Special Area F



Appendix B  
 Tree Selection Tables

Small Trees, 12 - 35 feet at mature height: Uses

Species	Use						
	Sidewalk	On Lot	Common open space	Screening	Setback	Park Street	Replace-ment
Crabapple (Malus)		x	x				x
Carolina Silver Bell (Halesia carolina)		x	x				
Flowering Cherry (Prunus)	x	x	x		x	x	x
Flowering Dogwood (Cornus florida)		x	x		x	x	x
Golden Rain Tree (Koelreuteria paniculata)	x	x	x			x	x
Hawthorne (Crataegus)		x	x		x		
Hedge Maple (Acer campestre)		x	x	x	x	x	x
Japanese Maple (Acer palmatum)		x	x		x		
Russian Mulberry (Morus alba 'Tatarica')		x	x			x	
Russian Olive (Elaeagnus augustifolia)	x	x	x				
Saucer Magnolia (Magnolia soulangeana)		x	x	x	x	x	x

Small Trees, 12 - 35 feet at mature height: Shape, Foliage, Advantages, Disadvantages and Characteristics:

Species	Shape	Foliage	Advantages	Disadvantages	Other Characteristics
Crabapple (Malus)	round	dense	moderate growth rate, easily transplanted, no maintenance	litters, needs full sun	flowering fruit, fall color: yellow-orange
Carolina Silver Bell (Halesia carolina)	round	light	withstands insects	requires well drained soil; requires moist soil	flowers, fall color
Flowering Cherry (Prunus)	round	light	tolerant of shade	short lived	flowering
Flowering Dogwood (Cornus florida)	spreading	light	moderate growth rate, easily transplanted, no maintenance	needs wind protection; requires well drained soil	flowers, red fall color
Golden Rain Tree (Koelreuteria paniculata)	round	dense	all soils, rapid growth rate, tolerates city, easily transplanted	requires sun	flowers
Hawthorne (Crataegus)	round	dense	easily transplanted	needs pruning, thorns; intolerate of pests, slow growth	fall color: bronze, red
Hedge Maple (Acer campestre)	round	dense	all soils, tolerates city	requires well drained soil	fall color
Japanese Maple (Acer palmatum)	round	dense	no maintenance	slow growth rate, difficult to transplant	red fall color
Mulberry (Morus alba 'Tatarica')	round	dense	all soils, rapid growth rate	litters, needs wind protection, needs pruning	fruit
Russian Olive (Elaeagnus augustifolia)	spreading	light	withstands insects, grows in dry soil	requires sun	flowers
Saucer Magnolia (Magnolia soulangeana)	round	dense	moderate growth rate, easily transplanted, tolerates city	requires well drained soil; requires rich moist soil; needs sun	flowers, bronze fall color

Medium Trees, 35 - 75 feet at mature height: Uses

Species	Use						
	Sidewalk	On Lot	Common open space	Screening	Setback	Park Street	Replacement
American Yellowwood (Cladrastis lutea)		x	x				
Ash, Green (Froxinus pennsylvatica lanceolata)	x	x	x	x	x	x	x
Bradford Pear (Pyrus calleryana)	x	x	x			x	x
Chinese Chestnut (Castanea mollissima)		x	x		x	x	x
Gork Tree, Amur (Phellodendron amurense)	x	x	x				
Elm, Smooth Leaf (Ulmus carpinifolia)	x	x	x	x	x	x	
Elm, Chinese (Ulmus parvifolia)		x	x			x	
Elm, Siberian (Ulmus pumila)		x	x			x	
European Beech (Fagus sylvatica)				x			x

European Hornbeam (Carpinus betulus)		x	x			x	
Honey Locust (Gleditsia triacanthos)							
Katsura (Cercidiphyllum japonicum)	x	x	x		x	x	
Little Leaf Linden (Tilia cordata)	x	x	x		x	x	x
Maple, Norway (Acer platanoides)		x	x			x	x
Maple, Red (Acer rubrum)	x	x	x	x	x	x	x
Oak, Willow (Quercus phellos)	x		x				x
Poplar, Lombardi (Populus nigra 'Italica')		x	x	x	x	x	x
Zelkova, Japanese (Zelkova serrata)	x						x

Medium Trees, 35 - 75 feet at mature height: Shape, Foliage, Advantages, Disadvantages and Characteristics:

Species	Shape	Foliage	Advantages	Disadvantages	Other Characteristics
American Yellowwood (Cladrastis lutea)	round	dense	withstands insects	spreading shallow roots; difficult to transplant	flowers, yellow fall color
Ash, Green (Froxinus pennsylvatica lanceolata)	round	dense	all soils, rapid growth rate, wind resistant	low insect resistance	fall color
Bradford Pear (Pyrus calleryana)	pyramidal	dense	tolerates city, withstands fire blight	needs pruning	flowers, fall color: bronze/red
Chinese Chestnut (Castanea mollissima)	spreading round	dense	rapid growth rate, withstands insects	requires well drained soil	fruit, fall colors
Cork Tree, Amur (Phellodendron amurense)	round	light	rapid growth rate, tolerates city, easily transplanted	litters	fruit, fall color: yellow
Elm, Smooth Leaf (Ulmus carpinifolia)	round	dense	rapid growth rate, withstands insects	blight	
Elm, Chinese (Ulmus parvifolia)	round-oval	dense	rapid growth rate, withstands insects	blight	
Elm, Siberian (Ulmus pumila)	round	light	all soils, rapid growth rate, withstands insects	blight	
European Beech (Fagus sylvatica)	pyramidal	dense	easily trans-planted, use as hedge if pruned	slow growth rate, requires well drained soil	fall color: bronze
European Hornbeam (Carpinus betulus)	round	dense	all soils, withstands insects	slow growth rate, requires sun	fruit, fall color
Honey Locust (Gleditsia triacanthos)	open- headed	light	moderate growth rate, tolerates city, all soils	litters, needs sun	fall color: pale yellow
Katsura (Cercidiphyllum japonicum)	round	dense	no maintenance rapid growth rate, disease free	prefers open sunny site	fall color: yellow some scarlet or purple



Little-Leaf Linden ( <i>Tilia cordata</i> )	oval-pyramidal	dense	withstands insects, tolerates city, easily transplanted	needs maintenance, slow growth rate	fall color: pale yellow
Maple, Norway ( <i>Acer platanoides</i> )	columnar	dense	tolerates city, rapid growth rate, easily transplanted no maintenance	surface roots	fall color: yellow
Maple, Red ( <i>Acer rubrum</i> )	round	dense	rapid growth rate, easily transplanted resists disease	litters	fall color: scarlet/ orange yellow
Oak, Willow ( <i>Quercus phellos</i> )	pyramidal-spreading	dense	rapid growth rate, easily transplanted	prefers moist soil, can't withstand cold winter	fall color: yellow
Poplar, Lombardi ( <i>Populus nigra 'Italica'</i> )	fastigate	light-dense	easily transplanted rapid growth rate	short-lived, needs maintenance, roots pry open sewers	fall color: yellow
Zelkova, Japanese ( <i>Zelkovaserrata</i> )		dense	all soils, rapid growth rate		

Large Trees, 75 feet or more at mature height: Uses

Species	Use						
	Sidewalk	On Lot	Common open space	Screening	Setback	Park Street	Replacement
American Beech ( <i>Fagus grandifolia</i> )		x	x			x	x
Black Gum (Sour Gum) ( <i>Nyssa sylvatica</i> )		x	x				
Cucumber Tree ( <i>Magnolia acuminata</i> )		x	x				
European White Birch ( <i>Betula pendula</i> )		x	x			x	x
Ginkgo ( <i>Ginkgo biloba</i> )	x	x	x	x	x	x	x
Japanese Pagoda ( <i>Sophora japonica</i> )	x	x	x				x
Kentucky Coffee Tree ( <i>Gymnocladus dioica</i> )		x	x	x	x	x	x
Linden, Silver ( <i>Tilia petiolaris</i> )	x	x	x		x		x
Locust, Black ( <i>Robinia pseudoacacia</i> )		x	x		x	x	
Maple, Silver ( <i>Acer saccharinum</i> )		x	x			x	x
Maple, Sugar ( <i>Acer saccharum</i> )		x	x			x	x
Oak - Pin ( <i>Quercus palustris</i> )		x	x		x	x	x
Oak, Red ( <i>Quercus borealis</i> )	x	x	x		x	x	x
Oak, White ( <i>Quercus alba</i> )		x	x				

Sweetgum (Liquidambar-styraciflua)	x	x	x	x		x	
Sycamore, London Plane (Platanus-acerifolia)	x	x	x	x	x	x	x
Tulip Tree (Liriodendron-tulipifera)		x	x			x	x
Blue Atlas Cedar (Cedrus-atlantica 'Glauca')		x	x	x	x		x
Douglas Fir (Pseudotsuga-menziessii)		x	x	x	x		x
Eastern White Pine (Pinus-strobus)			x	x	x		x

Large Trees, 75 feet or taller at mature height: Shape, Foliage, Advantages, Disadvantages and Characteristics.

Species	Shape	Foliage	Advantages	Disadvantages	Other Characteristics
American Beech (Fagus-grandifolia)	round	dense	hedge use if pruned, wind resistant, easily transplanted	slow growth rate, shallow roots	fall color: bronze
Black Gum (Sour Gum) (Nyssa-sylvatica)	pyramidal	dense	withstands insects, moderate growth rate no maintenance	difficult to transplant	fall color: scarlet/orange
Cucumber Tree (Magnolia-acuminata)	pyramidal (varies)	dense	withstands insects, rapid growth rate, grows in partial shade/sun		flowers
European White Birch (Betula-perdula)	pyramidal	light	easily transplanted rapid growth rate withstands insects	needs protection, prefers cold climate	fall color: yellow
Ginkgo (Ginkgo-biloba)	columnar pyramidal spreading	light	all soils, withstands insects, tolerates city, easily transplanted	slow growth rate, avoid female	fall color: pale yellow
Japanese Pagoda (Sophora-japonica)	round-weeping	light	all soils, withstands insects, tolerates city, easily transplanted rapid growth rate	needs maintenance, requires sun	flowers, fall color: yellow
Kentucky Coffee Tree (Gymnocladus-dioicus)	fastigiata	light	all soils, long life, withstands insects, long life	needs protection, requires sun, slow growth rate	
Linden, Silver (Tilia-petiolaris)	fastigiata	dense	rapid growth rate, withstands heat & drought		fall color: pale yellow
Locust, Black (Robinia-pseudoacacia)	columnar	light	all soils, tolerates city, rapid growth rate	susceptible to insects	flowers
Maple, Silver (Acer-saccharinum)	fastigiata	dense	rapid growth rate, easily transplanted	brittlewood, needs maintenance	fall color: red/yellow-orange
Maple, Sugar (Acer-saccharum)	fastigiata	dense	easily transplanted long life	slow growth rate, little tolerance for city	fall color: scarlet/yellow-orange
Oak, Pin (Quercus-palustris)	pyramidal	dense	all soils, withstands insects, rapid growth rate, easily transplanted	needs maintenance	fall color: scarlet
Oak, Red (Quercus-borealis)	oval	dense	tolerates city, grows faster than other oaks, easily transplanted		fall color: red
Oak, White (Quercus-alba)	round	dense	holds leaves in winter	slow growth rate, prefers dry soil	
Sweetgum (Liquidambar-styraciflua)	pyramidal	dense	moderate growth rate, withstands insects	difficult to transplant	flowers, fall color

Sycamore, London Plane (Platanus Acerifolia)	round-spreading	light-dense	all soils, tolerates city, easily transplanted rapid growth rate	overplanted in NYC, susceptible to fungus	
Tulip Tree (Liriodendron tulipifera)	pyramidal		withstands insects	requires well-drained soil	flowers, fall color
Blue Atlas Cedar (Cedrus atlantica 'Glauc <sup>2</sup> )	pyramidal	evergreen	moderate growth rate, easily transplanted no maintenance		
Douglas Fir (Pseudotsuga menziesii)	pyramidal	evergreen	easily transplanted rapid growth rate	needs protection	
Eastern White Pine (Pinus strobus)	pyramidal	evergreen	easily transplanted rapid growth rate	requires well-drained soil	

\* \* \*

**NOTICE**

On Wednesday, June 28, 2023, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Action is a zoning text amendment to update the Special South Richmond Development District (SSRDD) to provide a clear and consistent framework that balances developments with natural features regulations within the special district. In 2020 and 2021, the project was proposed as the Staten Island Special Districts Update. Since the public scoping meeting, the project has been renamed and limited to only amend the SSRDD due to public feedback received during the public outreach process. The modifications to Special Natural Area District and Special Hillside Preservation District are no longer included in the Proposed Action.

The Proposed Action is a zoning text amendment that would affect the SSRDD (Article X, Chapter 7) and all of Staten Island's SSRDD which is located in Community District 3. The Proposed Action would amend the existing SSRDD regulations to allow most small sites, less than 1 acre, an as-of-right framework by codifying CPC best practices and updating the regulations that govern the natural features on large sites to provide a clearer framework for CPC discretionary review. The analysis year is 2030.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 PM on Monday, July 10, 2023.

For instructions on how to submit comments and participate, both in-person and 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. 20DCP130R.

**BOROUGH OF BROOKLYN  
No. 8**

**LINDEN STREET HISTORIC DISTRICT**

**CD 4 N 230353 HKK**  
**IN THE MATTER OF** a communication dated from May 18, 2023, the Executive Director of the Landmarks Preservation Commission regarding the Linden Street Historic District designation, designated by the Landmarks Preservation Commission on May 9, 2023. (Designation List No. 531/LP-2665). The Linden Street Historic District consists of the 32 properties bounded by a line beginning at the northwest corner of Bushwick Avenue and Linden Street, continuing northwesterly along the southwestern curb line of Bushwick Avenue to a point on a line extending northeasterly from the northwestern property line of 55 Linden Street (aka 1020-1026 Bushwick Avenue), southwesterly along said line and the northwestern property lines of 55 Linden Street (aka 1020-1026 Bushwick Avenue) through 15 Linden Street; southeasterly along the southwestern property line of 15 Linden Street and a line extending southeasterly to the northwestern curb line of Linden Street; southwesterly along the northwestern curb line of Linden Street to

a point on a line extending northwesterly from the southwestern property line of 14 Linden Street; southeasterly along said line and the southwestern property line of 14 Linden Street; northeasterly along the southeastern property lines of 14 through 34 Linden Street; northwesterly along the northeastern property line of 34 Linden Street and a line extending northwesterly to the northwestern curb line of Linden Street; northeasterly along the northwestern curb line of Linden Street to the place of beginning, Borough of Brooklyn, Community District 4.

**BOROUGH OF MANHATTAN  
No. 9  
80 PINE STREET IBO OFFICE SPACE**

**CD 1 N 230279 PXM**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Independent Budget Office, pursuant to Section 195 of the New York City Charter for use of property located at 80 Pine Street (Block 39, p/o Lot 12) (Independent Budget Office office).

Sara Avila, Calendar Officer  
 City Planning Commission  
 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
 Telephone (212) 720-3366

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Thursday, June 22, 2023, 5:00 P.M.



j13-28

**COMMUNITY BOARDS**

**PUBLIC HEARINGS**

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

**BOROUGH OF BROOKLYN**

**COMMUNITY BOARD NO. 18 - Wednesday, June 21, 2023, 7:00 P.M., Board Office Meeting Room, 1097 Bergen Avenue and via WebEx** for participants who wish to participate online.

A Public Hearing on The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) proposed citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts. City of Yes for Carbon Neutrality will help us decarbonize NYC. Decarbonize means reducing our reliance on carbon-based fuels, which are harming our health and our planet. Updating our zoning rules will make it easier to install green energy technology. City of Yes for Carbon Neutrality would modernize NYC's zoning rules to make our homes, businesses, electric power grid and even waste streams much cleaner.

**Please Note:**

Videoconferencing information for those who wish to participate online, is as follows:

**REGULAR MONTHLY BOARD MEETING – June 21, 2023, 7:00 P.M.**

Webinar topic:

**REGULAR MONTHLY BOARD MEETING – June 21, 2023, 7:00 P.M.**

Date and time:  
Wednesday, June 21, 2023, 7:00 P.M. | (UTC-04:00) Eastern Time  
(US & Canada)

Join link:  
<https://nycwb.webex.com/nycwb/j.php?MTID=mf1571ed3645bb408c17a77b94913f752>

Webinar number:  
2332 470 1135

Webinar password:  
gyHHV2bpF85 (49448227 from phones and video systems)

Join by phone  
+1-646-992-2010 United States Toll (New York City)  
+1-408-418-9388 United States Toll  
Access code: 233 247 01135



j8-21

## BOARD OF EDUCATION RETIREMENT SYSTEM

### MEETING

The New York City Board of Correction will hold a public meeting on Tuesday, June 13, 2023, at 1:00 P.M. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website at <https://www.nyc.gov/site/boc/meetings/2023-meetings.page>.

j14-22

## HOUSING AUTHORITY

### NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Thursday, June 29, 2023, at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Friday following the Board Meeting.

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

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

The meeting will be streamed live on NYCHA's YouTube Channel at <https://www.youtube.com/c/nycha> and NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/board-meetings.page>.

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

Accessibility questions: Office of the Corporate Secretary (212-306-6088), by: Tuesday, June 20, 2023, 5:00 P.M.



j8-29

## LANDMARKS PRESERVATION COMMISSION

### NOTICE

**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, June 27, 2023, 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, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 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/nyclpc](http://www.youtube.com/nyclpc) 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, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; 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.

### 30 College Place - Brooklyn Heights Historic District

**LPC-23-04641** - Block 236 - Lot 52 - **Zoning:** R7-1

#### CERTIFICATE OF APPROPRIATENESS

A brick carriage house. Application is to construct a rooftop addition, modify the rear facade, and excavate the cellar.

### 171 Columbia Heights - Brooklyn Heights Historic District

**LPC-23-09747** - Block 234 - Lot 7503 - **Zoning:** R6

#### CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style hotel building built in 1903. Application is to create new window openings.

### 158 Clinton Street - Brooklyn Heights Historic District

**LPC-23-08456** - Block 267 - Lot 32 - **Zoning:** R6

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1847. Application is to construct a rear yard addition and rear dormer, alter the roof, and replace a door.

### 302 Grand Avenue - Clinton Hill Historic District

**LPC-22-05952** - Block 1951 - Lot 30 - **Zoning:** R6B, C2-4

#### CERTIFICATE OF APPROPRIATENESS

Two vacant lots. Application is to construct two new buildings, and create a curb cut.

### 120 Pacific Street - Cobble Hill Historic District

**LPC-22-05837** - Block 291 - Lot 12 - **Zoning:** R6

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built c. 1842. Application is to establish a Master Plan governing the future installation of windows.

### 304 Carroll Street - Carroll Gardens Historic District

**LPC-23-10618** - Block 450 - Lot 38 - **Zoning:** R6B

#### CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by Edward P. Crane and built in 1872-73. Application is to legalize the installation of stucco at the rear facade and alteration of the areaway fence and curb without Landmarks Preservation Commission permits, and to replace windows.

### 306 Carroll Street - Carroll Gardens Historic District

**LPC-23-09006** - Block 450 - Lot 39 - **Zoning:** R6B

#### CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by Edward P. Crane and built in 1872-73. Application is to alter facades and modifying openings, replace windows, raise the height of the roof and install HVAC equipment, install ironwork, expand a rear yard addition, and reconstruct the garage and install a roof deck at the garage.

### 277 Canal Street, aka 277-289 Canal Street, and 418-422

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

**LPC-23-09351** - Block 209 - Lot 1 - **Zoning:** M1-5/R9X

#### CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style theater, store, and loft building designed by David M. Oltarsh and built 1927-28. Application is to construct a vertical enlargement and establish a master plan governing the installation of storefront infill and signage.

**52 Charles Street - Greenwich Village Historic District**  
**LPC-23-05495** - Block 611 - Lot 13 - **Zoning:** C2-6  
**CERTIFICATE OF APPROPRIATENESS**  
 A Greek Revival style rowhouse built in 1839-40. Application is to construct rear yard and rooftop additions.

**140 West 81st Street - Upper West Side/Central Park West Historic District**  
**LPC-23-04861** - Block 1211 - Lot 50 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**  
 A Romanesque Revival style church building designed by John F. Capen and built in 1893. Application is to apply a coating on the masonry façade.

**1014 Fifth Avenue - Metropolitan Museum Historic District**  
**LPC-23-10928** - Block 1494 - Lot 72 - **Zoning:** R10, R8B, P1  
**CERTIFICATE OF APPROPRIATENESS**  
 A Beaux-Arts style townhouse designed by Welch, Smith & Provot and built in 1906-1907. Application is to amend work approved under LPC-23-00224, to modify doors, install signage, alter the areaway, and replace sidewalk pavers.

**1209 Park Avenue - Expanded Carnegie Hill Historic District**  
**LPC-23-11109** - Block 1523 - Lot 72 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**  
 A converted 19th century rowhouse with a Modern style façade designed by Lucien David and altered in 1960. Application is to reclad the front facade, replace the rear facade and construct rooftop and rear yard additions.

**15 West 122nd Street - Mount Morris Park Historic District**  
**LPC-23-04680** - Block 1721 - Lot 8 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**  
 A rowhouse designed by Cleverdon and Putzel and built in 1887-1888. Application is to approve the construction of a rooftop addition built slightly taller than approved by Certificate of No Effect 19-24553.

j14-27

**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 Thursday June 29, 2023 at 2:00 P.M., via the WebEx platform and in person, on the following petitions for revocable consent.

**WebEx: Meeting Number (access code): 2632 403 7009**

**Meeting Password: Fu6A5Z8PsAS**

**The hearing will be held in person at 55 Water St, BID ROOM, in the Borough of Manhattan. Masks are required to be worn to enter the building and during the hearing.**

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 186 Manhattan Associates, LLC to continue to maintain and use a stoop and a fenced-in area on the south sidewalk of East 93<sup>rd</sup> Street, west of Third Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1880**

- For the period July 1, 2023 to June 30, 2024 - \$747/per annum
- For the period July 1, 2024 to June 30, 2025 - \$761
- For the period July 1, 2025 to June 30, 2026 - \$775
- For the period July 1, 2026 to June 30, 2027 - \$789
- For the period July 1, 2027 to June 30, 2028 - \$803
- For the period July 1, 2028 to June 30, 2029 - \$817
- For the period July 1, 2029 to June 30, 2030 - \$831
- For the period July 1, 2030 to June 30, 2031 - \$845
- For the period July 1, 2031 to June 30, 2032 - \$859
- For the period July 1, 2032 to June 30, 2033 - \$873

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

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Commons Associates LLC to continue to maintain and use conduits, lampposts, planting areas, and a bench, on and under Myrtle Avenue, between Flatbush Avenue Extension and Duffield Street, on the west sidewalk of Duffield Street, west of Flatbush Avenue Extension, and under and across Tech Place, east of Bridge Street, in the Borough of Brooklyn. The 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. # 1511**

From the date of approval to June 30, 2026- \$25/per annum

with the maintenance of a security deposit in the sum of \$0.00 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 Long Island University to construct, maintain and use planters on the south sidewalk of Willoughby Street, west of Ashland Place, and on the west sidewalk of Ashland Place, south of Willoughby Street, in the Borough of Brooklyn. The 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. # 2617**

From the Approval Date to June 30, 2034 - \$940/per annum

with the maintenance of a security deposit in the sum of \$7,500 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.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing RXR 196 Willoughby Owner LLC to construct, maintain and use a planter on the south sidewalk of Willoughby Street between Fleet Street and Ashland Place, 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. # 2618**

From the Approval Date to June 30, 2034 - \$55 /per annum

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

**#5 IN THE MATTER OF** a proposed revocable consent authorizing Trustees of Columbia University in the City of New York to continue to maintain and use conduits under and across West 168<sup>th</sup> Street, west of Broadway, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 831**

- For the period July 1, 2023 to June 30, 2024 - \$6,163 per annum
- For the period July 1, 2024 to June 30, 2025 - \$6,276
- For the period July 1, 2025 to June 30, 2026 - \$6,389
- For the period July 1, 2026 to June 30, 2027 - \$6,502
- For the period July 1, 2027 to June 30, 2028 - \$6,615
- For the period July 1, 2028 to June 30, 2029 - \$6,728
- For the period July 1, 2029 to June 30, 2030 - \$6,841
- For the period July 1, 2030 to June 30, 2031 - \$6,954
- For the period July 1, 2031 to June 30, 2032 - \$7,067
- For the period July 1, 2032 to June 30, 2033 - \$7,180

with the maintenance of a security deposit in the sum of \$7,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing West 64<sup>th</sup> Street LLC to continue to maintain and use an underground improvement under the south sidewalk of West of West 65<sup>th</sup> Street, east sidewalk of Broadway and north sidewalk of West 64<sup>th</sup> Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1861**

- For the period July 1, 2023 to June 30, 2024 - \$239,669
- For the period July 1, 2024 to June 30, 2025 - \$244,034
- For the period July 1, 2025 to June 30, 2026 - \$248,399
- For the period July 1, 2026 to June 30, 2027 - \$252,794
- For the period July 1, 2027 to June 30, 2028 - \$257,129
- For the period July 1, 2028 to June 30, 2029 - \$261,494
- For the period July 1, 2029 to June 30, 2030 - \$265,859
- For the period July 1, 2030 to June 30, 2031 - \$270,224
- For the period July 1, 2031 to June 30, 2032 - \$274,589
- For the period July 1, 2032 to June 30, 2033 - \$278,954
- For the period July 1, 2033 to June 30, 2034 - \$283,319

with the maintenance of a security deposit in the sum of \$279,000 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 Anthony Diaz to construct, maintain and use two stoops and fenced-in area with stair on the northwest sidewalk of Greene Avenue, between Woodward Avenue and Fairview Avenue, in the Borough of Queens. The 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. # 2605**

- From the Approval Date to June 30, 2023 - \$6,100/per annum
- For the period July 1, 2023 to June 30, 2024 - \$6,214
- For the period July 1, 2024 to June 30, 2025 - \$6,328
- For the period July 1, 2025 to June 30, 2026 - \$6,442
- For the period July 1, 2026 to June 30, 2027 - \$6,556
- For the period July 1, 2027 to June 30, 2028 - \$6,670
- For the period July 1, 2028 to June 30, 2029 - \$6,784
- For the period July 1, 2029 to June 30, 2030 - \$6,898
- For the period July 1, 2030 to June 30, 2031 - \$7,012
- For the period July 1, 2031 to June 30, 2032 - \$7,126
- For the period July 1, 2032 to June 30, 2033 - \$7,240
- For the period July 1, 2033 to June 30, 2034 - \$7,354

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.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing City Harvest, Inc. to construct, maintain and use an accessible ramp and stairs on the south sidewalk of 52<sup>nd</sup> Street, between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue, in the Borough of Brooklyn. The 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. # 2609**

- From the Approval Date by the Mayor to June 30, 2023 -\$3,025/per annum
- For the period July 1, 2023 to June 30, 2024 - \$3,081
- For the period July 1, 2024 to June 30, 2025 - \$3,137
- For the period July 1, 2025 to June 30, 2026 - \$3,193
- For the period July 1, 2026 to June 30, 2027 - \$3,249
- For the period July 1, 2027 to June 30, 2028 - \$3,305
- For the period July 1, 2028 to June 30, 2029 - \$3,361
- For the period July 1, 2029 to June 30, 2030 - \$3,417
- For the period July 1, 2030 to June 30, 2031 - \$3,473
- For the period July 1, 2031 to June 30, 2032 - \$3,529
- For the period July 1, 2032 to June 30, 2033 - \$3,585
- For the period July 1, 2033 to June 30, 2034 - \$3,641

with the maintenance of a security deposit in the sum of \$35,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing I414 Realty LLC to construct, maintain and use an enclosure for trash receptacles on the south sidewalk of West 45<sup>th</sup> Street, between 9<sup>th</sup> Avenue and 10<sup>th</sup> Avenue, in the Borough of Manhattan. The 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. # 2611**

From the Approval Date by the Mayor to June 30, 2034 -\$53/per annum

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

**#10 IN THE MATTER OF** a proposed revocable consent authorizing Kupo Ljesnjanin & Ifeta Ljesnjanin to construct, maintain and use an accessibility lift, entry steps, and fenced-in planted area on the west sidewalk of 47<sup>th</sup> Street, between 30<sup>th</sup> Avenue and 28<sup>th</sup> Avenue, in the Borough of Queens. The 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. # 2602**

From the Approval Date by the Mayor to June 30, 2023 -\$3,125/per annum

- For the period July 1, 2023 to June 30, 2024 - \$3,183
- For the period July 1, 2024 to June 30, 2025 - \$3,241
- For the period July 1, 2025 to June 30, 2026 - \$3,299
- For the period July 1, 2026 to June 30, 2027 - \$3,357
- For the period July 1, 2027 to June 30, 2028 - \$3,415
- For the period July 1, 2028 to June 30, 2029 - \$3,473
- For the period July 1, 2029 to June 30, 2030 - \$3,531
- For the period July 1, 2030 to June 30, 2031 - \$3,589
- For the period July 1, 2031 to June 30, 2032 - \$3,647
- For the period July 1, 2032 to June 30, 2033 - \$3,705
- For the period July 1, 2033 to June 30, 2034 - \$3,763

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.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing Ellivkroy Realty Corporation to continue to maintain and use planters on the south sidewalk of East 86<sup>th</sup> Street, west of York Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1642**

For the period July 1, 2014 to June 30, 2024 - \$50/annum

with the maintenance of a security deposit in the sum of \$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.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing New York University to construct, maintain and use an overhead building projection Triangle Fire Memorial above and along the west sidewalk of Greene Street and the north sidewalk of Washington Place, in the Borough of Manhattan. The 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. # 2570**

- From the Approval Date by the Mayor to June 30, 2023 - \$10,762/per annum
- For the period July 1, 2023 to June 30, 2024 - \$10,962
- For the period July 1, 2024 to June 30, 2025 - \$11,162
- For the period July 1, 2025 to June 30, 2026 - \$11,362
- For the period July 1, 2026 to June 30, 2027 - \$11,562
- For the period July 1, 2027 to June 30, 2028 - \$11,762
- For the period July 1, 2028 to June 30, 2029 - \$11,962
- For the period July 1, 2029 to June 30, 2030 - \$12,162
- For the period July 1, 2030 to June 30, 2031 - \$12,362
- For the period July 1, 2031 to June 30, 2032 - \$12,562
- For the period July 1, 2032 to June 30, 2033 - \$12,762
- For the period July 1, 2033 to June 30, 2034 - \$12,962

with the maintenance of a security deposit in the sum of \$100,000 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.

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## PROPERTY DISPOSITION

*The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.*

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at:

<https://iaai.com/search?keyword=dcas+public>

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

Vehicles can be viewed in person at:  
Insurance Auto Auctions, Green Yard  
137 Peconic Avenue, Medford, NY 11763  
Phone: (631) 207-3477

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

fy29-j17

## 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 PREQUALIFICATION

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 HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is 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 and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

## ADMINISTRATION FOR CHILDREN’S SERVICES

### FAMILY PERMANENCY SERVICES

#### ■ AWARD

*Human Services/Client Services*

**ENHANCED FAMILY FOSTER CARE (EFFC)** - Competitive Sealed Proposals/Pre-Qualified List - PIN# 06821P0330021 - AMT: \$56,773,756.50 - TO: St Dominics Family Services, 500 Western HWY, Blauvelt, NY 10913-2022.

Foster Care RFP - to provide foster care services in a home-based setting for children not able to safely remain at home.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c).

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**RESIDENTIAL CARE SERVICES** - Competitive Sealed Proposals/Pre-Qualified List - PIN# 06822P0003005 - AMT: \$195,459,808.95 - TO: SCO Family of Services, 1415 Kellum Place, Suite 140, Garden City, NY 11530.

Foster care services in a residential setting for children not able to safely remain at home.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c).

• j20

**RESIDENTIAL CARE SERVICES** - Competitive Sealed Proposals/Pre-Qualified List - PIN# 06822P0003004 - AMT: \$77,488,347.30 - TO: MercyFirst, 525 Convent Road, Syosset, NY 11791.

Foster care services in a residential setting for children not able to safely remain at home.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c).

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### PREVENTION SERVICES

#### ■ AWARD

*Human Services/Client Services*

**PREVENTION SERVICES - FAMILY TREATMENT/REHABILITATION** - Renewal - PIN# 06820P8272KXLR001 - AMT: \$10,690,398.60 - TO: St Vincent’s Services Inc., 66 Boerum Place, Brooklyn, NY 11201.

ACS will renew this contract for three (3) years from July 1, 2023, through June 30, 2026. This renewal is critical in preventing disruption of services to our youth. The terms & conditions will remain the same as per the underlying contract.

• j20

**PREVENTION SERVICES - FAMILY SUPPORT - QNS1** - Renewal - PIN# 06820P8227KXLR001 - AMT: \$5,654,341.88 - TO: Catholic Charities Neighborhood Services Inc., 191 Joralemon Street, 3rd and 14th Floor, Brooklyn, NY 11201-4306.

ACS will renew this contract for three (3) years from July 1, 2023, through June 30, 2026. This renewal is critical in preventing disruption of services to our youth. The terms & conditions will remain the same as per the underlying contract.

• j20

**PREVENTION SERVICES - FAMILY SUPPORT - BX5** - Renewal - PIN# 06820P8204KXLR001 - AMT: \$5,701,235.51 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001-6008.

ACS will renew this contract for three (3) years from July 1, 2023, through June 30, 2026. This renewal is critical in preventing disruption of services to our youth. The terms & conditions will remain the same as per the underlying contract.

• j20

**PREVENTION SERVICES - FAMILY SUPPORT - BX1** - Renewal - PIN# 06820P8192KXLR001 - AMT: \$5,716,487.59 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001-6008.

ACS will renew this contract for three (3) years from July 1, 2023, through June 30, 2026. This renewal is critical in preventing disruption of services to our youth. The terms & conditions will remain the same as per the underlying contract.

• j20

**PREVENTION SERVICES - FAMILY SUPPORT - BK6** - Renewal - PIN# 06820P8219KXLR001 - AMT: \$5,732,740.95 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001-6008.

ACS will renew this contract for three (3) years from July 1, 2023, through June 30, 2026. This renewal is critical in preventing disruption of services to our youth. The terms & conditions will remain the same as per the underlying contract.

• j20

**PREVENTION SERVICES: SPECIAL MEDICAL** - Renewal - PIN# 06820P8277KXLR001 - AMT: \$11,245,234.50 - TO: St Vincent’s Services Inc., 66 Boerum Place, Brooklyn, NY 11201.

ACS will renew this contract for three (3) years from July 1, 2023, through June 30, 2026. This renewal is critical in preventing disruption

of services to our youth. The terms & conditions will remain the same as per the underlying contract.

• j20

**YOUTH AND FAMILY JUSTICE**

■ AWARD

*Human Services/Client Services*

**NON-SECURE PLACEMENT SERVICES** - Negotiated Acquisition - Other - PIN# 06823N0019001 - AMT: \$6,416,384.60 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001-6008.

Non-Secure Placement Services Negotiated Acquisition Extension for 1 year from 7/1/23 to 6/30/24 while ACS completes the RFP process for new awards pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules is needed to serve youth who are ordered to be placed in Close to Home NSP by the Family Courts. The RFP is anticipated to be released by Summer 2023, with new awards to begin on 7/1/2024.

• j20

**NON-SECURE PLACEMENT SERVICES** - Negotiated Acquisition - Other - PIN# 06823N0020001 - AMT: \$5,020,513.40 - TO: SCO Family of Services, 1415 Kellum Place, Suite 140, Garden City, NY 11530.

Non-Secure Placement Services Negotiated Acquisition Extension for 1 year from 7/1/23 to 6/30/24 while ACS completes the RFP process for new awards pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules is needed to serve youth who are ordered to be placed in Close to Home NSP by the Family Courts. The RFP is anticipated to be released by Summer 2023, with new awards to begin on 7/1/2024.

• j20

■ INTENT TO AWARD

*Human Services/Client Services*

**LIMITED-SECURE PLACEMENT SERVICES NEGOTIATED ACQUISITION EXTENSION - THE CHILDREN'S VILLAGE**

- Negotiated Acquisition - Other - PIN# 06823N0038 - Due 6-27-23 at 8:00 P.M.

Limited-Secure Placement Services Negotiated Acquisition Extension with The Children's Village for 1 year from 9/11/23 to 9/10/24, while ACS completes the RFP process for new awards pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules is needed to serve youth who are ordered to be placed in Close to Home LSP by the Family Courts. The RFP is anticipated to be released by Fall 2023.

j13-20

**LIMITED SECURE PLACEMENT - SED/IDD NAE - RG -**

Negotiated Acquisition - Other - PIN# 06823N0036 - Due 6-27-23 at 8:00 P.M.

Limited-Secure Placement Services Negotiated Acquisition Extension for Rising Ground, Inc., for 1 year from 9/11/23 to 9/10/24, while ACS completes the RFP process for new awards pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules is needed to serve youth who are ordered to be placed in Close to Home LSP by the Family Courts. The RFP is anticipated to be released by Fall 2023.

j13-20

*Services (other than human services)*

**BEAUTICIAN SERVICES - M/WBE Noncompetitive Small Purchase** - PIN# 06823W0029001 - AMT: \$500,000.00 - TO: Westchester Barber Academy, 206 South Fulton Avenue, Mount Vernon, NY 10550.

• j20

**AGING**

**PROGRAM OPERATIONS**

■ AWARD

*Human Services/Client Services*

**GERIATRIC MENTAL HEALTH** - Competitive Sealed Proposals/ Pre-Qualified List - PIN# 12523P0003006 - AMT: \$3,542,058.00 - TO: Samuel Field YM & YWHA Inc., 58-20 Little Neck Parkway, Little Neck, NY 11362.

NYC Aging ID: 4G8

Through the Geriatric Mental Health (GMH) program, the NYC Department for the Aging (NYC Aging) provides a variety of mental health services and interventions to older adults at Older Adult

Centers (OACs) across the city. Licensed clinical mental health professionals are embedded in OACs to offer clinical interventions and related services to older adults, who otherwise would likely not have had access or utilize these treatment modalities. The GMH program aims to bridge the gap in care stemming from unequal access, affordability, and stigma and help the City meet the needs of older adults with mental health problems.

NYC Aging currently maintains 4 contracts serving a total of 77 older adult centers across New York City to provide these services.

NYC Aging is now releasing the Geriatric Mental Health RFP for new contracts to begin on July 1, 2023. The RFP will result in up to 6 contracts across the five boroughs.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c).

• j20

**CITYWIDE ADMINISTRATIVE SERVICES**

■ SOLICITATION

*Services (other than human services)*

**PQL ID: PQL000134 ARMED/UNARMED SECURITY GUARDS AND RELATED SERVICES, CITYWIDE M/WBE PQL** - Request for Qualifications - PIN# 000134 - Due 8-8-23 at 2:00 P.M.

DCAS' Office of Citywide Procurement is issuing a Request for Qualifications ("RFQ") to evaluate and pre-qualify a list of City Certified Minority and Women-Owned Business Enterprise Vendors (M/WBE's) for Armed/Unarmed Security Guards and Related Services.

Pursuant to this Request for Qualifications ("RFQ"), the City of New York, through DCAS, is seeking to identify qualified Armed/Unarmed Security Guards and Related Services vendors to furnish all labor, materials equipment necessary and required to perform Security and Related service projects ("Projects") throughout the City.

DCAS anticipates establishing a total of three (3) PQLs grouped into distinct categories ("Options") of Armed/Unarmed Security Guards and Related Services as follows:

- a. PQL Option #1 – Armed Security Guard Services
- b. PQL Option #2 – Unarmed Security Guards Services
- c. PQL Option #3 – Related Services

By establishing contractors' qualifications and experience in advance, this RFQ will result in Pre-Qualified Lists of competent M/WBE's which various City Agencies will utilize to solicit Armed/Unarmed Security Guards and Related Services bids for work in City buildings and facilities with an estimated cost of \$1,000,000 or less. DCAS will administer the PQL.

Projects are defined as those which are identified as Armed/Unarmed Security Guards and Related Services that will fall within the specific categories listed above and are required by the Agency to provide Security Guards and Related Services in City buildings and facilities.

DCAS will hold an OPTIONAL PQL INFORMATION CONFERENCE on: DATE: July 10, 2023 TIME: 11:00 A.M.(EST)

LOCATION: <https://dcas-nyc-gov.zoom.us/meeting/register/tZlPceCurzs pGNDON0c5Oyn-fkI75tV0NLAu>

Please note: Attendance is NOT MANDATORY but strongly recommended.

It is anticipated that the PQLs for Options 1, 2, & 3 will be established by: November 30, 2023. This date is subject to change. All applications are completed electronically using the City's digital Procurement and Sourcing Solutions Portal ("PASSPort").

To access this RFQ, please visit the following link: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

Click on the "Prequalified Lists" tab and search the PQL ID "PQL000134" in the Keyword field. Then click on the icon. All questions and requests for additional information concerning the applications for this RFQ must be sent via email to: [BMathieu@dcas.nyc.gov](mailto:BMathieu@dcas.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, [https://passport.cityofnewyork.us/page.aspx/en/rfp/prequest\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/prequest_browse_public). Balduin Mathieu (212) 386-0423; BMathieu@dcas.nyc.gov

◀ j20-26

## DIVISION OF MUNICIPAL SUPPLY SERVICE

### ■ AWARD

#### Goods

**VARIOUS BOOKS, RECORD, LOG FOR NYPD** - Competitive Sealed Bids - PIN# 85723B0068001 - AMT: \$3,081,250.00 - TO: Stratton Binding Corp., 1546 Coney Island Avenue, Brooklyn, NY 11230.

◀ j20

### ■ SOLICITATION

#### Goods

**85723B0131-2300109-GRP: ALLISON TRANSMISSION** - Competitive Sealed Bids - PIN# 85723B0131 - Due 7-25-23 at 10:30 A.M.

The New York City Department of Citywide Administrative Services ("DCAS") is issuing a Competitive Sealed Bid for GRP: ALLISON TRANSMISSION for the City of New York. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/meeting/register/tZMldO6prz4oGtE1ywmcJ5qIxHd3zgugnI6q>.

DCAS strongly advises vendors to finalize and submit bids 48 hours prior to due date and time. The City is not responsible for technical issues (e.g. Internet connection, power outages, technology malfunction, computer errors, etc.) related to bid submissions. Please see the solicitation for additional details and submit your proposals by both acknowledging the receipt of the RFX in the acknowledgement tab and completing your response in the manage responses tab.

Bid opening Location - In Person Bid Opening will be at: 1 Centre Street, 18th Floor Bid Room, New York, NY 10007 on July 25th, 2023. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/meeting/register/tZMldO6prz4oGtE1ywmcJ5qIxHd3zgugnI6q> New York, NY 10007.

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 South, New York, NY 10007. Alvin Pettway (212) 386-0478; [apettway@dcas.nyc.gov](mailto:apettway@dcas.nyc.gov)

◀ j20

**85723B0133-2300111-GRP: CUMMINS DIESEL ENGINE** - Competitive Sealed Bids - PIN# 85723B0133 - Due 7-25-23 at 10:30 A.M.

The New York City Department of Citywide Administrative Services ("DCAS") is issuing a Competitive Sealed Bid for GRP: CUMMINS DIESEL ENGINE for the City of New York. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/meeting/register/tZMldO6prz4oGtE1ywmcJ5qIxHd3zgugnI6q>.

Please see the solicitation for additional details and submit your proposals by both acknowledging the receipt of the RFX in the acknowledgement tab and completing your response in the manage responses tab. DCAS strongly advises vendors to finalize and submit bids 48 hours prior to due date and time. The City is not responsible for technical issues (e.g. Internet connection, power outages, technology malfunction, computer errors, etc.) related to bid submissions.

Bid opening Location - In Person Bid Opening will be at: 1 Centre Street, 18th Floor Bid Room, New York, NY 10007 on July 25th, 2023. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/meeting/register/tZMldO6prz4oGtE1ywmcJ5qIxHd3zgugnI6q> New York, NY 10007.

◀ j20

**85723B0134-2300112-GRP: MGM AIR BRAKE CHAMBERS & COMPONENTS** - Competitive Sealed Bids - PIN# 85723B0134 - Due 7-25-23 at 10:30 A.M.

The New York City Department of Citywide Administrative Services ("DCAS") is issuing a Competitive Sealed Bid for GRP: MGM AIR BRAKE CHAMBERS & COMPONENTS for the City of New York. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/meeting/register/tZMldO6prz4oGtE1ywmcJ5qIxHd3zgugnI6q>.

Please see the solicitation for additional details and submit your proposals by both acknowledging the receipt of the RFX in the acknowledgement tab and completing your response in the manage responses tab. DCAS strongly advises vendors to finalize and submit

bids 48 hours prior to due date and time. The City is not responsible for technical issues (e.g. Internet connection, power outages, technology malfunction, computer errors, etc.) related to bid submissions.

Bid opening Location - In Person Bid Opening will be at: 1 Centre Street, 18th Floor Bid Room, New York, NY 10007 on July 25th, 2023. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/meeting/register/tZMldO6prz4oGtE1ywmcJ5qIxHd3zgugnI6q> New York, NY 10007.

◀ j20

## DESIGN AND CONSTRUCTION

### AWARD

#### Construction / Construction Services

**100 CENTRE STREET HOUSE TANK REPLACEMENT (RE-BID)** - Competitive Sealed Bids - PIN# 85022B0104001 - AMT: \$4,143,300.00 - TO: JOBCO Incorporated, 277 Northern Boulevard, Suite 203, Great Neck, NY 11021.

This Project consists of selective demolition of existing house tank piping (fire protection and domestic) and the full replacement of the house tanks. New water level controls connecting into the existing system on the house tank level wiring is included in the scope of work. Community Board: Manhattan 1.

As per PPB Rule 3-01 (d) Special Case (1)(i) Competitive sealed bidding from prequalified vendors, except as provided in Section 3-10 (a). Section 3-10 (a) reads: Except for procurements for construction, a procurement using a PQL shall be considered a "special case" under these Rules.

◀ j20

**INSTALLATION OF COMPLEX PEDESTRIAN RAMPS- BKLYN & QUEENS** - Competitive Sealed Bids - PIN# 85023B0021001 - AMT: \$9,169,329.19 - TO: P&T II Contracting Corp., 2417 Jericho Turnpike, Suite 315, Garden City Park, NY 11040.

HWP19KQTA Installation of Complex Pedestrian Ramps Including Curb and Sidewalk Reconstruction, Pavement Markings, Street Lighting, and traffic signal work together with all work incidental thereto Boroughs of Brooklyn and Queens City of New York Community Boards: Brooklyn: 4, 5, 11, 12, 15, 16 Queens: 7, 10, 11, 12: 5, 9, 10, 12, 13, 14.

Special Case Determination not applicable - As per PPB Rule 3-01 (b) using Preferred Method - Competitive Sealed Bidding awarded to lowest bid.

◀ j20

#### Services (other than human services)

**CONSTRUCTION MANAGEMENT COURSE TRAINING** - Other - PIN# 85023U0003001 - AMT: \$40,000.00 - TO: Construction Management Assoc. of America (CMAA), 200 Lawyers Road, NW, #1968, Vienna, VA 22183.

Provide 60 employees with CMAA professional construction management course training to prepare employees for the Certified Construction Management License.

◀ j20

## PROGRAM MANAGEMENT

### ■ VENDOR LIST

#### Construction / Construction Services

#### PQL: EMERGENCY WATER MAIN WORK

NYC DDC is certifying the EMERGENCY WATER WORK with the following approved vendors:

1. CAC Industries Inc.
2. Difazio IND LLC
3. Inter Contracting Corp.
4. JLJ IV Enterprises Inc.
5. Jr Cruz Corp
6. Perfetto Enterprises Company Inc.
7. Triumph Construction Corp.

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

Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Lorraine Holley (718) 391-1362; [rfq\\_pql@ddc.nyc.gov](mailto:rfq_pql@ddc.nyc.gov)

j16-23

**(PQL): EMERGENCY SEWER WORK**

NYC DDC is certifying the Emergency Sewer Work with the following approved vendors:

1. Bove Industries LLC
2. C.A.C. Industries Inc.
3. DiFazio Ind. LLC
4. Inter Contracting Corp
5. JLJ IV Enterprises Inc.
6. Jr Cruz Corp
7. Maspeth Supply Co LLC
8. Perfetto Enterprises Company Inc.
9. Triumph Construction Corp.

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

Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Lorraine Holley (718) 391-1362; rfq\_pql@ddc.nyc.gov

j15-21

**DISTRICT ATTORNEY - NEW YORK COUNTY**

■ INTENT TO AWARD

Services (other than human services)

**INTENT TO NEGOTIATE: ANNUAL MAINTENANCE FOR CASE CATALYST SOFTWARE SUBSCRIPTION** - Sole Source - Available only from a single source - PIN# 901CATALYSTSW24 - Due 6-26-23 at 10:00 A.M.

PPB rules sole source procurement section 3-05.

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

District Attorney - New York County, 80 Centre Street, Room 409, New York, NY 10013. Ana Montano-Molinar (212) 335-3484; molinarmontanoa@dany.nyc.gov

j13-20

**INFORMATION TECHNOLOGY**

■ INTENT TO AWARD

Goods and Services

**INTENT TO NEGOTIATE: FUJIFILM PHOTO LAB PRINTER EQUIPMENT** - Sole Source - Available only from a single source - PIN# 901FUJIFILM - Due 6-26-23 at 10:00 A.M.

Fujifilm frontier digital dry DL650 photo lab printer equipment with services and warranty.

PPB rules sole source procurement section 3-05.

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

District Attorney - New York County, 80 Centre Street, 409-WS-02, New York, NY 10013. Ana Belis Molinar Montano (212) 335-3484; molinarmontanoa@dany.nyc.gov

j13-20

**EDUCATION**

**EARLY CHILDHOOD**

■ AWARD

Human Services/Client Services

**R 1395 - UPK FOR ALL** - Competitive Sealed Proposals/Pre-Qualified List - PIN# 04022P0673192 - AMT: \$2,043,720.00 - TO: Innovation Gardens, 950 Baychester Avenue, NYC, NY 10475.

The New York City Department of Education ("DOE") hereby requests authorization to release a Request for Proposals ("RFP") on behalf of the Division of Early Childhood Education ("DECE") to provide 3-K and Pre-K for All services commencing in the 2022-2023 school year.

This solicitation is being conducted as an RFP because these services are administered directly to children and must be evaluated on qualitative criteria.

j20

**BOARD OF ELECTIONS**

**PROCUREMENT**

■ INTENT TO AWARD

Construction Related Services

**CORRECTION: TENT FOR EARLY VOTING POLL SITE IN QUEENS, 134-09 CRONSTON AVENUE, ROCKAWAY PARK**

11694 - Negotiated Acquisition - Available only from a single source - PIN# 00320235268 - Due 6-21-23 at 2:00 P.M.

The Board of Elections in the City of New York intends to enter into contract through negotiated acquisition with Jads Production Inc., to set up a tent to be used as an early voting poll site. Any information concerning the provider's service as well as other factors relevant to the negotiated acquisition may be expressed by contacting Sherwin A. Suss of the Office of Procurement by email at Ssuss@boenyc.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.

Board of Elections, 32 Broadway, 7th Floor, New York, NY 10004. Leslie Williams (212) 855-1228; Lwilliams@boe.nyc

j13-20

**ENVIRONMENTAL PROTECTION**

**ENGINEERING, DESIGN AND CONSTRUCTION**

■ AWARD

Services (other than human services)

**CLOSE OUT SUBJECT MATTER EXPERTISE FOR BUILD IT BACK** - Negotiated Acquisition - Other - PIN# 82623N0002001 - AMT: \$4,089,758.40 - TO: Carrera Management Group, LLC, 12230 Myers Park Avenue, Baton Rouge, LA 70810-4857.

The Mayor's Office of Housing Recovery Operations (HRO) requires the services of a vendor in order to complete subject matter expert and closeout activities in the Build it Back Program on an expedited basis in order to meet HUD deadlines for administrative closeout of the CDBG-DR grant applied for rehabilitation and reconstruction of Sandy-impacted one to four family homes. In order to accomplish this goal, HRO requires the services of a vendor with experience and knowledge of the Build it Back Program to provide (1) CDBG-DR program support, (2) contract management and financial controls and (3) compliance, closeout and data management support.

Carrera Management Group, LLC (d/b/a H2Bravo) has been a vendor to HRO since it was awarded a competitively sourced NA in 2018 (82618N8203KXL) for subject matter expert (SME) consulting. Due to COVID and staffing shortages, HRO has relied on H2Bravo and extended their contract through 12/2022. As explained in the attached memo, the administrative burden of closeout will continue until 2025 and HRO does not have appropriate staffing to support closeout. It is not practicable or advantageous to use CSB because of timing and the loss of institutional knowledge from our existing vendor. Additionally H2Bravo's pricing is has been reviewed to be cost reasonable, further ensuring that direct negotiation with an existing vendor is the best value for the City.

j20

**FINANCE**

**TPS-COLLECTIONS**

■ AWARD

Services (other than human services)

**PARKING PRIMARY & BUSINESS TAX SECONDARY** - Competitive Sealed Bids - PIN# 83622B0003004 - AMT: \$6,219,377.03 - TO: Penn Credit Corporation, 2800 Commerce Drive, Harrisburg, PA 17110.

The Collections Division is securing new debt collection services contracts under a new procurement (CSB) to replace the old debt

collection services contracts that are due to expire. This new CSB starts on 10/1/2023 and is to prevent a gap in services at the expiration date of the current contracts. This procurement is for five (5) year with a one (1) two-year renewal option.

◀ j20

## HEALTH AND MENTAL HYGIENE

### ■ AWARD

#### *Human Services/Client Services*

**HOPWA PERMANENT SUPPORTIVE HOUSING** - Negotiated Acquisition - Other - PIN# 81623N0036001 - AMT: \$666,476.50 - TO: Project Hospitality Inc., 100 Park Avenue, Staten Island, NY 10302.

DOHMH will enter into a Negotiated Acquisition Extension with Project Hospitality Inc. for the continuation of HOPWA Permanent Supportive Housing for low-income individuals living with HIV/AIDS and their families. These services will assist the eligible persons to achieve housing stability, promote self-sufficiency, and ensure access to and maintenance in primary medical care and support services. This extension will allow uninterrupted services while an RFP is being completed. The term of this contract will be from 7/1/2023 to 6/30/2024. DOHMH anticipates a new award will be in place by the end of this extension.

The Extension of this contract is crucial to ensure uninterrupted continuity of HOPWA services. The ACCO has determined that a Negotiated Acquisition Extension of these services is in the city's best interest to ensure continuity of services. In addition, the current vendor is familiar with the services under the HOPWA guidelines for families living with HIV/AIDS and have been performing satisfactory on their current contract(s).

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## MENTAL HYGIENE

### ■ AWARD

#### *Human Services/Client Services*

**FY24 RQM-NYSARC INC- CHEMICAL DEPENDENCE PREVENTION SERVICES** - Required Method (including Preferred Source) - PIN# 81623M0008005 - AMT: \$1,626,851.00 - TO: NYSARC Inc New York City Chapter, 83 Maiden Lane, New York, NY 10038-4812.

NYSARC Inc New York City will provide services preventing or delaying substance use or misuse or problem gambling in individuals, families and communities.

◀ j20

**FY23 NEW CONTRACT / NYC HIGH FIDELITY WRAPAROUND** - Required Method (including Preferred Source) - PIN# 81623M0002001 - AMT: \$1,977,465.00 - TO: SCO Family of Services, 1415 Kellum Place, Suite 140, Garden City, NY 11530.

The New York State Office of Mental Health ("OMH) authorizes NYC Department of Health and Mental Hygiene to allocate an annual amount of \$258,131 to SCO Family of Services to support the continuation of services provided by the High-Fidelity Wraparound (HFW) program (code 2720) serving children in Brooklyn and the Bronx respectively. This authorization is for a 3-year term, January 1, 2023 - December 31, 2025, and includes an option to renew the contract for an additional three years.

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## HOMELESS SERVICES

### CAPACITY, PLANNING AND DEVELOPMENT

### ■ AWARD

#### *Human Services/Client Services*

**RENEWAL AND ALLOWANCE FOR THORPE HOUSE** - Renewal - PIN# 07119P8245KXLR001 - AMT: \$8,479,185.00 - TO: Nazareth Housing, Inc., 519 East 11th Street, New York, NY 10009.

Renewal and Allowance for FY 27 for Thorpe House at 2252 Crotona Avenue, Bronx, NY 10457.

◀ j20

**RENEWAL+ FY27 ALLOWANCE - PHI RIVERSIDE ADULT FAMILY** - Renewal - PIN# 07119P8255KXLR001 - AMT: \$42,858,040.00 - TO: Praxis Housing Initiatives Inc., 130 West 29th Street, New York, NY 10001.

Renewal and 25% miscellaneous Allowance (FY27) - PHI Riverside Adult Family for Homeless Adult Families at 306 West 94th Street, New York, NY 10025.

◀ j20

## HOUSING AUTHORITY

### PROCUREMENT

### ■ SOLICITATION

#### *Construction/Construction Services*

**SMD\_A&CM ROOFING REPLACEMENT AND ROOFTOP STRUCTURE RENOVATION AT MORRIS HOUSES I** - Competitive Sealed Bids - PIN# 385921 - Due 7-18-23 at 11:00 A.M.

#### **RFQ Solicitation Timetable**

- The release date of this RFQ is June 20, 2023
- A non-mandatory virtual Proposers' conference will be held on June 26, 2023 at 11:00 A.M., via Microsoft Teams. Pre bid Teams Meeting information: Meeting ID: 270 286 054 605 Passcode: rgjHb OR Dial In Number: (646) 838-1534 Conference ID: 479 720 23# Although attendance is not mandatory, it is strongly recommended that all interested vendors attend. In order to RSVP to the Pre-Bid Conference and obtain the Teams Meeting link to view the virtual conference email cpd.procurement@nycha.nyc.gov with the RFQ number as the Subject line to confirm attendance.
- All questions related to this RFQ are to be submitted via email to the CPD Procurement Unit at cpd.procurement@nycha.nyc.gov with the RFQ number as the Subject line by no later than 2:00 P.M. on July 05, 2023. Proposers will be permitted to ask additional questions at the Proposers' Conference. Responses to all submitted questions will be available for public viewing in Sourcing under the RFQ.

- Bids are due on July 18, 2023, at 11:00 A.M. via iSupplier portal.

#### **Bid Submission Requirements**

Vendors shall electronically upload a single .pdf containing ALL components of the bid into iSupplier by the RFQ Bid Submission Deadline. NYCHA will NOT accept hardcopy Bids or bids via email, fax, or mail.

Instructions for registering for iSupplier can be found at <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved.

It is Vendors sole responsibility to complete iSupplier registration and submit its Bid before the RFQ Bid Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence.

For assistance regarding iSupplier please email procurement@nycha.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.*

*Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Albina Zulkasheva (212) 306-4531; albina.zulkasheva@nycha.nyc.gov*

◀ j20

**ROOFING REPLACEMENT AND ROOFTOP STRUCTURE RENOVATION AT LOWER EAST SIDE I INFILL** - Competitive Sealed Bids - PIN# 388954 - Due 7-20-23 at 11:00 A.M.

#### **RFQ Solicitation Timetable**

- The release date of this RFQ is 6/20/23
- A non-mandatory virtual Pre-Bid Conference will be held on 6/27/23 11:00 A.M. via Microsoft Teams. Although attendance is not mandatory, it is strongly recommended that all interested vendors attend. In order to RSVP to the Pre-Bid Conference email cpd.procurement@nycha.nyc.gov with the RFQ number as the Subject line to confirm attendance.

Microsoft Teams meeting Meeting ID: 248 009 203 747 Passcode: J7ko8Y Click here to Join Meeting Or call in (audio only) +1 646-838-1534.140791058# United States, New York City Phone Conference ID: 140 791 058#

- All questions related to this RFQ are to be submitted via email to the CPD Procurement Unit at cpd.procurement@nycha.nyc.gov with the RFQ number as the Subject line by no later than 2:00 P.M. on 7/6/23.

Proposers will be permitted to ask questions at the Pre-Bid Conference. Responses to all submitted questions will be available for public viewing in Sourcing under the RFQ.

d. Bids are due 7/20/23 at 11:00 A.M. via iSupplier portal.

**Bid Submission Requirements**

Vendors shall electronically upload a single .pdf containing ALL components of the bid into iSupplier by the RFQ Bid Submission Deadline. NYCHA will NOT accept hardcopy Bids or bids via email, fax, or mail.

Instructions for registering for iSupplier can be found at <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved.

It is Vendors sole responsibility to complete iSupplier registration and submit its Bid before the RFQ Bid Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence.

For assistance regarding iSupplier please email [procurement@nycha.nyc.gov](mailto:procurement@nycha.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.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Shawntae Davis (212) 306-3127; [shawntae.davis@nycha.nyc.gov](mailto:shawntae.davis@nycha.nyc.gov)

• j20

**HOUSING PRESERVATION AND DEVELOPMENT**

**ENS CONSTRUCTION**

■ AWARD

*Construction / Construction Services*

**EMERG. DEMOLITION AT 42 BRIGHTON 3RD COURT, BK (DM00364/ E-6225)** - Emergency Purchase - Pin# 80623E0065001 - Amt: \$192,222.00 - To: Russo Development Enterprises Inc., 67 East Avenue, Lawrence, NY 11559-1003.

• j20

**HUMAN RESOURCES ADMINISTRATION**

■ AWARD

*Human Services / Client Services*

**HPLP-SI WITH ALLOWANCE - FY24 NAE** - Negotiated Acquisition - Other - PIN# 06923N0042001 - AMT: \$1,245,744.00 - TO: The Legal Aid Society, 199 Water Street, New York, NY 10038.

Homelessness Prevention Law Project - Staten Island - NAE. This contract includes Allowance amount and clause.

• j20

*Services (other than human services)*

**NYC MUNICIPAL IDENTIFICATION CARD PRINTING SERVICES** - Intergovernmental Purchase - PIN# 06923G0011001 - AMT: \$2,483,801.10 - TO: Thales Defense & Security Inc., 22605 Gateway Center Drive, Clarksburg, MD 20871.

ID card printing and mailing with software system engineering services for NYC Municipal ID. The Municipal ID Program would like to establish a New Award for another 3-years of service. In accordance with the GSA contract, terms and conditions of service is as reflected on Thales Defense & Security, Inc. Technical Proposal. Providing ID's to New Yorkers is the main purpose of our agency. Therefore, due to the importance of these services, there is an urgent need to have the New Award process expedited.

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■ INTENT TO AWARD

*Human Services / Client Services*

**06923N0078-NAE WITH HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT 60U SCATTER SITE** - Negotiated Acquisition - Other - PIN# 06923N0078 - Due 6-27-23 at 3:00 P.M.

The Human Resources Administration (HRA) intends to extend for one year the existing contract with Harlem Congregations for Community

Improvement Inc. to provide more time to release a Competitive Sealed Proposal. This Negotiated Acquisition Extension is necessary to ensure continuity of housing and supportive services delivered to Agency's clients by incumbent provider Harlem Congregations for Community Improvement Inc. The contract term will be: 7/1/2023 - 6/30/2024. The contract total value is \$ 3,321,945.00.

This procurement and award are in accordance with Section 3-01(d)(2) (vii) for the reasons set forth herein.

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

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Adrienne Williams; [ACCOContractPlanning@dss.nyc.gov](mailto:ACCOContractPlanning@dss.nyc.gov)

• j20-26

*Services (other than human services)*

**SIP (SESSION INITIATION PROTOCOL) TRUNK SERVICES-VERIZON** - Negotiated Acquisition - Other - PIN# 06923N0074 - Due 6-27-23 at 3:00 P.M.

Pursuant to Section 3-04 of the PPB Rules, HRA/ITS intends to enter into a Negotiated Acquisition (NA) contract with Verizon Business Network Services LLC to close the Session Initiation Protocol (SIP) Trunk Services contract performed by Verizon for the period from 9/1/2020 to 12/31/2022 for \$2,658,856.12.

• j20-26

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**PUBLIC SAFETY**

■ AWARD

*Goods*

**HERCC AUSTELL PLACE BADGES, PRINTERS** - M/WBE Noncompetitive Small Purchase - PIN# 85823W0134001 - AMT: \$54,747.00 - TO: K Systems Solutions LLC, 405 Kearny Avenue, Suite 2B, Kearny, NJ 07032.

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**LAW DEPARTMENT**

■ AWARD

*Services (other than human services)*

**RE APPRAISAL CONSULTING SVCS IN SUPP OF LIT CHESTY PROP** - Negotiated Acquisition - Other - PIN# 02523N0039001 - AMT: \$93,500.00 - TO: CBRE Inc, 2100 McKinney Avenue, Suite 1250, Dallas, TX 75201.

The Law Department seeks to solicit the services of a vendor for Real Estate Appraisal Consulting Services in Support of Litigation: Chesty Properties LLC, Law Manager # 2018-024989TB(CA), PIN 02523X002067, E-PIN 02523N0039.

As this procurement is for the retention of Real Estate Appraisal Consulting Services in support of litigation, and it has been determined in writing that it is not practical or not advantageous to award this contract by competitive sealed proposals, the Law Department will be using the Negotiated Acquisition method of source selection to award this contract, pursuant to PPB Rules §§ 3-04(b)(2)(iv)(A) and (6). The written determination of the Corporation Counsel, required by § 3-04(b)(2)(iv)(A), is attached.

• j20

**MANAGEMENT AND BUDGET**

■ VENDOR LIST

*Services (other than human services)*

**VALUE ENGINEERING VENDOR PRE-QUALIFICATION** OMB maintains a Pre-qualified List (PQL) for Value Engineering (VE) Consultant Services for Complex Capital Projects. Consultant must be a Certified Value Specialist (CVS), as accredited by SAVE International. Consultant must have recent experience in performing

complex VE studies on projects that are valued at over \$100 million. To request a pre-qualification questionnaire, please contact Jacob Bozeman by August 1, 2023 via e-mail at [contracts@omb.nyc.gov](mailto:contracts@omb.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.  
 Management and Budget, 255 Greenwich Street, 8th Floor, New York, NY 10007. Jacob Bozeman; [Contracts@omb.nyc.gov](mailto:Contracts@omb.nyc.gov)

j15-21

**PARKS AND RECREATION**

**REVENUE**

■ SOLICITATION

*Human Services/Client Services*

**RFP FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF MOSHOLU GOLF COURSE** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# X92-3-GC-2023 - Due 7-21-23 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a non-significant RFP for the renovation, operation, and maintenance of Mosholu Golf Course at Van Cortlandt Park, Bronx.

There will be a recommended remote proposer meeting on Tuesday, June 27, 2023, at 12:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Microsoft Teams link for the remote proposer meeting is as follows:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MTg5M2QwMTItNTFFkNi00Mzg1LTk2MzEtZDA0YTM1M2E2M2U3%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%222fb21b72-0af5-451c-a2d8-fe9025c74e2a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTg5M2QwMTItNTFFkNi00Mzg1LTk2MzEtZDA0YTM1M2E2M2U3%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%222fb21b72-0af5-451c-a2d8-fe9025c74e2a%22%7d)

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

Dial: +1-646-893-7101

Phone Conference ID: 685 896 273#

Subject to availability and by appointment only, we may set up a meeting at the concession site at 3545 Jerome Avenue, in Van Cortlandt Park, Bronx.

All Proposals submitted in response to this RFP must be submitted by no later than Friday, July 21, 2023, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing, June 16, 2023, through July 21, 2023, by contacting Barbara Huang, Project Manager, at (212) 360-3490 or at [Barbara.Huang@parks.nyc.gov](mailto:Barbara.Huang@parks.nyc.gov).

The RFP is also available for download, commencing June 16, 2023, through July 21, 2023, 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 if you cannot attend the remote proposer meeting, the prospective proposer may contact Barbara Huang, Project Manager, at (212) 360-3490 or via email: [Barbara.Huang@parks.nyc.gov](mailto:Barbara.Huang@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, 830 Fifth Avenue, New York, NY 10065. Barbara Huang (212) 360-3490; [Barbara.Huang@parks.nyc.gov](mailto:Barbara.Huang@parks.nyc.gov)

Accessibility questions: Barbara Huang, by: Wednesday, July 19, 2023, 3:00 P.M.



j16-29

**PROBATION**

**ADULT OPERATIONS**

■ INTENT TO AWARD

*Human Services/Client Services*

**WORKS PLUS NEGOTIATED ACQUISITION FAR ROCKAWAY** - Negotiated Acquisition - Other - PIN# 78123N0010 - Due 7-3-23 at 2:00 P.M.

Pursuant to Section 3-04(b)(2)(c) and 3-04(b)(2)(iii) of the NYC Procurement Policy Board Rules, the Department of Probation intends to enter into a contract with Rising Ground Inc. to ensure continuity of services for the Works Plus program in Far Rockaway. The contract term will be from July 1, 2023 to June 30, 2024 with an anticipated contract amount of \$165,285.45. This ad is for informational purposes only, anyone who would like additional information regarding this procurement or future like procurements may send an email to [acco@probation.nyc.gov](mailto:acco@probation.nyc.gov) no later than the due date and time stated in this advertisement.

j16-22

**SANITATION**

**SOLID WASTE MANAGEMENT**

■ AWARD

*Services (other than human services)*

**MAINTAIN AND REPAIR THE TRUCK SCALES AND CONTAINER WEIGHING SYSTEMS AT DSNY TRANSFER FACILITIES** - Competitive Sealed Bids - PIN# 82722B0008001 - AMT: \$900,000.00 - TO: Gerhart Systems and Controls Corp, 300 Bushkill Street, PO Box 580, Tatamy, PA 18085.

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**TRANSPORTATION**

**EXECUTIVE/OFFICE OF THE COMMISSIONER**

■ AWARD

*Services (other than human services)*

**MAINTAIN CONTINUITY OF SERVICE** - Renewal - PIN# 84122D8004KXLR001 - AMT: \$1.00 - TO: Neutron Holdings Inc., 85 Second Street, First Floor, San Francisco, CA 94105.

Demonstration Project(s) for Electric-Powered Scooter Share in New York City.

j20

**IT&TELECOMM**

■ AWARD

*Goods*

**DELL LATITUDE 5340 LAPTOPS** - M/WBE Noncompetitive Small Purchase - PIN# 84123W0095001 - AMT: \$98,940.00 - TO: Bens Distribution Center Inc, 175 Walnut Avenue, #302D, Bronx, NY 10454.

j20

**YOUTH AND COMMUNITY DEVELOPMENT**

**COMMUNITY DEVELOPMENT**

■ AWARD

*Human Services/Client Services*

**NDA- SENIOR SERVICES BRONX 7** - Competitive Sealed Proposals/Pre-Qualified List - PIN# 26021P0007008 - AMT: \$257,650.00 - TO: The Neighborhood Self-Help by Older Persons Projec, 975 Kelly Street, Suite 401, Bronx, NY 10459.

The New York City Department of Youth and Community Development (DYCD) invests in a network of community-based organizations and programs to alleviate the effects of poverty and provide opportunities for New Yorkers and communities to flourish. As the City's Community Action Agency, DYCD is the recipient of federal Community Services Block Grant (CSBG) funds through the State of New York and is

responsible for distributing funding for programs on a local level in accordance with the goals of the CSBG statute. In order to maximize the impact of CSBG funding, DYCD targets programs to low income communities, which it designates as Neighborhood Development Areas (NDA). Each NDA is represented by a Neighborhood Advisory Board (NAB) which conducts needs assessments for social services in their NDAs. According to the priorities identified by the NABs, this RFP will seek qualified organizations to provide a range of services for adults aged 60 and older, such as social, cultural and recreational activities. Programs would serve both those who are homebound and those who are not.

Procurement Policy Board Rules section 3-16 is being used to procure these services, which is the preferred method for human services.

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**PROCUREMENT**

**■ INTENT TO AWARD**

*Human Services/Client Services*

**COMPASS NAQ** - Negotiated Acquisition - Other - PIN# 26023N0039 - Due 6-21-23 at 10:00 A.M.

Pursuant to section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, the Department of Youth and Community Development will negotiate with the contractors listed below to provide COMPASS services. The Comprehensive Afterschool System of NYC (COMPASS) Program is comprised of over 890 programs serving young people enrolled in grades K-12. Through its network of providers, COMPASS offers high quality programs that have a strong balance of academics, recreation, enrichment, and cultural activities to support and strengthen the overall development of youth. COMPASS aims to help young people build skills to support their academic achievement, raise their confidence and cultivate their leadership skills through service learning and other civic engagement opportunities.

COMPASS has an unprecedented expansion in programming aimed at serving elementary, middle and high school youth. Programs are offered at no cost to youth and are purposefully located in public and private schools, community centers, religious institutions, public housing and parks recreational facilities throughout the City, both to leverage the use of public spaces but also to help youth find a place that best fits their needs.

The term will be from July 1, 2023, to June 30, 2025.

The contractor's name, PIN number, contract amount and address are as follows.

DYCD ID: 542012  
Amount: \$907,323.00  
Name: Castia Maria Inc.  
Address: 928 Simpson Street, 6th Floor, Bronx, NY 10459

DYCD ID: 526143  
Amount: \$689,478.00  
Name: Hudson Guild  
Address: 441 West 26th Street, New York, NY 10001

DYCD ID: 526063  
Amount: \$1,752,822.00  
Name: SCO Family of Services  
Address: 1415 Kellum Place 140, Garden City, NY 11530

DYCD ID: 525206  
Amount: \$957,192.00  
Name: SunsePak Health Council Inc.  
Address: 150 55th Street, Brooklyn, NY 11220

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

To ensure critical services for New York City youth and families are available.

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Kevin Best (646) 343-6304; kbest@dycd.nyc.gov

j14-20

**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) 298-0734. 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.**



**YOUTH AND COMMUNITY DEVELOPMENT**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on **Monday July 3, 2023**, via Phone Conference (**Dial In: 646-893-7101/Access Code: 463 563 443#**) commencing at 10:00 A.M on the following:

**IN THE MATTER OF (27)** Twenty-Seven proposed FY23 Tax Levy Discretionary contract between the Department of Youth and Community Development and the Contractor listed below are to provide Youth and Community Development services citywide.

The term of this contract shall be from July 1, 2022 to June 30, 2023 with no option to renew.

Contract Number (EPIN)	Contractor Name	Contract Amount	Contractor Address
26023L1523001	Girls Write Now Inc	\$128,000.00	247 West 37th Street Suite 1000 New York, NY 10018
26023L0320001	Iconos Kids Inc	\$155,000.00	1660 East Gun Hill Road Bronx, NY 10469
26023L1534001	Girls Educational & Mentoring Services	\$983,000.00	201 W 148th Street New York, NY 10039
26023L1454001	Waterfront Alliance Inc	\$109,000.00	256 West 36th Street 11th Floor New York, NY 10018
26023L1488001	Black Veterans For Social Justice Inc	\$159,500.00	665 Willoughby Avenue Brooklyn, NY 11206
26023L1538001	Liberty Fund	\$339,948.00	345 E 102nd Street New York, NY 10029
26023L1549001	Center For Family Representation Inc	\$671,500.00	40 Worth Street New York, NY 10013
26023L1550001	Turning Point For Women And Families	\$265,000.00	P.O. Box 670086 Flushing, NY 11367
26023L1553001	The Legal Aid Society	\$2,930,000.00	199 Water Street 3rd Floor New York, NY 10038

26023L1554001	Voices of Community Activists & Leaders-VOCAL-NY-INC	\$135,000.00	300 Douglass Street Brooklyn, NY 11217
26023L1561001	Bard College	\$270,000.00	30 Campus Road Red Hook, NY 12504
26023L1564001	Garden of Hope, Inc	\$421,665.00	135-20 35th Avenue Flushing, NY 11354
26023L1579001	Not On My Watch, Inc.	\$255,000.00	4141 Seton Avenue 1st Floor Bronx, NY 10466
26023L1582001	Justice Innovation Inc.	\$2,250,000.00	520 8th Avenue 18th Floor New York, NY 10018
26023L1583001	Simon Wiesenthal Center Inc	\$130,000.00	1399 South Roxbury Drive Los Angeles, CA 90035
26023L1585001	New York City Alliance Against Sexual Assault Inc	\$427,000.00	11 Park Place Suite 701 New York, NY 10007
26023L1597001	North Brooklyn Coalition Against Family Violence, Inc.	\$425,000.00	121 6th Avenue 6th Floor New York, NY 10001
26023L1600001	Arab American Association Of Ny Inc	\$144,000.00	6803 5th Avenue Brooklyn, NY 11220
26023L1607001	Fund for the City of New York, Inc.	\$425,000.00	121 6th Avenue 6th Floor New York, NY 10001
26023L1611001	Safe Horizon, Inc	\$120,000.00	2 Lafayette Street 3rd Floor New York, NY 10007
26023L1615001	Metropolitan New York Coordinating Council on Jewish Poverty	\$135,000.00	77 Water Street 7th Floor New York, NY 10005
26023L1627001	New York Asian Women's Center	\$370,000.00	32 Broadway 10th Floor New York, NY 10004
26023L1623001	Legal Information for Families Today	\$110,000.00	32 Court Street Suite 1208 Brooklyn, NY 11201
26023L1632001	The Korean American Family Service Center, Inc	\$245,750.00	PO BOX 541429 Flushing, NY 11354
26023L1588001	The Center For Anti-Violence Education, Inc.	\$240,000.00	2273 Church Avenue 2nd Floor Brooklyn, NY 11226
26023L162001	Sanctuary for Families	\$1,768,000.00	P.O. Box 1406 Wall Street Station New York, NY 10268
26023L1576001	Destination Tomorrow, Inc	\$550,000.00	452 East 149th Street 3rd Floor Bronx, NY 10455

The proposed contractor is being funded through Line-Item Appropriations or Discretionary Funds pursuant to Section 1-02 (e) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number **Dial In: 646-893-7101/ Access Code: 463 563 443#** **Monday July 3, 2023** no later than 9:50 am. If you require further accommodations, please contact Renise Ferguson via email, [referguson@dycd.nyc.gov](mailto:referguson@dycd.nyc.gov) no later than three business days before the hearing date.

• j20

## AGENCY RULES

### CONSUMER AND WORKER PROTECTION

■ NOTICE

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

**What are we proposing?** The Department of Consumer and Worker Protection (“DCWP” or “Department”) is proposing to amend its rules to include violations of Local Law 17 of 2023, which places restrictions on providing eating utensils, condiment packets, napkins, and extra eating containers to take-out customers. DCWP is also proposing a new penalty schedule to implement Local Law 39 of 2023, which creates requirements for the sale, lease, and rental of powered bicycles, powered mobility devices, and storage batteries for such devices.

**When and where is the hearing?** DCWP will hold a public hearing on the proposed rule. The public hearing will take place at 11:00AM on July 20, 2023. The public hearing will be accessible by phone and video conference.

- To participate in the public hearing via phone, please dial +1 646-893-7101
  - o Meeting ID: 255 376 116 65
  - o Passcode: jdSNiz
- To participate in the public hearing via videoconference, please follow the online link: <https://tinyurl.com/DCWP-Rules-Hearing>
  - o Meeting ID: 255 376 116 65
  - o Passcode: jdSNiz

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

- **Website.** You can submit comments to DCWP through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to [Rulecomments@dcwp.nyc.gov](mailto:Rulecomments@dcwp.nyc.gov).
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling (212) 436-0396. You can also sign up on the phone or videoconference before the hearing begins at 11:00AM on Monday, July 20, 2023. You can speak for up to three minutes.

**Is there a deadline to submit comments?** Yes. You must submit any comments to the proposed rule on or before July 20, 2023.

**What if I need assistance to participate in the hearing?** You must tell DCWP’s External Affairs division if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You may tell us by telephone at (212) 436-0161 or by email at [Rulecomments@dcwp.nyc.gov](mailto:Rulecomments@dcwp.nyc.gov). Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by July 13, 2023.

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

**What authorizes DCWP to make this rule?** Sections 1043, 2203(f) and 2203(h)(1) of the New York City Charter, Local Law 17 of 2023 and

Local Law 39 of 2023 authorize the Department of Consumer and Worker Protection to make these proposed rules. These proposed rules were not included in the Department of Consumer and Worker Protection’s regulatory agenda for this Fiscal Year because they were not contemplated when the Department published the agenda.

**Where can I find DCWP’s rules?** The Department’s rules are in title 6 of the Rules of the City of New York.

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

**Statement of Basis and Purpose of Proposed Rule**

The Department of Consumer and Worker Protection (“DCWP” or “Department”) is proposing to amend section 6-74 of subchapter B of chapter 6 of title 6 of the Rules of the City of New York to include penalty amounts for violations of Local Law 17 of 2023, set forth in Section 16-402 of the Administrative Code of the City of New York, which places restrictions on providing eating utensils, condiment packets, napkins, and extra eating containers to take-out customers. Food service establishments, third-party food delivery services, and third-party courier services that violate provisions of Local Law 17 are liable for civil penalties from \$50 to \$250 per violation. These penalties are intended to decrease the amount of plastic waste generated by food service establishments while allowing customers to ask for, instead of automatically receiving, plastic utensils if they desire to use them.

DCWP is also proposing a new penalty schedule to implement Local Law 39 of 2023, set forth in Sections 20-609 and 20-610 of the Administrative Code of the City of New York, which creates requirement related to the sale, lease, and rental of powered bicycles, powered mobility devices, and storage batteries for such devices. Those who violate the provisions of Local Law 39 are liable for civil penalties from \$0 (for a first violation) to \$1000 per violation. These penalties are intended to ensure that powered bicycles, powered mobility devices, and storage batteries, which include e-bikes, e-scooters, hoverboards,

e-skateboards and e-uniwheels, are safe for public use.

Sections 1043, 2203(f) and 2203(h)(1) of the New York City Charter, Local Law 17 of 2023 and Local Law 39 of 2023 authorize the Department of Consumer and Worker Protection to issue these proposed rules.

New material is underlined.

[Deleted material is in brackets.]

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

**Proposed Rule Amendments**

Section 1. Section 6-74 of subchapter B of chapter 6 of title 6 of the Rules of the City of New York is amended to read as follows:

**§ 6-74 Single-Use [Beverage Plastics] Items Penalty Schedule**

All citations are to Title 16 of the Administrative Code of the City of New York.

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

Unless otherwise specified by law, a second or third or subsequent violation means a violation by the same respondent, whether by admitting to the violation, being found in violation in a decision, or entering into a settlement agreement for violating the same provision of law or rule, on a different day within twelve months of the prior violation(s).

<u>Citation</u>	<u>Violation Description</u>	<u>First Violation</u>	<u>First Default</u>	<u>Second Violation</u>	<u>Second Default</u>	<u>Third and Subsequent Violation</u>	<u>Third and Subsequent Default</u>
Admin. Code § 16-401(b)	Providing single-use plastic stirrers or single-use plastic splash sticks	\$100	\$100	\$200	\$200	\$400	\$400
Admin. Code § 16-401(c)(1)	Providing single-use, non-compostable plastic straws to customers without customer request (including providing such straws at a self-serve station)	\$100	\$100	\$200	\$200	\$400	\$400
Admin. Code § 16-401(c)(2)	Failure to maintain a sufficient supply of single-use, non-compostable plastic straws	\$100	\$100	\$200	\$200	\$400	\$400
Admin. Code § 16-401(c)(2)	Failure to provide a single-use, non-compostable plastic straw upon request	\$100	\$100	\$200	\$200	\$400	\$400
Admin. Code § 16-401(c)(2)	Charging a customer for a single-use, non-compostable plastic straw that the customer has requested or inquiring as to the reason a customer has requested such plastic straw	\$100	\$100	\$200	\$200	\$400	\$400
Admin. Code § 16-401(c)(3)	Failure to display required signage about plastic straw availability	\$100	\$100	\$200	\$200	\$400	\$400
Admin. Code § 16-401(d)	Providing compostable plastic straws to be used outside of the food establishment’s premises; failure to appropriately dispose of compostable plastic straws; failure to maintain required bins for disposal of compostable plastic straws	\$100	\$100	\$200	\$200	\$400	\$400
<u>Admin. Code § 16-402(b)</u>	<u>Providing eating utensils, condiment packets, napkins, or extra eating containers without customer request</u>	<u>\$50</u>	<u>\$50</u>	<u>\$150</u>	<u>\$150</u>	<u>\$250</u>	<u>\$250</u>
<u>Admin. Code § 16-402(c)(1)</u>	<u>Failure to prominently and conspicuously provide customers with the option to request eating utensils, condiment packets, napkins, or extra eating containers</u>	<u>\$50</u>	<u>\$50</u>	<u>\$150</u>	<u>\$150</u>	<u>\$250</u>	<u>\$250</u>
<u>Admin. Code § 16-402(c)(1)</u>	<u>Default option not set to no eating utensils, condiment packets, napkins, or extra eating containers</u>	<u>\$50</u>	<u>\$50</u>	<u>\$150</u>	<u>\$150</u>	<u>\$250</u>	<u>\$250</u>
<u>Admin. Code § 16-402(c)(2)</u>	<u>Providing eating utensils, condiment packets, napkins, or extra eating containers without customer request</u>	<u>\$50</u>	<u>\$50</u>	<u>\$150</u>	<u>\$150</u>	<u>\$250</u>	<u>\$250</u>



Section 2. A new Section 6-86 is added to subchapter B of chapter 6 of title 6 of the Rules of the City of New York to read as follows:

**§ 6-86 Powered Mobility Devices Penalty Schedule**

All citations are to Title 20 of the Administrative Code of the City of New York.

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

other provision charged in the Notice of Violation shall constitute a separate violation of the law or rule.

Unless otherwise specified by law, a second or third or subsequent violation means a violation by the same respondent, whether by admitting to the violation, being found in violation in a decision, or entering into a settlement agreement for violating the same provision of law or rule, on a different day within two years of the prior violation(s).

Each failure to comply with respect to any one stock keeping unit gives rise to a separate violation of subdivision a, b, or c of § 20-610 of the Administrative Code.

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third Violation	Third Default	Fourth and Subsequent Violation	Fourth and Subsequent Default
Admin. Code § 20-610(a)	Distributing, selling, leasing, renting, or offering for sale, lease, or rent a non-compliant powered bicycle	\$0	\$0	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000
Admin. Code § 20-610(b)	Distributing, selling, leasing, renting, or offering for sale, lease, or rent a non-compliant powered mobility device	\$0	\$0	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000
Admin. Code § 20-610(c)	Distributing, selling, leasing, renting, or offering for sale, lease, or rent a non-compliant storage battery	\$0	\$0	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000

Accessibility questions: Hali Radecker, (212) 436-0161, hradecker@dcwp.nyc.gov, by: Thursday, July 13, 2023, 11:55 P.M.



**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

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

**What are we proposing?** The Department of Housing Preservation and Development (“HPD”) is proposing to amend rules relating to the repair of underlying conditions. The proposed amendments clarify documentation required to certify that all work to achieve compliance has been done in accordance with applicable laws.

**When and where is the hearing?** HPD will hold a public hearing on the proposed rules. The public hearing will take place virtually on **July 20, 2023** from 10 AM to 11 AM:

To participate in the public hearing, enter the Webex URL: <https://nychpd.webex.com/nychpd/j.php?MTID=m1b7f50e054661af13ef837b5d275d66>

If prompted to provide a password or number, please enter the following:

Meeting number: **2335 708 1523** Password: **nKNdKEu4c33**

You may also join via audio device or dial in via phone:

Join by video system:  
Dial **23357081523@webex.com**

You can also dial **173.243.2.68** and enter your meeting number

To dial in by phone, please use the following dial-in phone number and participant access code:

United States Toll (New York City) **+1-646-992-2010,, 23357081523##**

United States Toll **+1-408-418-9388,,23357081523##**

Access code: **2335 708 1523**

Password if requested: **nKNdKEu4c33**

If you have low bandwidth or inconsistent internet connection, use the dial-in option for the hearing. This will reduce the possibility of dropped audio and stutters.

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

- **Website.** You can submit comments to HPD through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to [rules@hpd.nyc.gov](mailto:rules@hpd.nyc.gov).
- **Mail.** You can mail comments to Deputy Commissioner AnnMarie Santiago, Department of Housing Preservation and Development, Room 6-01, 100 Gold Street, New York, N.Y. 10038.
- **Fax.** You can fax comments to Deputy Commissioner AnnMarie Santiago at 212 863-7010.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rules at the public hearing must sign up to speak. You can sign up before the hearing by calling 212 863-8603 or by emailing [wallaca@hpd.nyc.gov](mailto:wallaca@hpd.nyc.gov) before **5:00 PM on July 19, 2023**. Although you can indicate during the hearing that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes.

**Is there a deadline to submit comments?** The deadline for submission of comments is **July 20, 2023**.

**What if I need assistance to participate in the hearing?** You must tell HPD if you need a reasonable accommodation of a disability at the hearing. You can tell us by mail at the address given above or by email at [wallaca@hpd.nyc.gov](mailto:wallaca@hpd.nyc.gov). You may also tell us by telephone at 212 863-8603. We request advance notice so that we have sufficient time to arrange the accommodation. Please tell us by **June 30, 2023**. This hearing has the following accessibility options available: Simultaneous transcription for people who are deaf or hard of hearing and audio-only access.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rules will be available to the public at the Office of Legal Affairs, 100 Gold Street, Fifth Floor, New York, N.Y. 10038.

**What authorizes HPD to make these rules?** Sections 1043 and 1802 of the New York City Charter (“City Charter”) and sections 27-2090 and 27-2091 of the New York City Administrative Code authorize HPD to make these rules. The rule was not included in the agency’s regulatory agenda as the local law amendment was not anticipated.

**Where can I find HPD's rules?** The agency's rules are in Title 28 of the Rules of the City of New York.

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

**Statement of Basis and Purpose of Proposed Rules**

Subdivision c of Administrative Code section 27-2091, which was added by Local Law 6 of 2013, grants HPD the authority to issue an order to a building owner to correct any underlying condition existing in that building that has caused or is causing a violation of the Housing Maintenance Code, the New York State Multiple Dwelling Law, or any other state or local law that imposes requirements on dwellings. This is known as the Underlying Conditions Program. HPD selects approximately 50-100 buildings, per year, for participation in the Underlying Conditions Program. Selection is based on the severity of violations and the number of dwelling units affected by the underlying condition.

HPD promulgated rules that set criteria for selection of buildings for the Underlying Conditions Program, requirements regarding owner compliance with the Underlying Conditions Order, issued in accordance with Administrative Code section 27-2091 and circumstances under which HPD may rescind an Underlying Conditions Order. Amendments to the rules in 2022 added consideration of certain health indicators by the Department of Health and Mental Hygiene that are related to housing conditions as a factor to prioritize in the selection of buildings. The proposed amendments to the rules clarify the documentation required to demonstrate correction of the underlying conditions relating to mold and water leak violations in order to achieve compliance with the order and secure its dismissal. This clarification, regarding documentation, is intended to assist owners in correcting their violations relating to indoor allergen violations more expeditiously by informing them of the documents necessary to complete their certification of correction, which will assist in the rescission of the Underlying Conditions Order.

Section one. Paragraph 1 of subdivision c of section 44-03 of Chapter 44 of Title 28 of the rules of the city of New York is amended to read as follows:

§ 44-03 Compliance and Documentation.

(c) To request a rescission of the order issued by the Department, an owner must submit the documentation required by paragraph 1 or paragraph 2 of this subdivision within four months of issuance of the order, or within six months of such issuance if an extension was granted by the Department. In addition, the Department will not grant a rescission unless it finds, after inspection, that at least 80% of the mold and water leak violations have been repaired.

(1) If there are no Underlying Conditions:

- (i) An owner must submit an affidavit from a New York State licensed professional engineer or registered architect in a form approved by the Department stating that there are no Underlying Conditions that are causing the mold and water leak violations; [and]
- (ii) An owner must submit a completed dismissal request form pursuant to 28 RCNY Chapter 9[.]; and
- (iii) An owner must submit evidence that the building is in compliance with Administrative Code §27-2017.2(b) and 28 RCNY §54-02. An owner may elect to use the Control of Pests and Other Asthma Allergen Triggers – Sample Investigation Form available at: indoor-allergen-hazards-sample-investigative-report.pdf (nyc.gov) to document the inspection and any remedial actions taken.

§2. Subparagraph (i) of paragraph 2 of subdivision (c) of section 44-03 of Chapter 44 of Title 28 of the rules is amended to read as follows:

(2) If Underlying Conditions and related violations have been repaired:

- (i) An owner must submit an affidavit from a New York State licensed professional engineer or registered architect in a form approved by the Department identifying the Underlying Condition that was the source of the mold or water leak violations, stating that the Underlying Condition and related violations were properly repaired, [and] identifying who repaired the Underlying Condition and related violations [;], and stating that such work to correct mold violations was performed pursuant to the work practices provided in Administrative Code § 27-2017.9 and 28 RCNY §54-04(b).

§3. Paragraph 2 of subdivision (c) of section 44-03 of Chapter 44 of Title 28 of the rules is amended by adding a new subparagraph (ii) to read as follows:

- (ii) An owner must submit evidence that the building is in compliance with the owner's responsibility to notify tenant occupants and to investigate complaints, pursuant to Administrative Code §27-2017.2 (b) and 28 RCNY §54-02. An owner may elect to use the Control of Pests

and Other Asthma Allergen Triggers – Sample Investigation Form available at: indoor-allergen-hazards-sample-investigative-report.pdf (nyc.gov) to document the inspection and any remedial actions taken.

[(ii)] (iii) An owner must submit a completed dismissal request form pursuant to 28 RCNY Chapter 9.

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

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

**RULE TITLE:** Amendment of Order to Correct Program Rules  
**REFERENCE NUMBER:** 2023 RG 015  
**RULEMAKING AGENCY:** Department of Housing Preservation and Development

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: May 1, 2023

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

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

**RULE TITLE:** Amendment of Order to Correct Program Rules  
**REFERENCE NUMBER:** HPD-89  
**RULEMAKING AGENCY:** Department of Housing Preservation and Development

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

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

May 1, 2023  
Date

◀ j20

**Notice of Adoption**

Notice is hereby given that pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development pursuant to Section 31(3) of the Private Housing Finance Law and in accordance with Sections 1043 and 1802 of the City Charter, HPD is adopting amendments to Chapter 3 of Title 28 of the Rules of the City of New York, which governs City-aided limited profit housing company developments (also known as Mitchell-Lama developments).

A notice of proposed rulemaking was published in the City Record on February 10, 2023. A public hearing was held on March 14, 2023.

**Statement of Basis and Purpose**

The rule amendments to Chapter 3 of Title 28 of the Rules of the City of New York revise and clarify many aspects of Mitchell-Lama developments. Many of the rule amendments address repeated shareholder concerns regarding transparency and the need for increased oversight of the City's Mitchell-Lama portfolio. Other amendments implement State amendments to the Private Housing Finance Law

adopted by Chapter 749 of 2021 and Chapter 167 of 2022, which established certain voting and election procedures and established thresholds for votes to approve dissolution. The rule also makes technical changes to further improve HPD's oversight of the operation of this critical affordable housing resource in the City of New York.

Specifically, the rule amendments:

- Require applicants surrendering their applications for Mitchell-Lama housing company developments to an eligible spouse, sibling or child to appear in person at the housing company's management office and provide a signed and notarized surrender statement.
- Prohibit the naming of more than one applicant on the stock certificate and occupancy agreement or lease, as applicable, at initial occupancy of an apartment in a housing company development in order to clarify and confirm that other household members generally must satisfy succession requirements in order to remain in a Mitchell-Lama apartment after the shareholder or tenant of record permanently vacates, but allow spouses to be named on such documents.
- Provide that household members, non-resident family members and any other parties do not have occupancy rights to a vacated apartment once an internal transfer is effectuated.
- Prohibit veterans and their surviving spouses from using the veteran's preference more than once for admission to Mitchell-Lama housing so that the preference is used for the veteran to obtain housing and not as a tool for veterans to secure housing for others by multiple uses of the preference.
- Revise the Mitchell-Lama occupancy standards to ensure that they are gender neutral and are more closely aligned with the Mitchell-Lama occupancy standards for State-aided Mitchell-Lama developments.
- Reinstate the provision that failure to be listed on the required income affidavits creates a rebuttable presumption that a family member seeking succession did not reside in the Mitchell-Lama dwelling unit as his or her primary residence.
- Authorize waivers of occupancy standards for internal transfers of tenants/cooperators currently residing in a Mitchell-Lama development whose household composition renders them eligible for a smaller apartment in order to free the larger units for families.
- Require the housing company to remove any of its employees or to direct the managing agent to remove any of its onsite employees where any such employee has violated the Private Housing Finance Law and/or applicable rules and directives, consistent with any internal grievance procedures.
- Adjust the rule provisions related to income verification for admission to a Mitchell-Lama development to ensure that an applicant's anticipated income can be considered.
- Prohibit spouses and domestic partners from purchasing and/or owning shares in more than one Mitchell Lama mutual housing company development.
- Require the managing agent to notify HPD if the housing company makes payments to and/or incurs charges from any vendor or service provider that in the aggregate equal or exceed \$100,000 in any fiscal year and thereafter prohibits further charges to be incurred without the prior written approval of HPD.
- Require the Board of Directors and/or managing agent of each municipally-aided mutual company to post on a website created by each respective mutual company redacted retainer agreements, redacted contracts for services, construction and repairs, board resolutions (including how each board member voted), board of directors' meetings minutes that have been redacted to remove any confidential information, any request by the mutual company to the supervising agency and any final resolution regarding such request, when the request relates to a change in rules, a change in its real estate taxation, in a refinancing, financing being offered by the supervising agency, or any other agency or, a proposed dissolution and reconstitution, and any communications between the New York State Office of the Attorney General and such mutual company.
- Require housing companies to make the transcripts from rent/carrying charge increase hearings available to tenant/cooperators for review and to post such transcripts on a website created and maintained by the housing company.
- Obligate members and officers of the Board of Directors to comply with the Private Housing Finance Law as well as

HPD rules and HPD directives and require members of the Board of Directors to attend training sessions.

- Prohibit directors who are removed in accordance with Private Housing Finance Law § 32(6) from running as candidates for the Board of Directors for any mutual housing company development for three years from the date of such removal.
- Raise the minimum threshold for all votes related to the dissolution and/or reconstitution of a Mitchell-Lama housing company from two-thirds (2/3) of dwelling units to eighty percent (80%) other than the votes for purposes of dissolving and reconstituting a mutual housing company as a housing development fund company organized pursuant to Article XI of the Private Housing Finance Law. The latter will continue to have a two-thirds (2/3) threshold. This higher threshold ensures that the momentous decision to privatize and to completely change the standards by which the development will operate is supported by a larger number of cooperators.
- Eliminate use of direct mail ballots in votes related to dissolution and/or reconstitution pursuant to section 35 of the Private Housing Finance Law and also eliminate the use of proxies in Board of Director elections.
- Prohibit the use of funds from the operating budget of a mutual housing company to pay for any of the expenses associated with dissolution and/or reconstitution pursuant to section 35 of the Private Housing Finance Law, and require such funds to be raised by a special assessment approved by eighty percent (80%) of the dwelling units in such mutual housing company, or, in the case of special assessments for feasibility studies and Article II to XI conversions, approval of two-thirds (2/3) of the dwelling units.
- Prohibit new votes related to dissolution and/or reconstitution less than five years from the failure of any such votes to obtain the requisite support. However, new votes related to conversions from limited-profit housing company developments to housing development fund companies cannot be held less than three years after any such votes failed to obtain the requisite support.
- Require all Board of Directors election documents to use standardized HPD forms for items such as candidate selection forms, ballots and notices, and to submit to HPD for prior approval.
- Prohibit the housing company's attorney or accountant from serving as the election monitor.
- Require mutual companies to complete the preparation of a written feasibility study within 180 days of the certified resolution and to submit the offering plan to the Attorney General's Office no later than one year after the shareholders' expenditure authorization so that information in these documents does not become stale and is temporally related to the authorizations provided by shareholder votes.
- Require managing agents to comply with HPD's directives as well as HPD rules in all actions related to the re-renting of units or resale of shares in Mitchell-Lama housing developments.
- Prohibit charges to shareholder and/or tenants' groups, committees or other shareholder and/or tenants' organizations for the use of a community or social room for organizational events.

New material is underlined.

[Deleted material is in brackets.]

Section 1. Paragraph (3) of subdivision (h), the opening paragraph of paragraph (1) of subdivision (i), paragraph (2) of subdivision (i), paragraph (1) of subdivision (m), and paragraph (3) of subdivision (p) of Section 3-02 of Chapter 3 of Title 28 of the Rules of the City of New York, are amended to read as follows; a new paragraph (15) of subdivision (h) of such section is added to read as follows; and subparagraphs (ii) and (iii) of paragraph (6) of subdivision (p) of such section are renumbered subparagraphs (v) and (vi), respectively, and clauses (i-1), (i-2), and (i-3) of subparagraph (i) of such paragraph are renumbered subparagraphs (ii), (iii), and (iv), respectively, as follows:

(3) Applications shall be consecutively numbered and dated upon receipt by the housing company or shall be numbered pursuant to order of selection by lottery, as applicable. The housing company or its managing agent shall provide an applicant with a dated receipt or other form of documentation setting forth the date and/or waiting list number of the application. Applicants must meet the occupancy standards at the time of application and at the time the apartment is offered. No applicant may be placed on more than one waiting list by bedroom size in a particular housing company development. Applications are only transferable to spouses, siblings, or children who are at least eighteen years of age as of the date of the applicant's initial

application, provided that (i) such spouse's, sibling's, or children's names appeared on the applicant's initial application, and (ii) the applicant appears in person in the housing company's management office and provides a signed and notarized statement declaring surrender of his or her application to such eligible spouse, sibling or child. Each applicant shall only be entitled to one entry per lottery for a housing company development. Multiple entries shall result in disqualification from such lottery. Furthermore, an applicant whose name is selected in a lottery cannot be included in the family composition of any other applicant who is selected in the same lottery for that particular housing company development. Such inclusion in multiple selected family compositions also shall result in disqualification of all involved parties from such lottery.

\*\*\*\*

(15) The stock certificate and occupancy agreement for an apartment in a mutual housing company development or the lease for an apartment in a rental housing company development, as applicable, shall, at initial occupancy, name only one person who is offered and accepts such apartment, regardless of whether the application for such apartment named more than one applicant. Notwithstanding the forgoing, (i) such lease or stock certificate and occupancy agreement may include the names of two persons at initial occupancy, provided that such persons are spouses, (ii) after initial occupancy, spouses may be added to a stock certificate and occupancy agreement in accordance with the provisions of subdivision (c) of section 3-06 of this chapter, and (iii) after initial occupancy, spouses may be added to a lease, provided that they meet the same criteria as apply to the addition of spouses to stock certificates and occupancy agreements as set forth in subdivision (c) of section 3-06 of this chapter.

*(1) First priority.* Tenant/cooperators currently residing in a development whose household composition renders them eligible for a smaller apartment shall be given first priority for an internal transfer. Tenant/cooperators currently residing in a development whose household composition renders them eligible for a larger apartment shall be given first priority for the first three out of every four apartments that become available and the fourth such apartment that becomes available shall be set aside and offered to an applicant on the external waiting list in accordance with the provisions contained in paragraph (3) of this subdivision. No priority shall be given to residents seeking additional apartments for members of their household, or for non-resident family members or any other parties. Furthermore, no members of the household, non-resident family members or any other parties shall have occupancy rights to the vacated apartment once the transfer is effectuated. The housing company shall maintain an internal transfer list by apartment size, listed in chronological order by date of receipt of transfer request. If, at any time, a tenant/cooperator's name has been omitted from the internal transfer list in error and said tenant/cooperator can present adequate documentation satisfactory to the housing company or its managing agent to substantiate an earlier request for a transfer, said tenant/cooperator's name shall be inserted into the internal list in the corrected date order. Insertions to the internal transfer list shall be submitted to HPD for prior written approval.

\*\*\*\*

*(2) Second priority.* Pursuant to § 31(7) of the Private Housing Finance Law, preference in admission to a project with an open waiting list, as determined by HPD, shall be given to persons who are veterans as such term is defined pursuant to § 85 of the Civil Service Law or their surviving spouses, and for projects with a closed list, as determined by HPD, preference shall be given upon the opening of the waiting list to such veterans or surviving spouses that are selected in the lottery for such opened waiting list. This preference in admission shall only be provided to veterans or surviving spouses whose names appear on the waiting list as the applicants of record and who have identified themselves as the heads of household on their applications. [The] No veteran or surviving spouse shall be entitled to benefit from a preference for admission pursuant to this paragraph more than one time and, furthermore, the inclusion of a veteran or surviving spouse as a member of the household shall not entitle any other applicant of record to this preference in admission.

\*\*\*\*

(1) Apartments shall be offered for occupancy as they become vacant in accordance with the standards set forth below (occupancy standards shall be applied without regard to the pending birth or pending adoption of a child):

- (i) Efficiency [apartments] (no bedrooms) and one bedroom apartments. [One (1) or two (2) persons.
- (ii) One (1) bedroom apartments. Two (2) or One to three [persons shall occupy a one-bedroom apartment. A single person may occupy a one-bedroom apartment if the development has less than ten percent (10%) efficiency apartments] people.
- [(iii) (ii) Two [(2)] bedroom apartments. [No fewer than three persons, a brother and a sister who are both adults, or a parent or guardian with at least one child] Two to four people.

[(iv) (iii) Three [(3)] bedroom apartments. [No fewer than (A) five (5) , (B) parent(s) or guardian(s) with two children of the opposite sex, (C) a household of three adults with one child where at least one adult is the parent or guardian of such child, or (D) a household of one parent or guardian and his or her three children shall occupy a three-bedroom apartment] Four to six people.

[(v) (iv) Four [(4)] bedroom apartments. [No fewer than six (6) persons] Five to eight people.

(v) Five bedroom apartments. Seven to ten people.

(vi) All apartments. In all cases the tenant/cooperator named on the lease must be at least eighteen years of age and must actually occupy the apartment as his or her primary residence.

(vii) HPD may grant waivers of occupancy standards for medical reasons and for internal transfers of tenant/cooperators currently residing in a development whose household composition renders them eligible for a smaller apartment.

(3) Unless otherwise prohibited by occupancy restrictions based upon income limitations pursuant to federal, state or local law, regulations or other requirements of governmental agencies, if the tenant/cooperator has permanently vacated the apartment, any member of such tenant/cooperator's family, who has resided with the tenant/cooperator in the apartment as a primary residence, as determined by § 3-02 (n)(4) of these rules, for a period of not less than two years immediately prior to the tenant/cooperator's permanent vacating of the apartment, and whose name is listed on any income documentation submitted by such tenant/cooperator to the Department or to any other governmental agencies (for example: income affidavits, recertifications or Section 8 forms), for at least the two consecutive annual reporting periods immediately prior to the tenant/cooperator's permanent vacating of the apartment or where such person seeking succession rights is a senior citizen or disabled person, for a period of not less than one year immediately prior to the tenant/cooperator's permanent vacating of the apartment, and has appeared on the such income documentation for at least the reporting period immediately prior to the permanent vacating of the apartment by the tenant/cooperator, or from the inception of the tenancy or commencement of the relationship if for less than such periods, and the apartment was and continues to be the primary residence of the member of the tenant/cooperator's family that resided with such tenant/cooperator, may request to be named as a tenant/cooperator on the lease and where applicable on the stock certificate. The failure of the family member who is seeking to succeed to possession of the apartment to appear on the appropriate income affidavits creates a presumption that he or she did not reside in the apartment as a primary residence. In the event that HPD has authorized the housing company not to collect surcharges based on income documentation, the family member shall be asked to provide other evidence of occupancy for the required period of time. The burden of proof is on said family member to show use of the apartment as his or her primary residence during the required period to be eligible to succeed to possession.

§ 2. Paragraph (2) of subdivision (a) of Section 3-03 of Chapter 3 of Title 28 of the Rules of the City of New York is amended to read as follows:

(2) "Probable aggregate annual income" shall mean the total income of the chief wage earner as [reported in the New York State income tax return] verified in accordance with §3-02(1) of this chapter, plus the total income of each other member of the household, excluding therefrom (i) the income of each additional wage earner up to \$20,000 or such amount as determined by State law, and (ii) such personal exemptions and deductions for medical expenses as are actually taken by each tax paying occupant on the New York State tax return. However, the income of a household member, under 21 years of age, who is a full time student shall not be included in the computation of such annual income.

§ 3. Section 3-06 of Chapter 3 of Title 28 of the Rules of the City of New York is amended by adding a new subdivision (e) to read as follows:

e. Prohibition Against Ownership of More than One Dwelling Unit. Notwithstanding anything to the contrary contained herein, spouses and domestic partners shall be prohibited from purchasing and/or owning cooperative shares in more than one dwelling unit in any Mitchell-Lama mutual housing company development.

§ 4. Paragraph (8) of subdivision (b) and paragraph (1) of subdivision (e) of Section 3-07 of Chapter 3 of Title 28 of the Rules of the City of New York are amended to read as follows:

(8) In the event that any director, officer, shareholder, employee or agent of any housing company shall be directly or indirectly connected with any person, firm or corporation which may submit any bid, or to whom any contract is proposed or awarded, pursuant to the provisions of paragraph (2) or [(5)] (6) hereof, a statement setting forth the nature of such connection shall be included in the submission to HPD and shall be made a part of the minutes of the meeting wherein the contract was approved.

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(1) The number, types, qualifications and rate of pay of the employees required for the proper maintenance and operation of the housing company's properties shall be subject to review by HPD and the housing company [shall] must submit staffing plans to HPD for its review and approval, if required by HPD. The housing company shall remove any housing company employee who violates the Private Housing Finance Law and/or applicable rules and directives, consistent with any internal grievance procedures.

§ 5. Section 3-07 of Chapter 3 of Title 28 of the Rules of the City of New York is amended by adding a new paragraph (2-a) to subdivision (b) thereof and a new subdivision (h) to read as follows:

(2-a) Notwithstanding anything to the contrary in this subdivision (b):

(i) the managing agent must promptly notify HPD if the housing company makes payments to and/or incurs charges from any vendor or service provider that in the aggregate equal or exceed \$100,000 in any fiscal year. Such notification shall be in writing and must be made no more than seven days after such payments and/or incurred charges reach the \$100,000 limit; and

(ii) upon a housing company making payments to and/or incurring charges from any vendor or service provider that in the aggregate equal or exceed \$100,000 in any fiscal year, no further charges may be incurred without the prior written approval of HPD.

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(h) The Board of Directors and/or managing agent of each municipally-aided mutual company shall post on a website created for each mutual company the following documents: (1) redacted retainer agreements, (2) redacted contracts for building services, construction and repairs, (3) all board resolutions (including how each board member voted) and all minutes from board of directors' meetings that have been redacted for confidential information, (4) any request by the mutual company to the supervising agency and any final resolution regarding such request, when the request relates to a change in rules, a change in its real estate taxation, a refinancing or financing being offered by the supervising agency, or any other agency or a proposed dissolution and reconstitution, (5) any deficiency letters issued by the Office of the Attorney General to the mutual company regarding an offering plan for dissolution and reconstitution of the mutual company, any deficiency letters issued by the Office of the Attorney General to the mutual company regarding a proxy statement or any other documents permitted by the Attorney General instead of such offering plan, and any of the mutual company's resubmissions of such offering plan or proxy statement or any other documents permitted by the Attorney General instead of such offering plan in response to such deficiency letters issued by the Office of the Attorney General, and (6) any offer of financing from the supervising agency or any other agency to the mutual company.

§ 6. Paragraph (5) of subdivision (d) of Section 3-10 of Chapter 3 of Title 28 of the Rules of the City of New York is amended to read as follows:

(5) A record of the proceedings shall be kept, which shall include, among other things, the application, the notice to tenants, the written and documentary material received, including comments received by HPD. A verbatim transcript of the hearing shall be made, [and] kept as a record of the public hearing and made available for review by tenant/cooperators as well as posted to a website created and maintained by the housing company. The cost of such transcript shall be borne by the housing company.

§ 7. Section 3-13 of Chapter 3 of Title 28 of the Rules of the City of New York is amended by adding a new subdivision (d-1) to read as follows:

(d-1). Any member of a Board of Directors that has been removed in accordance with subdivision 6 of section 32 of the Private Housing Finance Law and the provisions of this section shall be prohibited from running as a candidate for the Board of Directors for any mutual housing company development for three years from the date of such removal.

§ 8. Subdivision (d) of Section 3-14 of Chapter 3 of Title 28 of the Rules of the City of New York is amended by adding new paragraphs (9) and (10), subparagraph (i) of paragraph (2) of subdivision (h) of such section is amended, the opening paragraph of paragraph (6) of subdivision (i) of such section is amended, subparagraph (i) of paragraph (6-a) of such subdivision is amended, a new subparagraph (iii) is added to paragraph (6-a) of such subdivision, paragraph (7) of such subdivision is amended, subparagraph (ii) of paragraph (15) of such subdivision is amended, and subdivision (j) of such section is amended, all to read as follows:

(9) Members and officers of the Board of Directors are obligated to ensure that the actions of the Board of Directors and the operations of the housing company comply with the Private Housing Finance Law and/or applicable rules and directives.

(10) All members of the Board of Directors must complete two hours of training courses for which the content has been approved by HPD within twelve months of being elected; provided, however, that members of the Board of Directors who were elected before the effective date of the rule that added this amendment must complete such training courses

within twelve months of such effective date. All members of the Board of Directors must then complete such training courses every three years after their original training courses.

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(i) All elections of directors for a mutual housing company that has not been refinanced under Section 223(f) of the National Housing Act must be supervised by an independent election company [or the mutual housing company's attorney and/or accountant]. No fewer than forty-five (45) days prior to conducting the election, the mutual housing company must submit to HPD in writing (A) the name of the independent election company and the proposed independent election company agreement, [or, alternatively, with the approval of HPD, the name of the housing company's attorney and/or accountant who will be supervising the election], (B) [a written description of the procedures for the nomination of directors and for the intended election] for HPD's approval, all proposed election documents on the forms provided by HPD, including, but not limited to, candidate selection forms, ballots and notices, and (C) drafts of all other documents related to the election.

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(6) Mutual Housing companies - special meeting. A board of directors of a mutual housing company considering dissolution and/or reconstitution pursuant to §35 [shall] must call a special meeting in conformance with the mutual housing company by-law requirements for the purpose of ascertaining shareholder interest in dissolution and/or reconstitution. The secretary of the board of directors [shall] must submit to HPD a certified resolution stating that not less than two-thirds (2/3) of the dwelling units in such mutual housing company approved an expenditure of funds in a specified amount not to exceed \$100,000 for the purpose of the preparation and distribution of a written feasibility study that [shall compare] compares remaining a mutual housing company with dissolving and reconstituting as a private cooperative corporation organized pursuant to the Business Corporation Law or as an Article XI housing development fund company, organized pursuant to Article XI of the Private Housing Finance Law. Such written feasibility study [will be] must include the different financing options presented to the housing company and must be completed within one hundred eighty days of the certified resolution and thereafter distributed to each shareholder no later than sixty days after its preparation is completed [, unless the by-laws of the company mandate a greater affirmative vote]. Each dwelling unit shall be entitled to one vote regardless of the number of shares allocated to such dwelling unit, the number of shareholders holding such shares, or the provisions regarding voting in such mutual housing company's certificate of incorporation or by-laws. Said resolution shall include language as follows:

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(i) Pursuant to the applicable notice period in the mutual housing company's by-laws, a special meeting shall be convened by the board of directors of the mutual housing company no later than ninety days after the written feasibility study has been distributed to each shareholder to authorize the (A) expenditure of \$\_\_\_\_\_ for the preparation and submission to the office of the Attorney General of the State of New York of a private cooperative or condominium offering plan for the housing project and for the distribution of such offering plan and the shareholder vote thereon, and (B) submission to HPD of the mutual housing company's notice of its intention to dissolve and/or reconstitute ("Notice of Intent"). Eligible voters for purposes of a quorum and for a vote on preparation and submission of such plan and such Notice of Intent shall be persons named on the stock certificate. Preparation and submission of such plan and such Notice of Intent requires approval of [two-thirds (2/3)] eighty percent (80%) of the dwelling units in such mutual housing company. Each such dwelling unit shall be entitled to one vote regardless of the number of shares allocated to such dwelling unit, the number of shareholders holding such shares, or the provisions regarding voting in such mutual housing company's certificate of incorporation or by-laws. On or after the effective date of [this amendment to this subparagraph (i)] Chapter 749 of the Laws of 2021, as amended by Chapter 167 of the Laws of 2022, any other expenditures in furtherance of dissolution and/or reconstitution that have not already either been authorized pursuant to an agreement entered into by the board of directors or received the express prior approval of the shareholders shall, before the board of directors is authorized to allocate such funds in furtherance of dissolution and/or reconstitution, require the express prior approval of [a majority] eighty percent (80%) of the dwelling units in such mutual housing company [before the board of directors is authorized to allocate such funds in furtherance of dissolution and/or reconstitution]. For purposes of this subparagraph (i), "express prior approval" shall mean that both the purpose of the expenditure and the exact dollar amount of such expenditure are or have been approved.

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(i) The offering plan must be submitted to the office of the Attorney General no later than three hundred sixty-five days after the shareholders have authorized the expenditure of funds for its preparation.

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(7) Special meeting to authorize dissolution and/or reconstitution of mutual housing companies. Pursuant to the applicable notice period in the mutual housing company's by-laws, a special meeting to authorize dissolution and/or reconstitution shall be convened by the board of directors of the mutual housing company after the acceptance by the office of the Attorney General of the State of New York of the filing of the offering plan pertaining to the proposed transfer from the mutual company to a private cooperative or condominium corporation. Eligible voters for purposes of a quorum and for the vote on dissolution and/or reconstitution shall be persons named on the stock certificate. Dissolution and/or reconstitution of the mutual housing company requires approval of two-thirds (2/3) eighty percent (80%) of the dwelling units in such mutual housing company. Each such dwelling unit shall be entitled to one vote regardless of the number of shares allocated to such dwelling unit, the number of shareholders holding such shares, or the provisions regarding voting in such mutual housing company's certificate of incorporation or by-laws.

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(ii) such mutual housing company shall (A) call a special meeting in conformance with its by-law requirements to conduct a vote in which not less than [a majority] two-thirds (2/3) of the dwelling units [represented at such special meeting] approve the preparation of a draft proxy statement and the submission to HPD of such mutual housing company's notice of its intention to dissolve and reconstitute as a housing development fund company, and (B) after such draft proxy statement has been prepared, submit the draft proxy statement in support of the plan of dissolution and reconstitution to the office of the Attorney General of the State of New York and, simultaneously with such submission, deliver copies of such draft proxy statement to HPD and to each of such mutual housing company's cooperators by ordinary mail or distribution under each apartment door;

(j) Proxies, [Direct Mail Ballots and] Absentee Ballots, Funding and Failed Votes.

(1) With HPD's approval, a mutual housing company may require a standard form and procedure for the casting of [proxies or] absentee ballots in any matter requiring a shareholder vote.

(2) [Notwithstanding anything to the contrary contained herein, in] In any vote conducted pursuant to subdivision (h) of this section, paragraphs six, six-a, seven or fifteen of subdivision (i) of this section, and paragraph three of this subdivision, voting by proxy shall not be permitted. However, HPD may approve, in writing, a standard form [direct mail] absentee ballot for transmission to the independent election company engaged to conduct any votes pursuant to subdivision (h) of this section, and paragraph three of this subdivision. Such standard form of [direct mail] absentee ballot shall be invalidated by the shareholder executing such ballot if such shareholder appears to vote in person in any vote conducted pursuant to subdivision (h) of this section, paragraphs six, six-a, seven or fifteen of subdivision (i) of this section, and paragraph three of this subdivision.

(3) Notwithstanding anything to the contrary contained herein, no funds from the operating budget of a mutual housing company shall be used to pay for any of the expenses associated with the requirements of subdivision (i) of this section, including, but not limited to, legal services, related to the evaluation of, preparation for, or execution of dissolution and/or reconstitution pursuant to section 35 of the Private Housing Finance Law, and shall instead be raised by a special assessment approved by eighty percent (80%) of the dwelling units in such mutual housing company or, in the case of a feasibility study or reconstitution, as a housing development fund company pursuant to paragraph fifteen of subdivision (i), two-thirds (2/3) of such dwelling units. The total dollar amount of the proposed assessment and the dollar amount per dwelling unit that will be imposed to fund any such action if it is approved shall be specified in all votes by shareholders required by subdivision (i) of this section and no mutual housing company shall increase the amount of the approved assessment without conducting a further vote subject to the same approval requirement of eighty percent (80%) or two-thirds (2/3), as applicable.

(4) A vote conducted pursuant to paragraphs six, six-a or seven of subdivision (i) of this section or a vote conducted pursuant to paragraph three of this subdivision may not occur within five years of a vote undertaken pursuant to such subdivisions that fails to pass, provided that a vote conducted pursuant to paragraph fifteen of subdivision (i) of this section and any related assessment vote conducted pursuant to paragraph three of this subdivision may not occur within three years of a vote that fails to obtain the required approval of two-thirds (2/3) of the dwelling units in a mutual housing company.

§ 9. Subdivision (c) of Section 3-16 of Chapter 3 of Title 28 of the Rules of the City of New York is amended by adding a new paragraph (7), paragraph (6) of subdivision (e) of such section is amended, and subparagraph (v) of paragraph (3) of subdivision (f) of such section is amended, all to read as follows:

(7) Notwithstanding anything to the contrary contained in this section, HPD is authorized to require the replacement of any employee of the managing agent whose job duties are performed on the premises of the rental or mutual housing company development and who has violated the Private Housing Finance Law and/or applicable rules and directives governing such housing developments.

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(6) in accordance with HPD's directives for managing agents, submit tenant/cooperator applications to HPD for approval; maintain waiting lists in accordance with HPD rules and utilize such lists in the re-rental of vacated apartments or resale of shares in a mutual housing company; perform all services in connection with the processing of applications resulting from such reletting or resale;

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(v) Printing of leases, notices and advisories to tenant/cooperators; [proxies] and [other] forms for Board elections

§ 10. Subdivision (d) of Section 3-17 of Chapter 3 of Title 28 of the Rules of the City of New York is amended to read as follows:

(d) Availability of community space. (1) The housing company or its managing agent shall not unreasonably withhold permission for use of the development's community space from its residents. A reasonable charge may be made for janitorial or related services. A deposit may be required for the use of the space which is refundable if the premises is free of acts of vandalism.

(2) The housing company shall, in consultation with the Tenants Association, establish priorities for the use of the community space.

(3) If other organizations of tenants exist within a housing development, such as, for example, a senior citizen's club or garden club, the housing company through its managing agent, should make every effort to accommodate the needs of these organizations by providing an opportunity for the use of the community space available. While the Tenants Association has first priority with regard to meeting space, it should not be to the exclusion of all other tenant organizations in the development.

(4) There is no obligation for the housing company to make community space available for fund-raising events or for organizations whose membership consists primarily of non-tenants. The use of the community room for these purposes should be at the discretion of the housing company in consultation with the Tenants Association.

(5) Notwithstanding anything to the contrary contained herein, shareholder and/or tenants' groups, committees or other shareholder and/or tenants' organizations shall have the right to meet for organizational events without being required to pay a fee, in any location on the premises of a limited-profit housing company development that is devoted to the common use of all shareholders and/or tenants, including a community or social room where use is normally subject to a fee, provided that any such meeting shall be conducted in a peaceful manner, at reasonable hours and without obstructing access to the premises or facilities.

Commissioner Adolfo Carrión, Jr.  
June 20, 2023

◀ j20



**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 St., RM 629, New York, NY 10007 on **6/21/2023** 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
367A	4068	56
368A	4068	54
369A	4066	52
370A	4066	50

371A	4066	49
372A	4066	48
373A	4066	47
374A	4066	46
375A	4066	39
376A	4066	36
377A	4064	51
378A	4064	50
379A	4064	149
380A	4064	48
381A	4064	47

Acquired in the proceeding entitled: ROMA AND HETT subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller  
j7-20

**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 6/27/2023, 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
382A	4064	46
383A	4064	45
384A	4064	60
385A	4064	40
387A	4064	35
388A	4065	28
389A	4065	27
397A	4065	15
398A	4065	14
399A	4065	13
400A	4065	12
401A	4067	29
402A	4067	27
403A	4067	24
404A	4067	22

Acquired in the proceeding entitled: ROMA AND HETT subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller  
j13-26

**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

**REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT**

Notice Date: June 15, 2023

To: **Occupants, Former Occupants, and Other Interested Parties**

Property:	Address	Application #	Inquiry Period
	2291 Third Avenue, Manhattan	28/2023	May 3, 2020 to Present
	326 Greene Avenue, Brooklyn	29/2023	May 5, 2020 to Present
	64 Downing Street, Brooklyn	30/2023	May 9, 2020 to Present
	208 West 15 <sup>th</sup> Street, Manhattan	34/2023	May 4, 2020 to Present
	315 93 <sup>rd</sup> Street, Brooklyn	35/2023	May 8, 2020 to Present
	421 West 146 <sup>th</sup> Street, Manhattan	36/2023	May 25, 2020 to Present
	3 Hamilton Terrace, Manhattan	51/2023	May 19, 2020 to Present

613 West 146 <sup>th</sup> Street, Manhattan	52/2023	May 30, 2020 to Present
31 West 71 <sup>st</sup> Street, Manhattan	53/2023	June 1, 2020 to Present

**Authority: SRO, Administrative Code §27-2093**

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277** or **(212) 863-8211**.

**For the decision on the Certification of No Harassment Final Determination please visit our website at [www.hpd.nyc.gov](http://www.hpd.nyc.gov) or call (212) 863-8266.**

**PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO**

Fecha de notificación: **June 15, 2023**

Para: **Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas**

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	2291 Third Avenue, Manhattan	28/2023	May 3, 2020 to Present
	326 Greene Avenue, Brooklyn	29/2023	May 5, 2020 to Present
	64 Downing Street, Brooklyn	30/2023	May 9, 2020 to Present
	208 West 15 <sup>th</sup> Street, Manhattan	34/2023	May 4, 2020 to Present
	315 93 <sup>rd</sup> Street, Brooklyn	35/2023	May 8, 2020 to Present
	421 West 146 <sup>th</sup> Street, Manhattan	36/2023	May 25, 2020 to Present
	3 Hamilton Terrace, Manhattan	51/2023	May 19, 2020 to Present
	613 West 146 <sup>th</sup> Street, Manhattan	52/2023	May 30, 2020 to Present
	31 West 71 <sup>st</sup> Street, Manhattan	53/2023	June 1, 2020 to Present

**Autoridad: SRO, Código Administrativo §27-2093**

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277** o **(212) 863-8211**.

**Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al (212) 863-8266.**

CHANGES IN PERSONNEL

POLICE DEPARTMENT FOR PERIOD ENDING 04/28/23

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for the Police Department ending 04/28/23.

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