

Official Journal of The City of New York

THE CITY RECORD U.S.P.S.0114-660

Printed on paper containing 40% post-consumer material

VOLUME CXXXVII NUMBER 150

THURSDAY, AUGUST 5, 2010

PRICE \$4.00

	Landmarks Preservation Commission2121	Division of Municipal Supply Services 2122	Juvenile Justice
TABLE OF CONTENTS	COURT NOTICES	Vendor Lists2122	Parks and Recreation
PUBLIC HEARINGS & MEETINGS	Supreme Court	Design and Construction	<i>Contracts</i>
Business Integrity Commission	Queens County2121	Contract Section	Purchasing and Accounting2124
City Planning Commission	See Maps on Pages 2127-2128	Environmental Protection	Revenue and Concessions
Civilian Complaint Review Board2120	PROPERTY DISPOSITION	Financial Information Services Agency .2123	School Construction Authority
Design Commission	Citywide Administrative Services2122	Health and Hospitals Corporation2123	Contract Administration
Equal Employment Practices	Division of Municipal Supply Services 2122	Health and Mental Hygiene	
Commission	Sale By Sealed Bids2122		AGENCY RULES
Franchise and Concession Review	Division of Real Estate Services2122	Agency Chief Contracting Officer2123	Environmental Control Board
Committee	Police	Homeless Services	SPECIAL MATERIALS
Information Technology and	PROCUREMENT	Office of Contracts and Procurement2123	Comptroller
Telecommunications	Citywide Administrative Services2122	Contracts and Procurement	Changes in Personnel

THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

ELI BLACHMAN, Editor of The City Record.

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

Subscription-\$500 a year; daily, \$4.00 a copy (\$5.00 by mail)Periodicals Postage Paid at New York, N.Y.POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, Room 2208, New York, N.Y. 10007 - 1602

Editorial Office 1 Centre Street, Room 2208 New York N.Y. 10007-1602 Telephone (212) 669-8252 Subscription Changes/Information 1 Centre Street, Room 2208 New York N.Y. 10007-1602 Telephone (212) 669-8252 The City of New York Home Page provides Internet access via the **WORLD WIDE WEB** to solicitations and awards **http://www.nyc.gov/cityrecord**

changing from an R7-1 District to an R5 District property bounded by:

- a. East 186th Street, Washington Avenue, a line midway between East 185th Street and East 186th Street, a line 300 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 184th Street and East 185th Street, Washington Avenue, East 184th Street, a line 100 feet southeasterly of Park Avenue (southeasterly portion), a line 130 feet northeasterly of East 184th Street, and Park Avenue (southeasterly portion); and
- b. East 180th Street, Bathgate Avenue, a line 330 feet northeasterly of East 179th Street, a line midway between Bathgate Avenue and Third Avenue, a line 110 feet northeasterly of East 178th Street, Bathgate Avenue, East 179th Street, Washington Avenue, a line 220 feet northeasterly of East 178th Street, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;

changing from an R7-1 District to an R6A District property bounded by:

a. Cyrus Place, a line 100 feet westerly of Third Avenue, a line 170 feet southeasterly of Park Avenue (southeasterly portion), a line midway between Cyrus Place and East 187th Street, a line 100 feet westerly of Third Avenue, a line 250 feet southeasterly of Park Avenue (southeasterly portion), East Washington Avenue, a line 220 feet northeasterly of East 178th Street, and Washington Avenue; and

- d. East 180th Street, a line midway between Bathgate Avenue and Third Avenue, a line 330 feet northeasterly of East 179th Street, and Bathgate Avenue;
- changing from a C4-4 District to an R6A District property bounded by a line 150 feet northeasterly of East Tremont Avenue, Washington Avenue, a line 340 feet southwesterly of East 178th Street, and a line 100 feet northwesterly of Washington Avenue;

5.

6.

7.

8.

9.

11.

b.

- changing from an C8-3 District to an R6A District property bounded by:
 - a. Cyrus Place, a line 170 feet southeasterly of Park Avenue (southeasterly portion), and a line 100 feet westerly of Third Avenue; and
 - b. a line midway between Cyrus Place and East 187th Street, a line 250 feet southeasterly of Park Avenue (southeasterly portion), and a line 100 feet westerly of Third Avenue;
- changing from an R7-1 District to an R7X District property bounded by Marmion Avenue, a line 100 feet northeasterly of East Tremont Avenue, Honeywell Avenue, a line 150 feet northeasterly of East Tremont Avenue, Daly Avenue, and a line 100 feet southwesterly of East Tremont Avenue;
- changing from an R7-1 District to a C4-4A District property bounded by:
 - a. East 181st Street, Monterey Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of East 180th Street, and Third Avenue;
 - b. East 181st Street, a line 100 feet northwesterly of Third Avenue, East 180th Street, and Bathgate Avenue; and
 - c. Belmont Avenue, a line 100 feet northeasterly of East Tremont Avenue, Clinton Avenue, a line 150 feet northeasterly of East Tremont Avenue, Marmion Avenue, a line 100 feet southwesterly of East Tremont Avenue, Belmont Avenue, and East Tremont Avenue:

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BUSINESS INTEGRITY COMMISSION

Pursuant to Section 104 of the Public Officers Law, notice is hereby given of an open meeting of the Commissioners of the New York City Business Integrity Commission. The meeting will be held on Friday on August 6, 2010 at 10:00 A.M. at Spector Hall, 22 Reade Street, 1st Floor, New York, New York.

a4-6

4.

b.

c.

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, August 11, 2010 at 10:00 A.M.

THIRD AVENUE-TREMONT AVENUE REZONING AND TEXT AMENDMENT No. 1

CD 6

C 100407 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3c and 3d:

 eliminating from within an existing R7-1 District a C1-4 District bounded by East 178th Street, Hughes Avenue, a line 100 feet northeasterly of East Tremont Avenue, Clinton Avenue, a line 150 feet northeasterly of East Tremont Avenue, Marmion Avenue, a line 100 feet southwesterly of East Tremont Avenue, Arthur Avenue, East Tremont Avenue, Third Avenue, a line 100 feet southwesterly of East 178th Street, and a line midway between Third Avenue and Monterey Avenue;

- 2. eliminating from within an existing R7-1 District a C2-4 District bounded by:
 - a. East 189th Street, Park Avenue (northwesterly portion), East 188th Street, and Webster Avenue; and
 - b. Quarry Road, East 181st Street, Monterey Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of East 180th Street, and Third Avenue;

187th Street, a line 100 feet northwesterly of Washington Avenue, East 186th Street, and Park Avenue (southeasterly portion);

- Park Avenue (southeasterly portion), a line 130 feet northeasterly of East 184th Street, a line 100 feet southeasterly of Park Avenue (southeasterly portion), East 184th Street, Washington Avenue, a line midway between East 184th Street and East 185th Street, a line 300 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 185th Street and East 186th Street, Washington Avenue, East 185th Street, Bassford Avenue, East 185th Street, a line 130 feet northwesterly of Third Avenue, East 181st Street, Bathgate Avenue, East 180th Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, and East 183rd Street;
- East 179th Street, Bathgate Avenue, a line 110 feet northeasterly of East 178th Street, a line midway between Bathgate Avenue and Third Avenue, a line 220 feet southwesterly of East 178th Street, Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, a line 100 feet northwesterly of Washington Avenue, a line 240 feet southwesterly of East 178th Street, a line midway between Park Avenue (southeasterly portion) and

- changing from a C8-3 District to a C4-4A District property bounded by East 181st Street, Third Avenue, a line 330 feet northeasterly of East 179th Street, a line midway between Bathgate Avenue and Third Avenue, and a line 100 feet northwesterly of Third Avenue;
- 10. changing from an R7-1 District to a C4-4D District property bounded by East 184th Street, a line 100 feet northwesterly of Third Avenue, East 181st Street, and a line 130 feet northwesterly of Third Avenue;
 - changing from a C8-3 District to a C4-4D District property bounded by East 184th Street, Third Avenue, East 181st Street, and a line 100 feet northwesterly of Third Avenue;
- 12. changing from an R7-1 District to a C4-5X District property bounded by:
 - a. East 189th Street, Park Avenue (southeasterly portion), East 188th Street, and Webster Avenue;
 - Third Avenue, a line 100 feet southwesterly of East 178th Street, a line midway between Third Avenue and Monterey Avenue, a line 110 feet northeasterly of East 178th Street,

Monterey Avenue, East 178th Street, Hughes Avenue, a line 100 feet northeasterly of East Tremont Avenue, Belmont Avenue, East Tremont Avenue, Belmont Avenue, a line 100 feet southwesterly of East Tremont Avenue, Arthur Avenue, and East Tremont Avenue:

- c. Washington Avenue, a line 220 feet southwesterly of East 178th Street, a line midway between Bathgate Avenue and Third Avenue, and a line 150 feet northeasterly of East Tremont Avenue; and
- d. a line 240 feet southwesterly of East 178th Street, a line 100 feet northwesterly of Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;
- changing from a C4-4 District to a C4-5X District property bounded by Webster Avenue, a line 150 13. feet northeasterly of East Tremont Avenue, the northwesterly boundary line of a railroad right-ofway (New York and Harlem R.R. Division), a line 150 feet northeasterly of East Tremont Avenue, a line 100 feet northwesterly of Washington Avenue, a line 340 feet southwesterly of East 178th Street, Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, Third Avenue, a line 330 feet northeasterly of East 176th Street, Bathgate Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 220 feet northeasterly of East 176th Street, Washington Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 200 feet northwesterly of East 176th Street, a line 120 feet northwesterly of Washington Avenue, and a line 100 feet northeasterly of East 176th Street;
- 14. changing from an M1-1 District to a C4-5X District property bounded by:
 - a. a line 220 feet northeasterly of East 178th Street, Park Avenue (northwesterly portion), East 178th Street, and a line 230 feet northwesterly of Park Avenue (northwesterly portion);
 - b. Park Avenue (southeasterly portion), a line 240 feet southwesterly of East 178th Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, and a line 150 feet northeasterly of East Tremont Avenue; and
 - c. a line midway between Webster Avenue and Park Avenue (northwesterly portion), a line 300 feet southwesterly of East 178th Street, Park Avenue (northwesterly portion), and a line 150 feet northeasterly of East Tremont Avenue;
- 15. changing from an M1-4 District to a C4-5X District property bounded by:
 - a. a line 150 feet southwesterly of East Tremont Avenue, Bathgate Avenue, and a line 220 feet northeasterly of East 176th Street;
 - b. a line 150 feet southwesterly of East Tremont Avenue, Washington Avenue, and a line 200 feet northeasterly of East 176th Street; and
 - c. a line 150 feet southwesterly of East Tremont Avenue, a line 120 feet northwesterly of Washington Avenue, a line 100 feet northeasterly of East 176th Street, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;
- 16. changing from a C8-3 District to a C4-5X District property bounded by:
 - a. East 189th Street, a line 100 feet northwesterly of Washington Avenue, a line 100 feet northeasterly of East 188th Street, Washington Avenue, East 188th Street, Third Avenue, Cyrus Place, and Park Avenue (southeasterly portion);

- East 187th Street; and b. a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line 100 feet southwesterly of Third Avenue, and East 187th Street;
- changing from an C4-4 District to an M1-4/R7A District property bounded by Bathgate Avenue, a line 330 feet northeasterly of East 176th Street, a line midway between Bathgate Avenue and Third Avenue, and a line 150 feet southwesterly of East Tremont Avenue;
- 19. changing from a C8-3 District to an M1-4/R7A District property bounded by:
 - East 188th Street, Washington Avenue, a a. line 170 feet southwesterly of East 188th Street, a line perpendicular to the last named course and passing through a point distant 180 feet southeasterly (as measured along the last named course) from the southeasterly street line of Washington Avenue, East 187th Street, Bathgate Avenue, a line 100 feet northeasterly of Third Avenue, Lorillard Place, a line 100 feet northeasterly of Third Avenue, Third Avenue and its northeasterly centerline prolongation, East 184th Street, Bassford Avenue, East 185th Street, Washington Avenue, East 186th Street, a line 100 feet northwesterly of Washington Avenue, a line 100 feet westerly of Third Avenue, a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line midway between Cyrus Place and East 187th Street, a line 100 feet westerly of Third Avenue, a line 170 feet southeasterly of Park Avenue (southeasterly portion), Cyrus Place, and Third Avenue; and
 - b. a line midway between Bathgate Avenue and Third Avenue, a line 330 feet northeasterly of East 179th Street, Third Avenue, East 179th Street, a line midway between Third Avenue and Monterey Avenue, a line 125 feet southwesterly of East 179th Street, Third Avenue, a line 100 feet northeasterly of East 178th Street, a line midway between Third Avenue and Monterey Avenue, East 178th Street, Third Avenue, and a line 200 feet southwesterly of East 178th Street;
- 20. changing from an M1-4 District to an M1-4/R7A District property bounded by a line midway between Park Avenue (southeasterly portion) and Washington Avenue, a line 100 feet northeasterly of East 176th Street, a line 120 feet northwesterly of Washington Avenue, a line 200 feet northeasterly of East 176th Street, Washington Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 220 feet northeasterly of East 176th Street, Bathgate Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line midway between Bathgate Avenue and Third Avenue, a line 100 feet northeasterly of East 175th Street, Bathgate Avenue, and East 175th Street;
- 21. changing from a C4-4 District to an M1-4/R7X District property bounded by a line 330 feet northeasterly of East 176th Street, Third Avenue, a line 150 feet southwesterly of East Tremont Avenue, and a line midway between Bathgate Avenue and Third Avenue;
- 22. changing from an M1-4 District to an M1-4/R7X District property bounded by a line 150 feet southwesterly of East Tremont Avenue, Third Avenue, East 175th Street, Bathgate Avenue, a line 100 feet northeasterly of East 175th Street, and a line midway between Bathgate Avenue and Third Avenue;
- 23. establishing within an existing R7-1 District a C1-4 District bounded by Third Avenue, a line 400 feet northeasterly of East 181st Street, a line 100 feet southeasterly of Third Avenue, and East 181st Street; and
- 24. establishing a Special Mixed Use District (MX-14) bounded by:

a.

b.

- East 178th Street, a line midway between Third Avenue and Monterey Avenue, East 178th Street, Third Avenue, a line 200 feet southwesterly of East 178th Street, and a line midway between Bathgate Avenue and Third Avenue; and
- a line midway between Park Avenue (southeasterly portion) and Washington Avenue, a line 100 feet northeasterly of East 176th Street, a line 120 feet northwesterly of Washington Avenue, a line 200 feet northeasterly of East 176th Street, Washington Avenue, a line 220 feet northeasterly of East 176th Street, Bathgate Avenue, a line 330 feet northeasterly of East 176th Street, Third Avenue, and East 175th Street;

as shown on a diagram (for illustrative purposes only) dated May 24, 2010 and subject to the conditions in CEQR Declaration E-255.

No. 2

CD 6 N 100408 ZRX IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, and Appendix F (Inclusionary Housing Designated Areas), inclusive, relating to the extension of the Inclusionary Housing Program to proposed R7A, R7X, and R8A districts; and, Article XII, Chapter 3 (Special Mixed Use District), Section 123-63, 123-90, and Appendix D specifying a Special Mixed Use District (MX-14).

Matter in <u>underline</u> is new, to be added; Matter in strikeout is old, to be deleted; Matter within # # is defined in Section 12-10; * * indicates where unchanged text appears in the Zoning Resolution

23-90 INCLUSIONARY HOUSING

: *

c.

23-933 Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in #Inclusionary Housing designated areas#.

The Inclusionary Housing Program shall also apply in special purpose districts when specific zoning districts or areas are defined as #Inclusionary Housing designated areas# within the special purpose district.

#Inclusionary Housing designated areas# are listed in APPENDIX F of this Resolution.

Article XII - Special Purpose Districts

*

Chapter 3

*

Special Mixed Use District

.

123-63 Maximum Floor Area Ratio and Lot Coverage Requirements for Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Sections 23-142, 23-143 and paragraph (a) of Section 23-147 shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Section 23-145, or paragraph (b) of Section 23-147 for #non-profit residences for the elderly#. For purposes of this Section, #non-profit residences for the elderly# in R6 and R7 Districts without a letter suffix, shall comply with the provisions for R6A or R7A Districts, respectively, as set forth in paragraph (b) of Section 23-147.

Where the designated district is an R7-3 District, the

- b. Webster Avenue, a line 220 feet northeasterly of East 178th Street, a line 230 feet northwesterly of Park Avenue (northwesterly portion), East 178th Street, a line midway between Webster Avenue and Park Avenue (northwesterly portion), and a line 150 feet northeasterly of East Tremont Avenue;
- c. East 178th Street, a line midway between Third Avenue and Monterey Avenue, a line 100 feet southwesterly of East 178th Street, and Third Avenue; and
- d. a line midway between Bathgate Avenue and Third Avenue, a line 200 feet southwesterly of East 178th Street, Third Avenue, and a line 150 feet northeasterly of East Tremont Avenue;
- 17. changing from an R7-1 District to an M1-4/R7A District property bounded by:
 - a. a line 170 feet southeasterly of Park Avenue (southeasterly portion), a line 100 feet southwesterly of Third Avenue, and a line midway between Cyrus Place and
- East 188th Street, Washington Avenue, a line 170 feet southwesterly of East 188th Street, a line perpendicular to the last named course and passing through a point distant 180 feet southeasterly (as measured along the last named course) from the southeasterly street line of Washington Avenue, East 187th Street, Bathgate Avenue, a line 100 feet northeasterly of Third Avenue, Lorillard Place, a line 100 feet northeasterly of Third Avenue, Third Avenue and its northeasterly centerline prolongation, East 184th Street, Bassford Avenue, East 185th Street, Washington Avenue, East 186th Street, a line 100 feet northwesterly of Washington Avenue, East 187th Street, a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 187th Street and Cyrus Place, a line 170 feet southeasterly of Park Avenue (southeasterly portion), Cyrus Place, and Third Avenue;
- a line 330 feet northeasterly of East 179th Street, Third Avenue, East 179th Street, a line midway between Third Avenue and Monterey Avenue, a line 125 feet southwesterly of East 179th Street, Third Avenue, a line 100 feet northeasterly of

maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section 62-11. In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Section 62-30 (SPECIAL BULK REGULATIONS) through 62-32 (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

However, in #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-952. The locations of such districts are specified in APPENDIX F of this Resolution.

Special Mixed Use District	Designated Residence District
MX 2- Community District 2, Brooklyn	R7A R8A
MX 8- Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11- Community District 6, Brooklyn	R7-2

Map 2-

BOE/COUNCIL

ADOPTION

MX 14 - Community District 6, the Bronx R7A, R7X 123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following

#Special Mixed Use District# - 1: Port Morris, the Bronx

The #Special Mixed Use District# - 1 is established in Port Morris in The Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 13: Lower Concourse, the Bronx

The #Special Mixed Use District# - 13 is established in the Lower Concourse in The Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 14: Third Avenue, the Bronx

The #Special Mixed Use District# - 14 is established along Third Avenue in the Bronx as indicated on the #zoning <u>maps#.</u>

APPENDIX D **Index of Special Purpose Districts**

SECTION ZONING CP/ULURP CPC (SYMBOL) NUMBER MAP(S) NUMBER* ADOPTION

* *	*				
Mixed Use District- 11	123-00	16a	090049 ZRK	2/17/09	3/11/09
(MX-11) Gowanus, Brooklyn					
Mixed Use District- 13	123-00	ба	090302 ZRX	5/20/09	6/30/09
(MX-13) Lower Concourse, the Bronx					
<u>Mixed Use District-</u> <u>14</u>	<u>123-00</u>	<u>3c 3d</u>	100408 ZRX	<u>(effective</u> <u>date of</u>	<u>(effective</u> <u>date of</u>
(<u>MX-14) Third</u> <u>Avenue,</u>				adoption)	adoption)
the Bronx					
Natural Area District-1 (NA-1)	105-00	21b 26a 26b 26c	22748(A)	11/18/74	12/19/74
(174-1)		26d 27a			
		27b			

APPENDIX F **Inclusionary Housing Designated Areas**

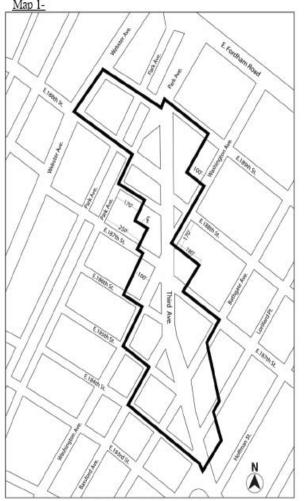
The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #Residence Districts#.

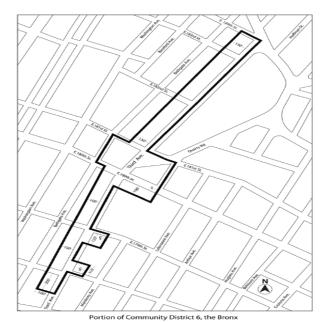
The Bronx, Community District 1

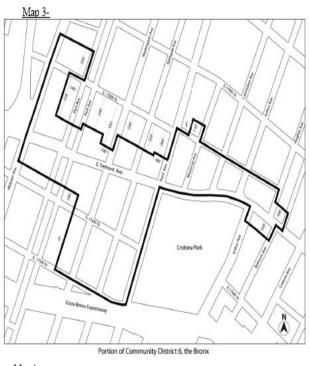
In the R6A, R7-2, R7A, R7X and R8A Districts within the areas shown on the following Map 1:

The Bronx, Community District 6

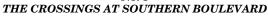
In the R7A, R7X and R8A Districts within the areas shown on the following Maps 1, 2, 3 and 4:











1

 $\mathbf{2}$

Section No. 3d:

2.

changing from an M1-1 District to an R7-1 District property bounded by East 168th Street, a line midway between Park Avenue and Washington Avenue, a line 100 feet southwesterly of East 168th Street, and Park Avenue; and

establishing within an existing and proposed R7-1 District a C2-4 District bounded by East 168th Street, Washington Avenue, a line 100 feet southwesterly of East 168th Street, and Park Avenue;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-259.

BOROUGH OF MANHATTAN

No. 5 83 SPRING STREET C 100249 ZSM

CD 2 IN THE MATTER OF an application submitted by $83\,$ Spring Street Associates, LLC and 83 Spring Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses on the ground floor and cellar floor of an existing 5-story building, on property located at 83 Spring Street (Block 497, Lots 1001-1005), in an M1-5B District, within the SoHo-Cast Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 22 Reade Street, Room 3N, New York, NY 10007.

Nos. 6, 7 & 8 NORTH TRIBECA REZONING AND TEXT AMENDMENT No. 6

CD 1 C 100369 ZMM IN THE MATTER OF an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a, changing from an M1-5 District to a C6-2A District property bounded by Canal Street, Hudson Street, Vestry Street and its easterly centerline prolongation, Canal Street, Broadway, Walker Street, West Broadway, North Moore Street, a line 100 feet westerly of Varick Street, Ericson Place, Beach Street, Greenwich Street, Hubert Street, Washington Street, Watts Street, and West Street, as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-257.

No. 7

N 100370 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter I (Special Tribeca Mixed Use District).

Matter in <u>underline</u> is new, to be added Matter in strikeout is old, to be deleted; Matter within # # is defined in 12-10 or * * * indicates where unchanged text appears in the Zoning Resolution

Article I

CD 1

Chapter 2 Construction of Language and Definitions

12 - 10

DEFINITIONS

Accessory use, or accessory

An #accessory use# includes:

in C6-2M, C6-4M, M1-5M, M1-6M, M1-5A, and M1-5B Districts and the #Special Trib District#, no living or sleeping accommodation for caretakers is permitted in any #building# which contains a #residential use# or a #joint living-work quarters for artists#.

(b)

C 100036 ZMX

(iv)

- Joint living-work quarters for artists

Portion of Community District 6, the Bronx

IN THE MATTER OF an application submitted by Crossings Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

- eliminating from within an existing R7-1 District a C2-4 District bounded by Southern Boulevard, Hunts Point Avenue, Bruckner Boulevard, a line 200 feet northeasterly of Barretto Street, a line midway between Southern Boulevard and Bruckner Boulevard, and a line 400 feet northeasterly of Barretto Street; and
- changing from an R7-1 District to a C4-5X District property bounded by Southern Boulevard, East 163rd Street, Bruckner Boulevard, a line 200 feet northeasterly of Barretto Street, a line midway between Southern Boulevard and Bruckner Boulevard, and a line 400 feet northeasterly of Barretto Street;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E258.

No. 4 3500 PARK AVENUE

CD 3

C 080129 ZMX

IN THE MATTER of an application submitted by 3500 Park Avenue LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map,

A "joint living-work quarters for artists" consists of one or more #rooms# in a non-#residential building#, on one or more floors, with lawful cooking space and sanitary facilities meeting the requirements of the Housing Maintenance Code, occupied:

- and arranged and designed for use by, and is used (a) by, not more than four non-related #artists#, or an #artist# and his household, and including adequate working space reserved for the #artist#, or #artists# residing therein;
 - by any household residing therein on September 15, 1986, whose members are all unable to meet the #artist# certification qualifications of the Department of Cultural Affairs that registers with the Department of Cultural Affairs prior to nine months from January 8, 1987; or
- (c) by any person who is entitled to occupancy by any other provision of law.

An #artist# is a person so certified by the New York City Department of Cultural Affairs.

Regulations governing #joint living-work quarters for artists# are set forth in Article I, Chapter 5, Sections 42-14, paragraph (D) (Use Group 17 - Special Uses), 42-141 (Modification by certification of the City Planning Commission of uses in M1-5A and M1-5B Districts), 43-17 (Special Provisions for Joint Living-Work Quarters for

2104

THE CITY RECORD

Artists); and 74-78 (Conversions of Non-Residential iele XI, Chapter 1 (Special Tr Buildings) and Art strict)

* * * Loft dwelling

A "loft dwelling" is a #dwelling unit# in the #Special Tribeca Mixed Use District#, in a #building# designed for non-#residential use# erected prior to December 15, 1961. Regulations governing #loft dwellings# are set forth in Sections 111-11 (Residential use modification) and 111-40 (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE). Article XI, Chapter 1 (Special Trib

Chapter 5 **Residential Conversion of Existing Non-Residential Buildings**

15-011 Applicability within Special Districts

The provisions of this Chapter shall apply in any #Special Mixed Use District# as modified by Article XII, Chapter 3 (Special Mixed Use District). The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

The provisions of this Chapter shall apply in the #Special St. George District# as modified by Article XII, Chapter 8 (Special St. George District).

The provisions of this Chapter shall apply in the #Special Coney Island District# as modified by Article XIII, Chapter 1 (Special Coney Island District).

The Preservation Area of the #Special Clinton District# is excluded from the applicability of the provisions of this Chapter.

The provisions of this Chapter shall apply in the #Special Tribeca Mixed Use District# as modified by Article XI, Chapter 1 (Special Tribeca Mixed Use District),

pt as specifically set forth in Sections 15 013 and 15 026, the provisions of this Chapter are not applicable in the #Special Tribeca Mixed Use District#.

* * *

15-013

Building permits and variances issued before the effective date of amendment

Building permits in Manhattan Community (a) Districts 1, 2, 3, 4, 5 and 6

*

- for all #floor area# for which the Board (2)has made a finding that, as of the date said building permit lapsed, there was substantial construction in compliance with the approved plans pursuant to which said lapsed permit has been granted. A finding of substantial construction shall not be made unless, as of the date said permit lapsed, the #floor area# was either vacant or occupied by #residential# or #joint living-work quarters for artists use#, and unless the expenditures prior to the date said permit lapsed were significant in proportion to the costs of construction of the entire project, not including the costs of acquisition, demolition, professional fees or financing. Notwithstanding anything to the contrary above, the building permit shall only be reinstated pursuant to the provisions of this Section, provided that for any portion of the #building# for which said permit is reinstated:
 - (i) the conversion shall comply with the provisions of Sections 15-12, 15-24, or 42-14, paragraph (D)(1)(e), or 111-112,

- (1)existing on September 1, 1980 for which a determination of #residential# or #joint living-work quarters for artists# occupancy has been made pursuant to Sections 15-021, paragraph (c), 15-215, 42-133, paragraph (a), 42-141, paragraph (b), or 74-782, or 111 201 paragraph (a); or
- (2)that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or
- (3)that the Loft Board determines were occupied for #residential use# or as #joint living-work quarters for artists# on September 1, 1980.
- Unless required by the Loft Board for the (b) legalization of Interim Multiple Dwelling Units in the implementation of Article 7C of the New York State Multiple Dwelling Law, #dwelling units# or #joint living-work quarters for artists# described in paragraph (a) and existing on such dates may not be divided subsequently into units or quarters of less than 1,200 square feet, and #loft dwellings# may not be divided subsequently into dwellings that do not meet the requirements of See 111 paragraphs (a), (b)(1) and (c).

Section 111-40.

No #building# that meets the density requirements of Sections 15-111 or paragraph (c) of Section 111-40 111-111 paragraph (e), may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of this Section have been applied may subsequently add additional units or quarters except in accordance with the requirements of Sections 15-111-or 111-111 paragraph (e).

- (c) In lieu of the stated minimum size, #yard#, and density requirements of Sections 15-111, 15-22, 43-17 and Section 111-40 111-111, the following regulations shall apply:
 - The minimum size of a #dwelling unit#, (1)#joint livingwork quarters for artists#, or #loft dwelling# may be no less than 415 square feet of #floor area#, provided that all of the following requirements are met:
 - (i) the unit or quarters shall contain one or more windows that open onto a #street# or thirty foot #yard#;
 - (ii) the area of such required window shall be not less than eight percent of the #floor area# of the unit or quarters and 50 percent of the area of such required window shall be openable; and
 - (iii)the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width; or
 - The minimum size of a #dwelling unit#, (2)#joint livingwork quarters for artists#, or #loft dwelling# may be no less than 600 square feet of #floor area#, provided that all of the following requirements are met:

(b)

(c)

- (i) the unit or quarters shall contain one or more windows that open onto either:
 - a ten foot #yard#, (a) where the window sill of such required window is at least 23 feet above #curb level#; or

percent of the area of such required window shall be openable;

- the interior dimension of the (iv) wall in which such required window is located shall be no less than 12 feet in width;
- (v) the average width of such unit or quarters shall be no less than 14 feet; and
- not less than two-thirds of the (vi) #floor area# of the unit or quarters shall have a floor-toceiling height of nine feet or more.

* * 32-01

(b)

Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

#Adult establishments# are not permitted in C1, (a) C2, C3, C4, C5, C6-1, C6-2 or C6-3 Districts.

In C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7 or C8 Districts, no #adult establishment# shall be established less than 500 feet from a house of worship, a #school#, a #Residence District#, a C1, C2, C3, C4, C5-1, C6-1, C6-2 or C6-3 District, or a #Manufacturing District#, other than an M1-6M District, in which new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# are allowed, under the provisions of the Zoning Resolution, as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences#, or new #joint living-work quarters for artists# or *#loft dwellings#* on *#commercial#* or #manufacturing uses# within a #Manufacturing District# shall be construed as a limitation on the scope of this provision. However, on or after October 25, 1995, an #adult establishment# that otherwise complies with the provisions of this paragraph shall not be rendered #non-conforming# if a house of worship or a #school# is established on or after April 10, 1995, within 500 feet of such #adult establishment#. * * *

42-01

Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

- (a) #Adult establishments# are not permitted in a #Manufacturing District# in which #residences#, or #joint living-work quarters for artists# or #loft dwellings# are, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# on #commercial# or #manufacturing uses# within a #Manufacturing District# shall be construed as a limitation on the scope of this provision
- In all other #Manufacturing Districts#, no #adult (b) establishment# shall be established less than 500 feet from a house of worship, a #school#, a #Residence District#, a C1, C2, C3, C4, C5-1, C6-1, C6-2 or C6-3 District, or a #Manufacturing District#, other than an M1-6M District, in which new #residences#, or new #joint living-work #loft_dwellings# are quarters for artists# or new allowed, under the provisions of the Zoning Resolution, as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# on #commercial# or #manufacturing uses# within a #Manufacturing District# shall be

as appropriate in the zoning district in which the #building# being converted is located, except that the Board may modify the requirements of Sections 15-12, 15-24, or 42-14, paragraph (D)(1)(e), or 111-112, provided that the rooftop open space was not permitted under said building permit and the Board determines that the roof either is unsuited for open space #use# or cannot be made suitable for open space #use# at a reasonable cost;

* * *

15-026

Special bulk regulations for certain pre-existing dwelling units, joint living-work quarters for artists and loft dwellings

(a) The minimum size, #yard#, and density requirements of Sections 15-111, 15-22, 43-17 and 111-111 Section 111-40 (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE)) may be replaced by the requirements of this Section for #dwelling units#, #joint living-work quarters for artists# or #loft dwellings#:

a 15 foot #yard#, where the window sill of such required window is less than 23 feet above #curb level#; or

a #court# with a minimum dimension of 15 feet perpendicular to such required window and 375 square feet or more in area; or

a #street#; (d)

- (ii) the minimum horizontal distance between such required window opening onto a #yard# and any wall opposite such window on the same or another #zoning lot# shall be at least 15 feet;
- (iii) the area of such required window shall be no less than five percent of the #floor area# of the unit or quarters, and 50

construed as a limitation on the scope of this provision. However, on or after October 25, 1995, an #adult establishment# that otherwise complies with the provisions of this paragraph shall not be rendered #nonconforming# if a house of worship or a #school# is established on or after April 10, 1995, within 500 feet of such #adult establishment#.

42-53 **Surface Area and Illumination Provisions**

M1 M2 M3

* * *

* * *

No #illuminated sign# shall have a degree or method of illumination that exceeds standards established by the Department of Buildings by rule pursuant to the City Administrative Procedure Act. Such standards shall ensure that illumination on any #illuminated sign# does not project or reflect on #residences#, #loft dwellings# or #joint livingwork quarters for artists# so as to interfere with the reasonable use and enjoyment thereof. Nothing herein shall be construed to authorize a #sign with indirect illumination# to arrange an external artificial source of illumination so that direct rays of light are projected from such artificial source into #residences#, #loft dwellings# or #joint living-work quarters for artists#.

42-532 Non-illuminated signs

M1 M2 M3

In all districts, as indicated, non-#illuminated signs# with total #surface areas# not exceeding six times the #street# frontage of the #zoning lot#, in feet, but in no event more than 1,200 square feet for each #sign#, are permitted.

However, in any #Manufacturing District# in which #residences#, #loft dwellings# or #joint living-work quarters for artists# are, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization, the total #surface area# of all such permitted #signs# shall not exceed six times the #street# frontage of the #zoning lot#, in feet, and that the #surface area# of each #sign# shall not exceed 750 square feet. * * *

42-533 Illuminated or flashing signs

M1 M2 M3

However, in any #Manufacturing District# in which

#residences#, #loft dwellings# or #joint living-work quarters
for artists# are, under the provisions of the Zoning
Resolution, allowed as-of-right or by special permit or
authorization, the total #surface area# of all such permitted
#signs# shall not exceed five times the #street# frontage of
the #zoning lot#, in feet, and that the #surface area# of each
#sign# shall not exceed 500 square feet.

* * * 42-541 Permitted projection

M1 M2 M3

In all districts, as indicated, except as otherwise provided in Section 42-542 (Additional regulations for projecting signs), no permitted #sign# shall project across a #street line# more than 18 inches for double- or multi-faceted #signs# or 12 inches for all other #signs#, except that:

(a) 4in M1-5A, M1-5B, M1-5M and M1-6M Districts and in #Manufacturing Districts# mapped within the #Special Tribeca Mixed Use District#, for each establishment located on the ground floor, non-#illuminated signs# other than #advertising signs# may project no more than 40 inches across a #street line#, provided that along each #street# on which such establishment fronts, the number of such #signs# for each establishment shall not exceed two two-sided #signs# separated at least 25 feet apart, and further provided that any such #sign# shall not exceed a #surface area# of 24 by 36 inches and shall not be located above the level of the first #story# ceiling.

* * *

(b) \mathbf{F}_{for} #zoning lots# occupies . . .

Article VII

Administration

* * *

Chapter 4

Special Permits by the City Planning Commission

74-92

Use Groups 3A and 4A Community Facilities and Certain Large Retail Establishments in Manufacturing Districts

74 - 921

Use Groups 3A and 4A community facilities

(a) Use modifications for Use Groups 3A and 4A in M1 Districts

> In M1 Districts, except for houses of worship, the City Planning Commission may permit #uses# listed in Use Group 4A - Community Facilities and, in M1-5 Districts, except in M1-5A, M1-5B and M1-5M Districts, the Commission may permit museums and non-commercial art galleries as listed in Use Group 3A, provided that such community facility is located not more than 400 feet from the boundary of a district where such facility is permitted as-of-right and the Commission finds

stability and growth in the Tribeca neighborhood by permitting light manufacturing and controlled residential uses to coexist where such uses are deemed compatible;

- (c) to provide a limited new housing opportunity of a type and at a density appropriate to this mixed use zone;
- (d) to insure the provision of safe and sanitary housing units in converted buildings; and
- (e) to promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.
- * * * 111-02 General Provisions

The provisions of this Chapter shall apply to all #developments, enlargements, extensions# alte

#developments, enlargements, extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living work quarters for artists# are permitted #uses# within the Special District and #loft dwellings# are the only permitted #residential use# in #buildings# designed for non #residential use# and creeted prior to December 15, 1061. #Loft dwellings# and #joint living work quarters for artists# converted under the provisions of this Chapter, are not subject to the provisions of Section 32 42 (Location within Buildings).

#Buildings# designed for non #residential use#, and erected prior to December 15, 1961, that have not since been #enlarged# may be converted to #loft dwellings#, subject to the #bulk# regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living Work Quarters for Artists).

#Buildings# designed for non #residential use#, and erected prior to December 15, 1061, that have since been #enlarged# may be converted to #loft dwellings#, and #buildings# designed for non #residential use# and creeted prior to December 15, 1961, may be #enlarged# for #loft dwellings#, provided that such conversion or #enlargement# shall be made only by special permit of the City Planning Commission pursuant to Section 111-51 (Special Permit for Enlargements of Buildings Containing Loft Dwellings).

A #home occupation# may occupy a #loft dwelling# as an #accessory use# in excess of the #floor area# limitations of Section 12-10 (DEFINITIONS Home occupation), and subject to the following:

- (a) Businesses operated as #home occupations# may have up to three non #residential# employees., and
- (b) Notwithstanding the limitation on #uses# listed in Section 12-10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#. It shall not include the sale of merchandise produced elsewhere.
- (c) The Commissioner of Buildings may issue rules and regulations setting forth appropriate standards to implement the intent of this Section.

Museums or non-commercial art galleries are permitted #uses# within Areas B1 and B2 of the Special District in accordance with the provisions of Section 111 105 (Museums or non-commercial art galleries), and are subject to the #bulk# regulations applicable to #manufacturing uses# in Areas B1 and B2.

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

111-03 District Map

The District Map for the #Special Tribeca Mixed Use District#, in Appendix A, identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Tribeca Mixed Use District#. These areas are as follows: of the City Planning Commission pursuant to Section 111-20 (MINOR MODIFICATIONS), paragraph (a), by authorization of the City Planning Commission pursuant to Section 111-23 (Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission) or by special permit of the City Planning Commission pursuant to Section 111-50 (SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS).

<u>111-11</u> <u>Residential use modification</u>

(a) Loft dwellings

#Loft dwellings# created prior to (effective date) shall be governed by the provisions for #loft dwellings# in Section 111-40 (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE)). Such #loft dwellings# may be #extended#, #enlarged#, or subdivided into two or more #loft dwellings# only in accordance with such provisions. No #loft dwellings# may be created after (effective date), except as the result of a subdivision of a #loft dwelling# existing prior to (effective date).

<u>Home occupations</u>

<u>(b)</u>

A #home occupation# may occupy a #loft dwelling#, or a #dwelling unit# converted pursuant to Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings), as an #accessory use# pursuant to Section 15-13 (Special Home Occupation Provision), except that:

- (1) businesses operated as #home occupations# may have up to three non-#residential# employees; and
- (2) notwithstanding the limitation on #uses# listed in Section 12-10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#.

111-102 <u>12</u>

Ground floor use restrictions

(a)In all areas except Areas A2,s A1, A3 and A4G ground floor spaces in separate #buildings# may not be combined for #uses# in Use Groups 3, 4, 5 and 6, except in those #buildings# having frontage on <u>Broadway</u>, Chambers Street, Church Street, Greenwich Street, Hudson Street, <u>Sixth</u> <u>Avenue</u>, Varick Street, West Broadway or West Street.

b) Areas B1 and B2

- (1) Use of the ground floor in #buildings# constructed prior to March 10, 1976, shall be restricted to #uses# in Use Groups 7, 9, 11, 16, 17a, 17b, 17e or 17e, except that where a #use# other than these occupied the ground floor of a #building# prior to March 10, 1976, it shall be permitted in conformance with the underlying district regulations.
 - In #buildings# having frontage on Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor #uses# shall be permitted in conformance with the underlying districts except as provided in Section 111 103, paragraph (c).

111-103 <u>13</u> Additional use regulations

(2)

- (a) Areas A1, and A3 and A4
 - #Uses# in Use Groups 16 and 17 shall be permitted, except the following #uses# are prohibited in all #buildings#:
 - within Use Group 16A: crematoriums, poultry or rabbit killing establishments, unenclosed automobile, boat,

that:

* * *

(6) such facility will not impair the essential character of the surrounding area.

The provisions of this special permit relating to Use Group 3A museums and non-commercial art gallerics shall be inapplicable to the #Special Tribeca Mixed Use District#.

* * *

Article XI - Special Purpose Districts

Chapter 1 Special Tribeca Mixed Use District

111-00 GENERAL PURPOSES

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

- (a) to retain adequate wage, job producing, stable industries within the Tribeca neighborhood;
- (b) to protect light manufacturing and to encourage

Bistrictar These areas are as follows

Area A1 - General Mixed Use Area

Area A2 - Limited Mixed Use Area (Commercial and Residential Uses)

Area A3 - General Mixed Use Area

Area A4 - General Mixed Use Area

Area B1 Limited Mixed Use Area

Area B2 Limited Mixed Use Area

Area A5 - General Mixed Use Area

Area A6 - General Mixed Use Area

Area A7 - General Mixed Use Area

111-10 SPECIAL USE REGULATIONS

111-101

Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists Within Areas B1 and B2, #loft dwellings# and #joint livingwork quarters for artists# are not permitted below the floor level of the third #story#, unless modified by the Chairperson motorcycle or trailer sales, motorcycle rentals;

(ii) ——all Use Group 16B #uses#, except #automotive service stations# by special permit pursuant to Section 73-21;

(iii) _____all Use Group 16C #uses#;

(iv) — within Use Group 16D: dry cleaning or cleaning or dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment;

> within Use Group 17B: manufacture of aircraft, automobiles, trucks, trailers, boats, motorcycles or chemicals; and

(vi) ——all Use Group 17C #uses#, except agriculture.

The following #uses# are prohibited in #buildings# that do not front on Chambers Street, Church Street, Greenwich Street, Hudson Street, or West Broadway or West Street:

(2)

(i)_____all Use Group 8A #uses#;

(ii) _____all Use Group 8D #uses#;

(iii) — all Use Group 10A #uses#, except depositories, photographic or motion picture studios, radio or television studios; and

(iv) all Use Group 12A #uses#.

In #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street, <u>or</u> West Broadway or West Street, the following retail facilities <u>#uses#</u> shall be limited to 20,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section <u>111-40</u> <u>111-32</u> (Special Permit For Certain Large Commercial Establishments):

(i) _____all #uses# in Use Groups 6A and 6C;

- (ii) ——all #uses# in Use Group 10 with parking categories B or B1; and
- (iii) the above #uses# when listed in other use groups.

Separate #buildings# on separate #zoning lots# may not be combined for #uses# in Use Groups 6A₂ and 6C and or all #uses# with parking categories B or B1.in Use Group 10 with parking categories B or B1.

In addition, in #buildings# not fronting on the above listed #streets# listed in paragraph (a)(3) of this Section, #uses# listed retail facilities in Use Groups 6A and 6C shall be limited to 10,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted allocated to such #uses#, except as otherwise provided in Section 111-40.

(b) Areas B1 and B2

#Loft dwellings# and #joint living-work quarters for artists# shall be permitted in #buildings# where #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living-work quarters for artists# shall be permitted in other #buildings or other structures# only by special permit of the City Planning Commission, pursuant to Section 111-50 (SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING WORK QUARTERS FOR ARTISTS), or by minor modification of the Chairperson of the City Planning Commission, pursuant to Section 111 20, paragraph (d), or by authorization of the City Planning Commission, pursuant to Section 111 23 (Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission).

Areas A4, A5, A6 and A7

- (1) All #uses# listed in Use Groups 16B, 16C or 16D shall be permitted,
- (2) The following #uses# listed in Use Group 16A shall be permitted:

<u>Carpentry, custom woodworking or custom</u> <u>furniture making shops</u>

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments, open or enclosed, with open storage limited to 5,000 sq. ft.

Household or office equipment or machinery repair shops

Machinery rental or sales establishments.

(3) All #uses# in Use Group 17 shall be permitted, except that the following #uses# shall be prohibited: <u>Shoddy</u> <u>Soap or detergents.</u>

(4)For establishments with frontage on #wide streets#,
#uses# listed in Use Groups 6A, 6C and 10 shall be
limited to 10,000 square feet of #floor area#. For
establishments that front only upon a #narrow
street#, such #uses# shall be limited to 5,000
square feet of #floor area#. For the purposes of this
Section, #floor area# shall include retail #cellar#
space allocated to such #uses#.

The #floor area# requirements of this paragraph, (b)(4), may be modified only pursuant to Section 111-32 (Special Permit For Certain Large Commercial Establishments).

Eating or drinking establishments with (c) entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, as listed in Use Group 12A, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-244. In Ar A2, A3 and A4, tThe Board of Standards and Appeals shall additionally find for establishments of any capacity with dancing, as listed in Use Group 12A, that primary ingress and egress for such #uses# may only be located on Broadway, Chambers Street, Church Street, Greenwich Street, Hudson Street, Sixth Avenue, Varick Street, West Broadway or West Street, with only fire or emergency egress on other #streets#, and that no portion of such #use# may be located more than 100 feet, measured perpendicularly, from the abovelisted streets. Furthermore, such #uses# are restricted as provided in paragraph (a)(2) of this Section.

(d) Areas A4, A5, A6 and A7

#Transient hotels# shall be allowed, except that #developments#, #enlargements#, #extensions# or changes of #use# that result in a #transient hotel# with greater than 100 sleeping units shall only be allowed pursuant to Section 111-31 (Special Permit For Large Transient Hotels).

- (e) Environmental conditions for Area A2
 - (1) All #developments# or #enlargements# shall be subject to Ambient Noise Quality Zone Regulations*. #Uses# listed in Use Group 11A shall be subject to the performance standards of an M1 District.
 - (2) All new #dwelling units# shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required.
 - <u>Ambient Noise Quality Regulations for an</u> M2 District as set forth in the Noise Control Code for the City of New York, Article VI(B).
- 111-104 Special provisions for Areas A1, A2, A3, A4 and B2 111-20

SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

(a) Area A1

The regulations applicable to a C6-2A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Maximum #floor area ratio#

The maximum #floor area ratio# permitted on a #zoning lot# shall be 5.0.

(2) Special regulations for narrow #buildings#

the #floor area ratio# of the #commercial# or #community facility# portion of the #building# be more than 6.0.

(2) #Open space# and #lot coverage# regulations

> The #open space# and #lot coverage# regulations of Article II, Chapters 3 and 4, and Article III, Chapter 5, for a #residential building#, or the #residential# portion of a #mixed building#, are not applicable. In lieu thereof, the maximum permitted #lot coverage# on a #zoning lot# shall not exceed 80 percent of the #lot area#. However, any permitted obstruction on a #zoning lot# pursuant to Sections 23-44, 24-12 or 33-23 shall not count as #lot coverage#.

(3) #Yard#, #court# and minimum distance between #buildings# regulations

> The #yard# and #court# regulations of a C6-3 District shall apply, except that on a #through lot# the provisions of paragraphs (b) and (c) of Sections 23-533 and 24-382 (Required rear yard equivalents) and 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single #zoning lot# within Area A2, if a #development# or #enlargement# results in two or more #buildings# or portions of #buildings# detached from one another at any level, such #buildings# or portions of #buildings# shall at no point be less than eight feet apart.

(4) #Height factor#, front height and setback regulations

The #height factor#, front height and setback, alternate front setback and tower regulations of a C6-3 District shall not apply. In lieu thereof, for the first two #stories# of any #development# or #enlargement#, the #street wall# shall be located on the #street line# and shall extend the entire width of the #zoning lot# not occupied by existing #buildings# to remain, except that at the intersection of two #street lines# the #street wall# may be located within five feet of the #street line#. Above the ceiling of the second #story# for any #development# or #enlargement#, there shall be mandatory #street walls# extending the entire width of the #zoning lot# not occupied by existing #buildings# to remain, as set forth below-in this paragraph, (b)(4). Along #wide streets# and along #narrow streets#, within 75 feet of the intersection with #wide streets#, the #street wall# shall rise for a minimum of 60 feet above #curb level# but shall not exceed a height of 100 feet above #curb level#. Along a #narrow street#, beyond a distance of 75 feet from the intersection of a #wide street# and a #narrow street#, the #street wall# shall rise for a minimum of 60 feet above #curb level# but shall not exceed a height of 85 feet above #curb level#. Notwithstanding the above requirements, for the 25 feet of a <code>#zoning lot#</code> furthest from the intersection of a #wide street# and a #narrow street#, the height of the #street wall# shall be 60 feet or the height of the adjacent #building# fronting on the same #street line#, whichever is greater. Above the ceiling of the second #story#, 75 percent of the aggregate area of the mandatory #street walls# at each #story# shall be within five feet of the #street line#; the mandatory #street wall# shall about the #street line# at least once every 25 feet; and at the intersection of two #street lines# the mandatory #street wall# shall be located within five feet of the #street line#, measured perpendicular to the #street line#. For #residential# and community facility #developments# or #enlargements#, recesses shall comply with the applicable #outer court# provisions of Sections 23-84 and 24-63.

(3)

Building materials or contractors' yards, open or enclosed

Produce or meat markets, wholesale

Adhesives, including manufacture of basic components

Food products, including slaughtering of meat or preparation of fish for packing

Laboratories, research, experimental or testing

Leather products, including shoes, machine belting, or similar products

Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Pharmaceutical products

<u>Plastic products, including tableware, phonograph</u> records, buttons, or similar products

Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, including manufacture of natural or synthetic rubber Special regulations for marrow "Sumanigo"

A #building# or portion of a #building# may be constructed above the maximum height of <u>a</u> #street wall# permitted pursuant to Section 23-692 (Height limitations for narrow buildings or enlargements), provided the portion of a #building# exceeding such height limitation does not exceed a height of one #story# or 15 feet, whichever is less, and provided such portion is set back at least 10 feet from the #street wall# of the #building# facing a #wide street#, and 15 feet from the #street wall# of the #building# facing a #narrow street#.

Area A2

(b)

The regulations applicable to a C6-3 District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Maximum #floor area ratio#

No #floor area# bonuses shall be permitted in Area A2.

The maximum #floor area ratio# permitted shall be 7.52. In no case shall For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Chapter and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

(5)

Curb cuts Curb cuts shall not be permitted on

Greenwich Street, Murray Street and Chambers Street.

(c) Area A3

The regulations applicable to a C6-3A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Height and setback regulations

The height and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall not apply. In lieu thereof, the following height and setback regulations shall apply:

(i) Permitted obstructions

Permitted obstructions for all #buildings or other structures# shall be as set forth in Section 33-42.

(ii) Measurement of height

Heights of all #buildings or other structures# shall be measured from the #base plane#.

(iii) #Street wall# location

The #street wall# of any #development# or #enlargement# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings#, and shall rise to at least a height of 60 feet or the height of the #building#, whichever is less. However, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. At any level above the ground floor, but at least 12 feet above the level of the #base plane#, recesses shall be permitted in the #street wall# for #outer courts# or articulation of #street walls# at the intersection of two #street lines# as set forth in this Section. The aggregate width of such recesses shall not exceed 30 percent of the width of the #street wall# at any level.

(iv) Maximum height of #street walls# and required setbacks

> The maximum height of a #street wall# before setback shall be 85 feet or the height of an adjoining #building# fronting on the same #street line# with a height of at least 60 feet, whichever is less. Setbacks are required for all portions of #buildings# that exceed these maximum #street wall# heights. At a height not lower than 60 feet nor higher than 85 feet, or the height of an adjoining #building# fronting on the same #street line# which is less than 85 feet, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that such dimensions may include the depth of any permitted recesses in the #street wall#.

#enlarged# by up to one #story#
or 15 feet, whichever is less,
without regard to the #street
wall# location provisions of
paragraph (c)(1)(iii) of this
Section.

(2) Special regulations for narrow #buildings#

A #building# or portion of a #building# may be constructed above the maximum height of #street wall# permitted pursuant to Section 23-692 (Height limitations for narrow buildings or enlargements), provided such portion of a #building# exceeding such height limitation does not exceed a height of one #story# or 15 feet, whichever is less, and provided such portion of a #building# is set back at least 10 feet from the #street wall# of the #building# facing a #wide street#, and 15 feet from the #street wall# of a #building# facing a #narrow street#.

(d) Area<u>s</u> A4<u>, A5, A6 and A7</u>

Except as set forth herein, the #bulk# regulations of the underlying district shall apply.

 In C6 2A and C6 3A Districts, the <u>bH</u>eight and setback regulations, as set forth in Table A of Section 35-24, shall be modified, as follows:

Distriet <u>Area</u>	Minimum base height (in ft.)	Maximum base height (in ft.)	Maximum building height (in ft.)
C6-2A	60	70	110
C6-3A <u>A4</u>	60	70	140
<u>A5</u>	<u>60</u>	<u>70</u>	<u>110</u>
<u>A6</u>	<u>60</u>	<u>85</u>	<u>120</u>
<u>A7</u>	<u>60</u>	$\underline{85}$	120

In a C6 3A District, Area A4, a penthouse portion of a #building#, not exceeding ten feet in height, may be constructed above the maximum building height, provided that such penthouse portion is set back at least 25 feet from any #narrow street#.

In Area A4, However, the provisions of this paragraph, (d) (1), shall not apply to any #building# located in Historic Districts designated by the Landmarks Preservation Commission.

- (2)The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Area A4, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the <code>#building#</code> facing such frontage or, the <code>#lot</code> coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).
- (3) In a C6 3A District, tThe maximum #floor area ratio# permitted on a #zoning lot# shall be 6.5 as follows:

Area	<u>Maximum #floor area ratio#</u>
<u>A4</u>	<u>6.5</u>
<u>A5</u>	$\underline{5.5}$
<u>A6</u>	<u>5.4</u>
<u>A7</u>	$\underline{5.0}$
In a C6	2A District, the maximum #floor area

regulations applicable in M2 4 Districts

111-105

Museums or non-commercial art galleries

Areas B1 and B2

In any #building#, a museum or non commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant to the provisions of Sections 111–102 and above the ground floor where #joint living work quarters for artists# or #loft dwellings# are permitted pursuant to the provisions of Sections 111–101 or 111–103.

111-11

Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living Work Quarters for Artists

#Joint living work quarters for artists# located within the District shall comply with all the #bulk# regulations of this Section applicable to #loft dwellings#.

111-111

Loft dwelling requirements

- All #loft dwellings# shall have one or mor which open into a #street# or a #yard# of 30 feet minimum depth. The minimum #floor area# contained (1)within a #loft dwelling# shall be not than 2,000 square feet, except that: (i) where a #loft dwelling# occupies the entire usable area of a floor, there shall be no minimum #floor area#: where a #loft dwelling# has a (iii minimum elear width of 14 feet throughout and has windows opening onto both a #street# and a #vard# which has a death of 10 percent of the depth of the #loft dwelling#, there shall be no minimum #floor area#; where the ratio in a #loft (iii)
 - dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# exceeds 5 percent, the minimum #floor area# contained within the #loft dwelling# may be reduced by 200 square feet for each additional percent, to a ratio of 10 percent; or
 - where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# equals or exceeds 10 percent, there shall be no minimum #floor area#.
 - The minimum #loft dwelling# size and #yard# requirement, however, may be replaced by the requirements of Section 15 026 (Special bulk regulations for certain pre existing dwelling units, joint living work quarters for artists and loft dwellings) for #loft dwellings#:

(2)

(e

- (i) for which a determination of #residential# occupancy on September 1, 1980 has been made; or
- (ii) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article

(v) Maximum building height

No #building or other structure# shall exceed a height of 135 feet.

(vi) Vertical #enlargements# of low #buildings#

(e)

(4)

Existing #buildings# with #street walls# less than 60 feet in height may be vertically Applicability of Inclusionary Housing Program

ratio# permitted on a #zoning lot# shall be 5.5.

R8A Districts within Area A6 shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District. The base #floor area ratio# for any #zoning lot# containing #residences# shall be 5.4. Such base #floor area ratio# may be increased to a maximum of 7.2 through the provision of <u>#affordable housing# pursuant to the</u> provisions for #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING), except that the height and setback regulations of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

Area B2

In Area B2, except as modified by the express provisions of this Chapter, the underlying district regulations are superseded and replaced by the 7C of the New York State Multiple Dwelling Law; or

iii) that the Loft Board determines were occupied for #residential use# on September 1, 1980.

#Loft dwellings# existing on September 1, 1980, may not be subsequently divided into dwellings that do not meet the requirements of paragraphs (a), (b)(1) and (c) of this Section, unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

No #building# that meets the density requirements of paragraph (e) of this Section may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of Section 15 026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of paragraph (e).

The number of #loft dwellings# shall not exceed one per 1,000 square feet of #floor area# devoted to #loft dwellings#, except as a result of the application of paragraph (b)(2) of this Section.

(d) Mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual #loft dwellings#, provided that the gross #floor area# of each mezzanine does not exceed 23 and 1/3 percent of the #floor area# contained within such #loft dwelling#. Such mezzanines are permitted only in #buildings# with an existing #floor area ratio# of 12 or less and only between floors, or between a floor and a roof, existing on January 22, 1998, that are to remain. Such mezzanines shall not be included as #floor area# for the purpose of calculating the minimum required size of a #loft dwelling# or for calculating #floor area# devoted to #loft dwellings#.

(c) No #building# in Areas B1 and B2 containing #loft dwellings# or #joint living work quarters for artists# shall be #enlarged#, except that such #buildings# containing #loft dwellings# may be #enlarged# by special permit of the City Planning Commission, pursuant to Section 111-51 (Special Permit for Enlargements of Buildings Containing Loft Dwellings). Mezzanines shall be permitted as provided in paragraph (d) of this Section.

111-112

Open space equivalent

At least 30 percent of the gross roof area of a #building# containing 15 or more #loft dwellings# shall be #developed# for recreational #use#.

For each additional #loft dwelling#, 100 square feet of additional roof area shall be #developed# for recreational #use# up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said #loft dwellings# and their guests for whom no fees are charged.

111-20

MINOR MODIFICATIONS

On application, the Chairperson of the City Planning Commission may grant minor modifications to the following provisions of this Chapter:

(a) The requirements of Section 111 101 relating to location of #loft dwellings# or #joint living work quarters for artists# below the floor level of the third #story# of a #building# in Areas B1 and B2, and Section 111 102, paragraph (b), relating to #use# restrictions in #floor area# on the ground floor may be modified provided that the Chairperson finds that the owner of the space has made a good faith effort to rent such space to a mandated #use# at fair market rentals.

Such efforts shall include but not be limited to:

advertising in local and city-wide press;

listing the space with brokers;

- notifying the New York City Office of Economic Development; and
- informing local and city wide industry groups.

Such efforts shall have been actively pursued for a period of no less than six months for #buildings# under 3,600 square feet and one year for #buildings# over 3,600 square feet prior to the date of the application.

- b) The requirements of Section 111 111 relating to #loft dwellings# may be modified provided that the Chairperson has administratively certified to the Department of Buildings that the design of the #loft dwellings# or #joint living work quarters for artists# provides sufficient light and air to allow minor modifications of these provisions.
- (c) The requirements of Section 111-112 relating to roof top #open space# may be modified provided that the Chairperson has administratively certified to the Department of Buildings that the roof either is unsuited for #open space use# or cannot be made suitable for #open space use# at reasonable cost.

(3) the section within which such #floor area# is located has a #lot coverage# of less than 5,000 square feet of #lot area#.

A developer must send a copy of any request for modification pursuant to this Section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests, it must do so within 30 days of such notification.

111-21

Notice of Filing to Create Loft Dwellings or Joint Living Work Quarters for Artists

A duplicate copy of the application for an alteration permit shall be sent to the City Planning Commission by the applicant for information purposes only. No building permit shall be issued by the Department of Buildings for such #loft dwellings# or #joint living work quarters for artists# without the acknowledged receipt of such notice by the City Planning Commission.

111-23

Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission

The provisions of Section 111 101 (Location of permitted uses in buildings containing loft dwellings or joint living work quarters for artists), relating to the prohibition of #loft dwellings# or #joint living work quarters for artists# below the level of the third #story# of a #building# in areas B1 and B2, and Section 111 103 (Additional use regulations), paragraph (b), relating to #loft dwellings# and #joint livingwork quarters for artists# in #buildings# within Areas B1 and B2 where the #lot coverage# is 5,000 square feet or more, may be modified by authorization of the City Planning Commission, provided that:

- (a) such #building# is either a landmark or lies within a Historie District designated by the Landmarks Preservation Commission;
- (b) any alterations to the subject #building# required in connection with such conversion to #loft dwellings# or #joint living work quarters for artists# have received a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission; and
- (c) a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings# as evidenced by a report from the Landmarks Preservation Commission.

In order to grant an authorization, the City Planning Commission shall find that such modification shall have minimal adverse effects on the conforming #uses# located within the #building# and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

111-30 ENVIRONMENTAL CONDITIONS FOR AREA A2-

- (a) All #developments# or #enlargements# shall be subject to Ambient Noise Quality Zone Regulations*. #Uses# listed in Use Group 11A shall be subject to the performance standards of an M1 District.
- (b) All new #dwelling units# shall be provided with a minimum 25dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required.
 - Ambient Noise Quality Regulations for an M2 District as set forth in the Noise Control Code for the City of New York, Article VI(B).

111-30

#uses#, in #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, and 10,000 square feet of #floor area#, including retail #eellar# space allotted to such #uses#, in #buildings# fronting on other #streets#., provided

As a condition of granting a special permit for such large #commercial# establishments, the Commission finds that:

- (a) such #development#, #enlargement#, #extension# or change of #use# is so located as not to impair the essential character or the future use of, or development of, the surrounding area; and
- (b) the #streets# providing access to the facility will be adequate to handle the vehicular and pedestrian traffic generated by such #use#.

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

111-40 REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE)

The following is applicable to all existing #loft dwellings#, created prior to (effective date), within the #Special Tribeca Mixed Use District#.

(a) All #loft dwellings# shall have one or more windows which open into a #street# or a #yard# with a minimum depth of 30 feet.

<u>(b)</u>

- (1) <u>The minimum #floor area# contained</u> within a #loft dwelling# shall be not less than 2,000 square feet, except that:
 - (i) where a #loft dwelling# occupies the entire usable area of a floor, there shall be no minimum #floor area#;
 - (ii) where a #loft dwelling# has a minimum clear width of 14 feet throughout and has windows opening onto both a #street# and a #yard# which has a depth of 10 percent of the depth of the #loft dwelling#, there shall be no minimum #floor area#;
 - (iii) where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# exceeds five percent, the minimum #floor area# contained within the #loft dwelling# may be reduced by 200 square feet for each additional percent, to a ratio of 10 percent; or
 - (iv) where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# equals or exceeds 10 percent, there shall be no minimum #floor area#.

<u>(2)</u>

The minimum #loft dwelling# size and #yard# requirementmay be replaced by the requirements of Section 15-026 (Special bulk regulations for certain preexisting dwelling units, joint living-work quarters for artists and loft dwellings) for #loft dwellings#:

(i) for which a determination of #residential# occupancy on Sectomber 1, 1020 has been

The requirements of Section 111-103 (Additional use restrictions), paragraph (b), relating to #loft dwellings# and #joint living work quarters for artists# in #buildings# within Area B1 and B2, where the #lot coverage# is 5,000 square feet or more, may be modified provided that:

 (Ω)

- (1) such #floor area# was occupied on September 1, 1980, as #loft dwellings# or #joint living work quarters for artists#, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law;
 - such #building# consisted, on June 21, 1983, of two or more contiguous sections separated structurally by load bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the #building#, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy, or separate utilities or systems for the entirety of each section of the #building#; and

SPECIAL PERMITS

<u>111-31</u> Special Permit for Large Transient Hotels

In Areas A4 through A7, the City Planning Commission may permit #transient hotels# that are comprised of more than 100 sleeping units, provided the Commission shall find that such #transient hotel#, resulting from a #development#, #enlargement#, #extension# or change of #use#, is so located as not to impair the essential residential character of, or the future use or development, of the surrounding area.

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

111-4032

Special Permit for Certain Large Commercial Establishments SPECIAL PERMIT FOR CERTAIN LARGE RETAIL FACILITIES

The City Planning Commission may permit the total #floor area# of large <u>commercial establishments</u> retail facilities <u>subject to Section 111–103</u>, paragraph (a)(3) to exceed the <u>underlying limitations #floor area# requirements set forth in</u> <u>Section 111-13</u>, paragraphs (a)(3) and (b)(4) on square feet to <u>exceed 20,000 square feet of #floor area#</u>, including <u>the #floor</u> <u>area# requirements for retail #cellar# space allotted to such</u> <u>September 1, 1980 has been</u> <u>made;</u>

- (ii) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or
- (iii) that the Loft Board determines were occupied for #residential use# on September 1, 1980.

#Loft dwellings# existing on September 1, 1980, may not be subsequently divided into multiple #loft dwellings# that do not meet the requirements of paragraphs (a), (b)(1) and (c) of this Section, unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

No #building# that meets the density requirements of this paragraph (c) may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of Section 15-026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of paragraph (c). (c) The number of #loft dwellings# shall not exceed one per 1,000 square feet of #floor area# devoted to #loft dwellings#, except as a result of the application of paragraph (b)(2) of this Section.

> No #building# that meets the density requirements of paragraph (c) of this Section may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of Section 15-026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of paragraph (c).

- (d)Mezzanines constructed pursuant to Chapter 26 of
the Administrative Code shall be allowed within
individual #loft dwellings#, provided that the gross
#floor area# of each mezzanine does not exceed 33
and 1/3 percent of the #floor area# contained within
such #loft dwelling#. Such mezzanines are
permitted only in #buildings# with an existing
#floor area ratio# of 12 or less and only between
floors, or between a floor and a roof, existing on
January 22, 1998, that are to remain. Such
mezzanines shall not be included as #floor area# for
the purpose of calculating the minimum required
size of a #loft dwelling# or for calculating #floor
area# devoted to #loft dwellings#.
- (e) At least 30 percent of the gross roof area of a #building# containing 15 or more #loft dwellings# shall be provided for recreational #use#. For each additional #loft dwelling#, 100 square feet of additional roof area shall be #developed# for recreational #use# up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said #loft dwellings# and their guests for whom no fees are charged.
- (f)Existing #loft dwellings# may be #extended#,
#enlarged#, or subdivided into two or more #loft
dwellings# only in accordance with the provisions of
this Section. In addition, #floor area# added to an
existing #loft dwelling# shall not be subject to the
provisions of Section 32-42 (Location within
Buildings).

111-50

SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING WORK QUARTERS FOR ARTISTS

The City Planning Commission may permit, in Areas B1 and B2, the modification of the #use# provisions of Sections 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living work quarters for artists), Section 111-102 (Ground floor use restrictions), paragraph (b), or 111-102 (Additional use regulations), paragraph (b), to allow #loft dwellings# or #joint living work quarters for artists# on any #story# in any #building#, provided the Commission finds that:

- (a) the conversion will not harm the commercial and manufacturing sectors of the City's economy;
- (b) the conversion will not harm the commercial and manufacturing character of the surrounding area;
- (c) the process of conversion will not unduly burden #commercial# and #manufacturing uses# in the #building#; and
- (d) the neighborhood in which the conversion is taking place will not be excessively burdened by increased #residential# activity.

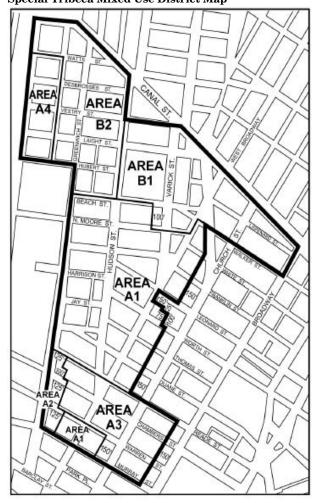
All #loft dwellings# or #joint living work quarters for artists# permitted by this special permit shall meet the standards of the applicable district for such units or quarters. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

111-51

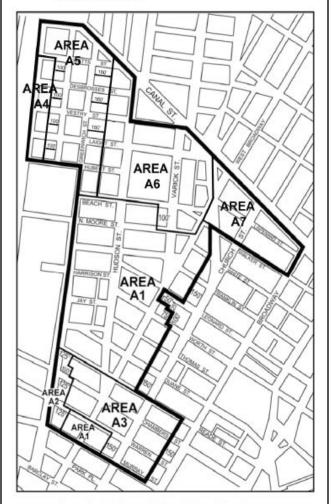
Special Permit for Enlargements of Buildings Containing Loft Dwellings #enlargement# is taking place will not be excessively burdened by increased #residential# activity.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

Appendix A Special Tribeca Mixed Use District Map



Special Tribeca Mixed Use District
Area Boundary



#Special Clinton District# – see Section 96-81 (C6-3X Designated District)

#Special Coney Island District# – see Section 131-321 (Special floor area regulations for residential uses)

#Special Downtown Jamaica District# – see Section 115-211 (Special Inclusionary Housing regulations)

#Special Garment Center District# – see Sections 121-31 (Maximum Permitted Floor Area) and 93-23 (Modifications of Inclusionary Housing Program)

#Special Harlem River Waterfront District# – see Section 87-20 (SPECIAL FLOOR AREA REGULATIONS)

#Special Hudson Yards District# – see Section 93-23 (Modifications of Inclusionary Housing Program)

#Special Long Island City Mixed Use District# – see Section 117-631 (Floor area ratio and lot coverage modifications)

#Special Southern Hunters Point District# – see Section 125-22 (Newtown Creek Subdistrict)

#Special Tribeca Mixed-Use District# – see paragraphs (d)(3) and (d)(4) of Section 111-20 (SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7)

#Special West Chelsea District# – see Section 98-26 (Modifications of Inclusionary Housing Program)

No. 8

N 100370 (A) ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter I (Special Tribeca Mixed Use District).

Matter in <u>underline</u> is new, to be added; Matter in strikeout is to be deleted; Matter with # # is defined in Section 12-10; * * * indicates where unchanged text appears in the Zoning Resolution

Article I

CD 1

Chapter 2 Construction of Language and Definitions

* * * 12-10

DEFINITIONS

Accessory use, or accessory

An #accessory use# includes:

An #accessory use# includes: * * *

- (iv) in C6-2M, C6-4M, M1-5M, M1-6M, M1-5A, and M1-5B Districts and the #Special Tribeea Mixed Use District#, no living or sleeping accommodation for caretakers is permitted in any #building# which contains a #residential use# or a #joint living-work quarters for artists#.
- * * *

Joint living-work quarters for artists

A "joint living-work quarters for artists" consists of one or more #rooms# in a non-#residential building#, on one or more floors, with lawful cooking space and sanitary facilities meeting the requirements of the Housing Maintenance Code, occupied:

- (a) and arranged and designed for use by, and is used by, not more than four non-related #artists#, or an #artist# and his household, and including adequate working space reserved for the #artist#, or #artists# residing therein;
- (b) by any household residing therein on September 15, 1986, whose members are all unable to meet the #artist# certification qualifications of the Department of Cultural Affairs that registers with

In Area B1, outside of historic districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

- (a) #loft dwellings# in #buildings# designed for non-#residential use# and creeted prior to December 15, 1961, that have since been #enlarged#; or
- (b) the #enlargement# of #buildings# designed for non-#residential use# and created prior to December 15, 1961, for #loft dwellings#, provided that:
 - (1) all #loft dwellings# comply with the requirements of Section 111-111 or have received a certification pursuant to Section 111-20, paragraph (b);
 - (2) the #bulk# regulations of an M1-5 District shall apply, except that the #enlarged# portion of the #building# shall comply with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) applicable to R8 Districts; and
 - (2) the maximum #floor area ratio# for all #loft dwellings# shall not exceed 5.0.

In order to grant a special permit, the City Planning Commission shall find that the process of #enlargement# will not unduly burden #commercial# and #manufacturing uses# in the #building# and the neighborhood in which the Special Tribeca Mixed Use District

Area A1: General Mixed Use Area Area A2: Limited Mixed Use Area Area A3: General Mixed Use Area Area A4: General Mixed Use Area Area B1: Limited Mixed Use Area Area B2: Limited Mixed Use Area Area A5: General Mixed Use Area Area A6: General Mixed Use Area Area A7: General Mixed Use Area

* * *

APPENDIX F Inclusionary Housing Designated Areas The boundaries of #Inclusionary Housing designated areas#

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#.

* * *

In addition, the following special purpose districts contain #Inclusionary Housing designated areas#, as set forth within such special districts:

#Special 125th Street District# – see Section 97-421 (Inclusionary Housing) the Department of Cultural Affairs prior to nine months from January 8, 1987; or

(c) by any person who is entitled to occupancy by any other provision of law.

An #artist# is a person so certified by the New York City Department of Cultural Affairs.

Regulations governing #joint living-work quarters for artists# are set forth in Article I, Chapter 5, Sections 42-14, paragraph (D) (Use Group 17 - Special Uses), 42-141 (Modification by certification of the City Planning Commission of uses in M1-5A and M1-5B Districts), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists), and 74-78 (Conversions of Non-Residential Buildings) and Article XI, Chapter 1 (Special Tribeca Mixed Use District).

* * *

Loft dwelling

A "loft dwelling" is a #dwelling unit# in the #Special Tribeca Mixed Use District#, in a #building# designed for non-#residential use# erected prior to December 15, 1961. Regulations governing #loft dwellings# are set forth in Sections 111-11 (Residential use modification) and 111-40 (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE). Article XI, Chapter 1 (Special Tribeca Mixed Use District). Chapter 5 Residential Conversion of Existing Non-Residential Buildings * * * 15-011

Applicability within Special Districts

The provisions of this Chapter shall apply in any #Special Mixed Use District# as modified by Article XII, Chapter 3 (Special Mixed Use District).

The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

The provisions of this Chapter shall apply in the #Special St. George District# as modified by Article XII, Chapter 8 (Special St. George District).

The provisions of this Chapter shall apply in the #Special Coney Island District# as modified by Article XIII, Chapter 1 (Special Coney Island District).

The Preservation Area of the #Special Clinton District# is excluded from the applicability of the provisions of this Chapter.

The provisions of this Chapter shall apply in the #Special Tribeca Mixed Use District# as modified by Article XI, Chapter 1 (Special Tribeca Mixed Use District),

Except as specifically set forth in Sections 15-013 and 15-026, the provisions of this Chapter are not applicable in the #Special Tribera Mixed Use District#.

* * *

15-013

Building permits and variances issued before the effective date of amendment

(a) Building permits in Manhattan Community Districts 1, 2, 3, 4, 5 and 6

* * *

(2)

- for all #floor area# for which the Board has made a finding that, as of the date said building permit lapsed, there was substantial construction in compliance with the approved plans pursuant to which said lapsed permit has been granted. A finding of substantial construction shall not be made unless, as of the date said permit lapsed, the #floor area# was either vacant or occupied by #residential# or #joint living-work quarters for artists use#, and unless the expenditures prior to the date said permit lapsed were significant in proportion to the costs of construction of the entire project, not including the costs of acquisition, demolition, professional fees or financing. Notwithstanding anything to the contrary above, the building permit shall only be reinstated pursuant to the provisions of this Section, provided that for any portion of the #building# for which said permit is reinstated:
 - (i) the conversion shall comply with the provisions of Sections 15-12, 15-24, or 42-14, paragraph (D)(1)(e), or 111-112, as appropriate in the zoning district in which the #building# being converted is located, except that the Board may modify the requirements of Sections 15-12, 15-24; or 42-14, paragraph (D)(1)(e), or 111 112, provided that the rooftop open space was not permitted under said building permit and the Board determines that the roof either is unsuited for open space #use# or cannot be made suitable for open space #use# at a reasonable cost;

occupied for #residential use# or as #joint living-work quarters for artists# on September 1, 1980.

(b) Unless required by the Loft Board for the legalization of Interim Multiple Dwelling Units in the implementation of Article 7C of the New York State Multiple Dwelling Law, #dwelling units# or #joint living-work quarters for artists# described in paragraph (a) and existing on such dates may not be divided subsequently into units or quarters of less than 1,200 square feet, and #loft dwellings# may not be divided subsequently into dwellings that do not meet the requirements of Section 111-111 paragraphs (a), (b)(1) and (c). Section 111-40.

No #building# that meets the density requirements of Sections 15-111 or <u>paragraph (c) of Section 111-</u> <u>40</u> 111 111 paragraph (c), may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of this Section have been applied may subsequently add additional units or quarters except in accordance with the requirements of Sections 15-111-or 111 111 paragraph (e).

- In lieu of the stated minimum size, #yard#, and density requirements of Sections 15-111, 15-22, 43-17 and Section 111-40 111 111, the following regulations shall apply:
 - The minimum size of a #dwelling unit#, #joint livingwork quarters for artists#, or #loft dwelling# may be no less than 415 square feet of #floor area#, provided that all of the following requirements are met:
 - (i) the unit or quarters shall contain one or more windows that open onto a #street# or thirty foot #yard#;
 - (ii) the area of such required window shall be not less than eight percent of the #floor area# of the unit or quarters and 50 percent of the area of such required window shall be openable; and
 - (iii) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width; or
 - The minimum size of a #dwelling unit#, #joint livingwork quarters for artists#, or #loft dwelling# may be no less than 600 square feet of #floor area#, provided that all of the following requirements are met:
 - (i) the unit or quarters shall contain one or more windows that open onto either:
 - (a) a ten foot #yard#, where the window sill of such required window is at least 23 feet above #curb level#; or
 - (b) a 15 foot #yard#, where the window sill of such required window is less than 23 feet above #curb level#; or
 - (c) a #court# with a minimum dimension of 15 feet perpendicular to such required window and 375 square feet or more in area; or

(d) a #street#;

* * *

(b)

32-01 Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

(a) #Adult establishments# are not permitted in C1, C2, C3, C4, C5, C6-1, C6-2 or C6-3 Districts.

In C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7 or C8 Districts, no #adult establishment# shall be established less than 500 feet from a house of worship, a #school#, a #Residence District#, a C1, C2, C3, C4, C5-1, C6-1, C6-2 or C6-3 District, or a #Manufacturing District#, other than an M1-6M District, in which new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# are allowed, under the provisi Zoning Resolution, as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# on #commercial# or #manufacturing uses# within a #Manufacturing District# shall be construed as a limitation on the scope of this provision. However, on or after October 25, 1995, an #adult establishment# that otherwise complies with the provisions of this paragraph shall not be rendered #non-conforming# if a house of worship or a #school# is established on or after April 10, 1995, within 500 feet of such #adult establishment#.

* * *

(b)

42-01 Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

- (a) #Adult establishments# are not permitted in a #Manufacturing District# in which #residences#, or #joint living-work quarters for artists# or #loft dwellings# arc, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# on #commercial# or #manufacturing uses# within a #Manufacturing District# shall be construed as a limitation on the scope of this provision.
 - In all other #Manufacturing Districts#, no #adult establishment# shall be established less than 500 feet from a house of worship, a #school#, a #Residence District#, a C1, C2, C3, C4, C5-1, C6-1, C6-2 or C6-3 District, or a #Manufacturing District#, other than an M1-6M District, in which new #residences#, or new #joint living-work quarters for artists# or new #loft dwellings# are allowed, under the provisions of the Zoning Resolution, as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences#; or new #joint living-work quarters for artists# or #loft dwellings# on #commercial# or #manufacturing uses# within a #Manufacturing District# shall be construed as a limitation on the scope of this provision. However, on or after October 25, 1995, an #adult establishment# that otherwise complies with the provisions of this paragraph shall not be rendered #nonconforming# if a house of worship or a #school# is established on or after April 10, 1995, within 500 feet of such #adult establishment#.

* * * 42-53

Surface Area and Illumination Provisions

M1 M2 M3

No #illuminated sign# shall have a degree or method of illumination that exceeds standards established by the Department of Buildings by rule pursuant to the City Administrative Procedure Act. Such standards shall ensure that illumination on any #illuminated sign# does not project or reflect on #residences#, #loft dwcllings# or #joint livingwork quarters for artists# so as to interfere with the reasonable use and enjoyment thereof. Nothing herein shall be construed to authorize a #sign with indirect illumination# to arrange an external artificial source of illumination so that direct rays of light are projected from such artificial source into #residences#, #loft dwellings# or #joint living-work quarters for artists#.

* * *

15-026

(a)

Special bulk regulations for certain pre-existing dwelling units, joint living-work quarters for artists and loft dwellings

- The minimum size, #yard#, and density requirements of Sections 15-111, 15-22, 43-17 and 111-111 Section 111-40 (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE)) may be replaced by the requirements of this Section for #dwelling units#, #joint living-work quarters for artists# or #loft dwellings#:
 - existing on September 1, 1980 for which a determination of #residential# or #joint living-work quarters for artists# occupancy has been made pursuant to Sections 15-021_paragraph (c), 15-215, 42-133_paragraph (a), 42-141_paragraph (b); <u>or</u> 74-782, <u>or 111 201 paragraph (a)</u>; or
 - (2) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or
 - (3) that the Loft Board determines were

- the minimum horizontal distance between such required window opening onto a #yard# and any wall opposite such window on the same or another #zoning lot# shall be at least 15 feet;
- (iii) the area of such required window shall be no less than five percent of the #floor area# of the unit or quarters, and 50 percent of the area of such required window shall be openable;
- (iv) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width;
- (v) the average width of such unit or quarters shall be no less than 14 feet; and
- (vi) not less than two-thirds of the #floor area# of the unit or quarters shall have a floor-to-ceiling height of nine feet or more.

* * * 42-532 Non-illuminated signs

M1 M2 M3

In all districts, as indicated, non-#illuminated signs# with total #surface areas# not exceeding six times the #street# frontage of the #zoning lot#, in feet, but in no event more than 1,200 square feet for each #sign#, are permitted.

However, in any #Manufacturing District# in which #residences#, #loft dwellings# or #joint living-work quarters for artists# are, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization, the total #surface area# of all such permitted #signs# shall not exceed six times the #street# frontage of the #zoning lot#, in feet, and that the #surface area# of each #sign# shall not exceed 750 square feet.

* * *

42-533 Illuminated or flashing signs M1 M2 M3

However, in any #Manufacturing District# in which #residences#, #loft dwellings# or #joint living-work quarters for artists# are, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization, the total #surface area# of all such permitted #signs# shall not exceed five times the #street# frontage of the #zoning lot#, in feet, and that the #surface area# of each #sign# shall not exceed 500 square feet.

42-541Permitted projection M1 M2 M3

In all districts, as indicated, except as otherwise provided in Section 42-542 (Additional regulations for projecting signs), no permitted #sign# shall project across a #street line# more than 18 inches for double- or multi-faceted #signs# or 12 inches for all other #signs#, except that:

4in M1-5A, M1-5B, M1-5M and M1-6M Districts (a) and in #Manufacturing Districts# mapped within the #Special Tribeca Mixed Use District#, for each establishment located on the ground floor, non-#illuminated signs# other than #advertising signs# may project no more than 40 inches across a # streetline#, provided that along each #street# on which such establishment fronts, the number of such #signs# for each establishment shall not exceed two two-sided #signs# separated at least 25 feet apart, and further provided that any such #sign# shall not exceed a #surface area# of 24 by 36 inches and shall not be located above the level of the first #story# ceiling.

- * * *
- **F**<u>f</u>or #zoning lots# occupies . . . (b)

Article VII

Administration

Chapter 4 Special Permits by the City Planning Commission

* * *

74-92

Use Groups 3A and 4A Community Facilities and Certain Large Retail Establishments in Manufacturing Districts

74-921

Use Groups 3A and 4A community facilities

(a) Use modifications for Use Groups 3A and 4A in M1 Districts

> In M1 Districts, except for houses of worship, the City Planning Commission may permit #uses# listed in Use Group 4A - Community Facilities and, in M1-5 Districts, except in M1-5A, M1-5B and M1-5M Districts, the Commission may permit museums and non-commercial art galleries as listed in Use Group 3A, provided that such community facility is located not more than 400 feet from the boundary of a district where such facility is permitted as-of-right and the Commission finds that:

* *

(6)

such facility will not impair the essential character of the surrounding area.

The provisions of this special permit relating to Use Group 3A museums and non-commercial art galleries shall be inapplicable to the #Special Tribeca Mixed Use District#.

Article XI - Special Purpose Districts

Chapter 1 Special Tribeca Mixed Use District

111-00 GENERAL PURPOSES

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

are permitted #uses# within the Special District and #loft dwellings# are the only permitted #residential use# in #buildings# designed for non #residential use# and erected prior to December 15, 1961. #Loft dwellings# and #joint ving work quarters for artists# converted under the provisions of this Chapter, are not subject to the pr ction 32 42 (Location within Buildings).

#Buildings# designed for non #residential use#, and erected prior to December 15, 1961, that have not since been tenlarged# may be converted to #loft dwellings#, subject to the #bulk# regulations of Section 111 11 (Bulk Regulat for Buildings Containing Loft Dwellings or Joint Living Work Quarters for Artists).

#Buildings# designed for non #residential use#, and ere prior to December 15, 1961, that have since been #enlarged# may be converted to #loft dwellings#, and #buildings# lesigned for non #residential use# and erected prior to ber 15, 1961, may be #enlarged# for #loft dwellings#, provided that such conversion or #enlargement# shall be made only by special permit of the City Planning Com rsuant to Section 111 51 (Special Permit for Enlargements of Buildings Containing Loft Dwellings).

A #home occupation# may occupy a #loft dwelling# as an ry use# in excess of the #floor area# limitations of ion 12 10 (DEFINITIONS Home occupation), and subject to the following:

- Businesses operated as #home occupations# may have up to three non #residential# employe
- Notwithstanding the limitation on #uses# listed in (b) Section 12 10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#. It shall not include the sale of merchandise produced elsewhere.
- Commissioner of Buildings may issue rules and regulations setting forth appropriate standards to implement the intent of thi etion.

or non commercial art galleries are permitted es# within Areas B1 and B2 of the Special District in ordance with the provisions of Section 111 105 (Museums or non commercial art galleries), and are subject to the #bulk# regulations applicable to #manufacturing use as B1 and B2.

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

111-03 **District Map**

The District Map for the #Special Tribeca Mixed Use District#, in Appendix A, identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Tribeca Mixed Use District#. These areas are as follows:

- Area A1 General Mixed Use Area
- Area A2 Limited Mixed Use Area (Commercial and-
- Area A3 General Mixed Use Area
- Area A4 General Mixed Use Area
- Area B1 Limited Mixed Use Area
- Area B2 Limited Mixed Use Area
- Area A5 General Mixed Use Area
- Area A6 General Mixed Use Area
- Area A7 General Mixed Use Area

111-10 SPECIAL USE REGULATIONS

111-101

Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists

Within Areas B1 and B2, #loft dwellings# and #joint livingwork quarters for artists# are not permitted below the floor level of the third #story#, unless modified by the Chairperson of the City Planning Commission pursuant to Section 111-20 MINOP MODIFICATIONS) aragraph (a), by authorizatio of the City Planning Commission pursuant to Section 111 23 (Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission) or by special permit of the City Planning Commission pursuant to Section 111-50 (SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING WORK QUARTERS FOR ARTISTS)

Non-Residential Buildings), as an #accessory use# pursuant to Section 15-13 (Special Home Occupation Provision), except that:

- <u>(1)</u> businesses operated as #home occupations# may have up to three non-#residential# employees; and
- <u>(2)</u> notwithstanding the limitation on #uses# listed in Section 12-10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#.

111-102 12 Ground floor use restrictions

(a)In all areas except Areas A2,5 A1, A3 and A4G ground floor spaces in separate #buildings# may not be combined for #uses# in Use Groups 3, 4, 5 and 6, except in those #buildings# having frontage on Broadway, Chambers Street, Church Street, Greenwich Street, Hudson Street, Sixth Avenue, Varick Street, West Broadway or West Street.

Areas B1 and B2

- (1)Use of the ground floor in #buildings# constructed prior to March 10, 1976, shall be restricted to #uses# in Use Groups 7, 9, 11, 16, 17a, 17b, 17c or 17c, except that where a #use# other than these occupied the ground floor of a #building# prior to March 10, 1976, it shall be permitted in conformance with the underlying district regulations.
- In #buildings# having frontage on (2)Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor #uses# shall be permitted in conformance with the underlying districts except as provided in Section 111 103, paragraph (c).

111-103 <u>13</u> Additional use regulations

(a)

Areas A1, and A3 and A4

- (1)# Uses # in Use Groups 16 and 17 shall be permitted, except the following #uses# are prohibited in all #buildings#:
 - -within Use Group 16A: crematoriums, poultry or rabbit killing establishments, unenclosed automobile, boat, motorcycle or trailer sales, motorcycle rentals;
 - -all Use Group 16B #uses#, except #automotive service stations# by special permit pursuant to Section 73-21;
 - (iii) _____all Use Group 16C #uses#;
 - -within Use Group 16D: dry cleaning or cleaning or dyeing establishments, with no limitation on type of operation, solvents, $\# floor area \# \ or$ capacity per establishment;
 - -within Use Group 17B: manufacture of aircraft, automobiles, trucks, trailers, boats, motorcycles or chemicals; and
 - -all Use Group 17C #uses#, (vi) except agriculture.

(2)

The following #uses# are prohibited in #buildings# that do not front on Chambers Street, Church Street, Greenwich Street, Hudson Street, or West Broadway or West Street:

(i) _____all Use Group 8A #uses#;

(ii) all Use Group 8D #uses#;

- (a) to retain adequate wage, job producing, stable industries within the Tribeca neighborhood;
- to protect light manufacturing and to encourage stability and growth in the Tribeca neighborhood by permitting light manufacturing and controlled (b) residential uses to coexist where such uses are deemed compatible;
- (c) to provide a limited new housing opportunity of a type and at a density appropriate to this mixed use zone:
- to insure the provision of safe and sanitary housing (d) units in converted buildings; and
- to promote the most desirable use of land and (e) building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

* *

111-02 **General Provisions**

The provisions of this Chapter shall apply to all #developments, enlargements, extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living-work quarters for artists#

<u>111-11</u> Residential use modification

Loft dwellings <u>(a)</u>

> #Loft dwellings# created prior to (effective date) shall be governed by the provisions for #loft dwellings# in Section 111-40 (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE)). Such #loft dwellings# may be #extended#, #enlarged#, or subdivided into two or more #loft dwellings# only in accordance with such provisions. No #loft dwellings# may be created after (effective date), except as the result of a subdivision of a #loft dwelling# existing prior to (effective date).

<u>(b)</u> Home occupations

> A #home occupation# may occupy a #loft dwelling#, or a #dwelling unit# converted pursuant to Article I, Chapter 5 (Residential Conversion of Existing

-all Use Group 10A #uses#, except depositories, photographic or motion picture studios, radio or television studios; and

-all Use Group 12A #uses#. (iv)

(3)

In #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street, or West Broadway or West Street, the following retail facilities <u>#uses</u> shall be limited to 20,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section 111-40 111-32 (Special Permit For Certain Large Commercial Establishments):

all #uses# in Use Groups 6A and 6C;

all #uses# in Use Group 10 with parking categories B or B1; and

(iii) the above #uses# when listed in other use groups.

Separate #buildings# on separate #zoning lots# may not be combined for #uses# in

Use Groups 6A<u>.</u> and 6C and or all #uses# with parking categories B or B1. in Use Group 10 with parking categories B or B1.

In addition, in #buildings# not fronting on the above listed #streets# listed in paragraph (a)(3) of this Section, #uses# listed retail facilities in Use Groups 6A and 6C shall be limited to 10,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted allocated to such #uses#, except as otherwise provided in Section 111-40 32.

(b) Areas B1 and B2

#Loft dwellings# and #joint living work quart artists# shall be permitted in #buildings# where the #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living work quarters for artists# shall be permitted in other #buildings o other structures# only by special permit of the City Planning Commission, pursuant to Section 111 50 (SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING WORK QUARTERS FOR ARTISTS), or by minor modification of the Chairperson of the City Planning Commission, pursuant to Section 111 20, paragraph (d), or by authorization of the City Planning Commission, pursuant to Section 111 23 (Modification of Location and Additional Use Regulations by Authorization of the City Planning

Areas A4, A5, A6 and A7

<u>(6)</u>

- (4) All #uses# listed in Use Groups 16B, 16C or 16D shall be permitted,
- (5) The following #uses# listed in Use Group 16A shall be permitted:

Carpentry, custom woodworking or custom furniture making shops

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments, open or enclosed, with open storage limited to 5,000 sq. ft.

Household or office equipment or machinery repair shops

Machinery rental or sales establishments.

<u>All #uses# in Use Group 17 shall be</u> permitted, except that the following #uses#_shall be prohibited:

Building materials or contractors' yards, open or enclosed

Produce or meat markets, wholesale

Adhesives, including manufacture of basic components

<u>Food products, including slaughtering of</u> <u>meat or preparation of fish for packing</u>

Laboratories, research, experimental or testing

Leather products, including shoes, machine belting, or similar products

Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Pharmaceutical products

<u>Plastic products, including tableware,</u> phonograph records, buttons, or similar products

Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, including manufacture of natural or synthetic rubber

<u>Shoddy</u>

Soap or detergents.

Broadway or West Street, with only fire or emergency egress on other #streets#, and that no portion of such #use# may be located more than 100 feet, measured perpendicularly, from the abovelisted streets. Furthermore, such #uses# are restricted as provided in paragraph (a)(2) of this Section.

Areas A4, A5, A6 and A7 #Transient hotels# shall be allowed, except that #developments#, #enlargements#, #extensions# or changes of #use# that result in a #transient hotel# with greater than 100 sleeping units shall only be allowed pursuant to Section 111-31 (Special Permit For Large Transient Hotels).

However, any #transient hotel# that received a special permit pursuant to Section 74-711, granted prior to (effective date of amendment), may continue under the terms of such approval.

- (e) Environmental conditions for Area A2
 - (1) All #developments# or #enlargements# shall be subject to Ambient Noise Quality Zone Regulations*. #Uses# listed in Use Group 11A shall be subject to the performance standards of an M1 District.
 - (2) All new #dwelling units# shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of yentilation is required.

Ambient Noise Quality Regulations for an M2 District as set forth in the Noise Control Code for the City of New York, Article VI(B).

111-104

*

<u>(d)</u>

Special provisions for Areas A1, A2, A3, A4 and B2

<u>111-20</u>

SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

(a) Area A1

The regulations applicable to a C6-2A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Maximum #floor area ratio#

The maximum #floor area ratio# permitted on a #zoning lot# shall be 5.0.

(2) Special regulations for narrow #buildings#

A #building# or portion of a #building# may be constructed above the maximum height of <u>a</u> #street wall# permitted pursuant to Section 23-692 (Height limitations for narrow buildings or enlargements), provided the portion of a #building# exceeding such height limitation does not exceed a height of one #story# or 15 feet, whichever is less, and provided such portion is set back at least 10 feet from the #street wall# of the #building# facing a #wide street#, and 15 feet from the #street wall# of the #building# facing a #narrow street#.

(b) Area A2

The regulations applicable to a C6-3 District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Maximum #floor area ratio#

No #floor area# bonuses shall be permitted in Area A2.

paragraphs (b) and (c) of Sections 23-533 and 24-382 (Required rear yard equivalents) and 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single #zoning lot# within Area A2, if a #development# or #enlargement# results in two or more #buildings# or portions of #buildings# detached from one another at any level, such #buildings# or portions of #buildings# shall at no point be less than eight feet apart.

#Height factor#, front height and setback regulations

(4)

The #height factor#, front height and setback, alternate front setback and tower regulations of a C6-3 District shall not apply. In lieu thereof, for the first two #stories# of any #development# or #enlargement#, the #street wall# shall be located on the #street line# and shall extend the entire width of the #zoning lot# not occupied by existing #buildings# to remain, except that at the intersection of two #street lines# the #street wall# may be located within five feet of the #street line#. Above the ceiling of the second #story# for any #development# or #enlargement#, there shall be mandatory #street walls# extending the entire width of the #zoning lot# not occupied by existing #buildings# to remain, as set forth below in this paragraph, (b)(4). Along #wide streets# and along #narrow streets#, within 75 feet of the intersection with #wide streets#, the #street wall# shall rise for a minimum of 60 feet above #curb level# but shall not exceed a height of 100 feet above #curb level#. Along a #narrow street#, beyond a distance of 75 feet from the intersection of a #wide street# and a #narrow street#, the #street wall# shall rise for a minimum of 60 feet above #curb level# but shall not exceed a height of 85 feet above #curb level#. Notwithstanding the above requirements, for the 25 feet of a #zoning lot# furthest from the intersection of a #wide street# and a #narrow street#, the height of the #street wall# shall be 60 feet or the height of the adjacent #building# fronting on the same #street line#, whichever is greater. Above the ceiling of the second #story#, 75 percent of the aggregate area of the mandatory #street walls# at each #story# shall be within five feet of the #street line#; the mandatory #street wall# shall about the #street line# at least once every 25 feet; and at the intersection of two #street lines# the mandatory #street wall# shall be located within five feet of the #street line#, measured perpendicular to the #street line#. For #residential# and community facility #developments# or #enlargements#, recesses shall comply with the applicable #outer court# provisions of Sections 23-84 and 24-63.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Chapter and the location of the #street wall# of an adjacent #building# fronting on the same

- <u>(4)</u>
- For establishments with frontage on #wide streets#, #uses# listed in Use Groups 6A, 6C and 10 shall be limited to 10,000 square feet of #floor area#. For establishments that front only upon a #narrow street#, such #uses# shall be limited to 5,000 square feet of #floor area#. For the purposes of this Section, #floor area# shall include retail #cellar# space allocated to such #uses#.

The #floor area# requirements of this paragraph, (b)(4), may be modified only pursuant to Section 111-32 (Special Permit For Certain Large Commercial Establishments).

Eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, as listed in Use Group 12A, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-244. In Areas A1, A2, A3 and A4, tThe Board of Standards and Appeals shall additionally find for establishments of any capacity with dancing, as listed in Use Group 12A, that primary ingress and egress for such #uses# may only be located on Broadway, Chambers Street, Church Street, Greenwich Street, Hudson Street, <u>Sixth Avenue, Varick Street</u>, West The maximum #floor area ratio# permitted shall be 7.52. In no case shall the #floor area ratio# of the #commercial# or #community facility# portion of the #building# be more than 6.0.

(2) #Open space# and #lot coverage# regulations

> The #open space# and #lot coverage# regulations of Article II, Chapters 3 and 4, and Article III, Chapter 5, for a #residential building#, or the #residential# portion of a #mixed building#, are not applicable. In lieu thereof, the maximum permitted #lot coverage# on a #zoning lot# shall not exceed 80 percent of the #lot area#. However, any permitted obstruction on a #zoning lot# pursuant to Sections 23-44, 24-12 or 33-23 shall not count as #lot coverage#.

(3) #Yard#, #court# and minimum distance between #buildings# regulations

> The #yard# and #court# regulations of a C6-3 District shall apply, except that on a #through lot# the provisions of

#street line#.

Curb cuts

(5)

(c)

Curb cuts shall not be permitted on Greenwich Street, Murray Street and Chambers Street.

Area A3

The regulations applicable to a C6-3A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Height and setback regulations

The height and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall not apply. In lieu thereof, the following height and setback regulations shall apply:

Permitted obstructions
 Permitted obstructions for all
 #buildings or other structures#
 shall be as set forth in Section
 33-42.

(ii) Measurement of height

(c)

(iii)

Heights of all #buildings or

other structures# shall be

measured from the #base

#Street wall# location

#development# or

The #street wall# of any

along the entire #street#

occupied by existing

least a height of 60 feet

height of the #building#,

#street lines# and a line

[remove double-space]

#enlargement# shall be located

on the #street line# and extend

frontage of the #zoning lot# not

#buildings#, and shall rise to at

[remove double-space] or the

whichever is less. However, to

walls# at the intersection of two

#street lines#, the #street wall#

may be located anywhere within an area bounded by the two

connecting such #street lines#

at points 15 feet from their

the #street line#, shall be

where required to provide

intersection. Recesses, not to

exceed three feet in depth from

permitted on the ground floor

access to the #building#. At any

level above the ground floor, but

shall be permitted in the #street

articulation of #street walls# at

the intersection of two #street

such recesses shall not exceed 30 percent of the width of the

at least 12 feet above the level

of the #base plane#, recesses

wall# for #outer courts# or

lines# as set forth in this Section. The aggregate width of

#street wall# at any level.

Maximum height of #street

walls# and required setbacks

allow articulation of #street

plane#.

THE CITY RECORD

modified		
Minimum base height	Maximum base height	Maximum building height
(in ft.)	(in ft.)	(in ft.)

<u>Area</u>	(in ft.)	(in ft.)	(in ft.)
C6-2A	60	70	110
C6-3A <u>A4</u>	60	70	140
<u>A5</u>	<u>60</u>	<u>70</u>	$\underline{110}$
A5 A6 A7	<u>60</u>	<u>85</u>	<u>120</u>
<u>A7</u>	<u>60</u>	<u>85</u>	<u>120</u>

District

In a C6 3A District, Area A4, a penthouse portion of a #building#, not exceeding ten feet in height, may be constructed above the maximum building height, provided that such penthouse portion is set back at least 25 feet from any #narrow street#. <u>In Area A4, However</u>, the provisions of this paragraph, (d) (1), shall not apply to any #building# located in Historic Districts designated by the Landmarks Preservation Commission.

- The provisions of Section 33-42 (2)(Permitted Obstructions) shall apply to all #buildings# within Area A4, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or, the #lot coverage# of all such obstructions does not exceed $20\,$ percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).
- (3) In a C6 3A District, tThe maximum #floor area ratio# permitted on a #zoning lot# shall be 6.5 as follows:

<u>Maximum #floor area ratio#</u>
<u>6.5</u>
<u>5.5</u>
$\underline{5.4}$
$\underline{5.0}$

(4) In a C6 2A District, the maximum #floor area ratio# permitted on a #zoning lot# shall be 5.5. Applicability of Inclusionary Housing

Program

R8A Districts within Area A6 shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District. The base #floor area ratio# for any #zoning lot# containing #residences# shall be 5.4. Such base #floor area ratio# may be increased to a maximum of 7.2 through the provision of #affordable housing# pursuant to the provisions for #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING), except that the height and setback regulations of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

(5) #Buildings# that have received a certification from the Chairperson of the

| 111-105

Museums or non-commercial art galleries

Areas B1 and B2

In any #building#, a museum or non-commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant to the provisions of Sections 111-102 and above the ground floor where #joint living work quarters for artists# or #loft dwellings# are permitted pursuant to the provisions of Sections 111-101 or 111-103.

111-11

Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living Work Quarters for Artists

#Joint living work quarters for artists# located within the District shall comply with all the #bulk# regulations of this Section applicable to #loft dwellings#.

111-111

Loft dwelling requirements

(a) All #loft dwellings# shall have one or more windows which open into a #street# or a #yard# of 30 feet minimum depth.

(b) (1) The minimum #floor area# contained within a #loft dwelling# shall be not less than 2,000 square feet, except that:

> i) where a #loft dwelling# occupies the entire usable area of a floor, there shall be no minimum #floor area#;

> ii) where a #loft dwelling# has a minimum clear width of 14 feet throughout and has windows opening onto both a #street# and a #yard# which has a depth of 10 percent of the depth of the #loft dwelling#, there shall be no minimum #floor area#;

- (iii) where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# exceeds 5 percent, the minimum #floor area# contained within the #loft dwelling# may be reduced by 200 square feet for each additional percent, to a ratio of 10 percent; or
- where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 20 feet minimum depth to the #floor area# contained within the #loft dwelling# equals or exceeds 10 percent, there shall be no minimum #floor area#.

(2)

The minimum #loft dwelling# size and #yard# requirement, however, may be replaced by the requirements of Section 15 026 (Special bulk regulations for certain pre existing dwelling units, joint living work quarters for artists and loft dwellings) for #loft dwellings#:

i) for which a determination of #residential# occupancy on September 1, 1980 has been made; or

(ii) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or

(iv)

The maximum height of a #street wall# before setback shall be 85 feet or the height of an adjoining #building# fronting on the same #street line# with a height of at least 60 feet, whichever is less. Setbacks are required for all portions of #buildings# that exceed these maximum #street wall# heights. At a height not lower than 60 feet nor higher than 85 feet, or the height of an adjoining #building# fronting on the same #street line# which is less than 85 feet, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that such dimensions may include the depth of any permitted recesses in the #street wall#.

(v) Maximum building height

No #building or other structure# shall exceed a height of 135 feet.

(vi) Vertical #enlargements# of low #buildings#

> Existing #buildings# with #street walls# less than 60 feet in height may be vertically #enlarged# by up to one #story# or 15 feet, whichever is less, without regard to the #street

wall# location provisions of paragraph (c)(1)(iii) of this Section.

(2) Special regulations for narrow #buildings#

A #building# or portion of a #building# may be constructed above the maximum height of #street wall# permitted pursuant to Section 23-692 (Height limitations for narrow buildings or enlargements), provided such portion of a #building# exceeding such height limitation does not exceed a height of one #story# or 15 feet, whichever is less, and provided such portion of a #building# is set back at least 10 feet from the #street wall# of the #building# facing a #wide street#, and 15 feet from the #street wall# of a #building# facing a #narrow street#.

(d) Areas A4, A5, A6 and A7

Except as set forth herein, the #bulk# regulations of the underlying district shall apply.

(1) In C6 2A and C6 3A Districts, the <u>hH</u>eight and setback regulations, as set forth in Table A of Section 35-24, shall be City Planning Commission pursuant to paragraph (c) of the former Section 111-20 (MINOR MODIFICATIONS), prior to (effective date of amendment), to modify the rooftop open space requirements of the former Section 111-112 (Open space equivalent), shall be exempt from the rooftop open space requirements of Section 15-24 (Open Space Equivalent).

 (6) Notwithstanding any of the provisions of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued Before Effective Date of Amendment), the #development# of a #building# pursuant to variance granted by the Board of Standards and Appeals under calendar #231-09-BZ to modify #bulk# regulations, may be continued provided that a building permit has been issued, in accordance with the terms of said variance, within two years of the grant of said variance.

Area B2

(e)

In Area B2, except as modified by the express provisions of this Chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2 4 Districts. that the Loft Board determines were occupied for #residential use# on September 1, 1980.

#Loft dwellings# existing on September 1, 1980, may not be subsequently divided into dwellings that do not meet the requirements of paragraphs (a), (b)(1) and (e) of this Section, unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

No #building# that meets the density requirements of paragraph (c) of this Section may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of Section 15 026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of paragraph (c).

The number of #loft dwellings# shall not exceed one per 1,000 square fect of #floor area# devoted to #loft dwellings#, except as a result of the application of paragraph (b)(2) of this Section.

Mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual #loft dwellings#, provided that the gross

#floor area# of each mezzanine does not exceed 33 and 1/3 percent of the #floor area# contained within such #loft dwelling#. Such mezzanines are permitted only in #buildings# with an existing #floor area ratio# of 12 or less and only between floors, or between a floor and a roof, existing on January 22, 1908, that are to remain. Such mezzanines shall not be included as #floor area# for the purpose of calculating the minimum required size of a #loft dwelling# or for ealculating #floor area# devoted to #loft dwellings#.

(c) No #building# in Areas B1 and B2 containing #loft dwellings# or #joint living work quarters for artists# shall be #enlarged#, except that such #buildings# containing #loft dwellings# may be #enlarged# by special permit of the City Planning Commission, pursuant to Section 111-51 (Special Permit for Enlargements of Buildings Containing Loft Dwellings). Mezzanines shall be permitted as provided in paragraph (d) of this Section.

111-112

Open space equivalent

At least 30 percent of the gross roof area of a #building# containing 15 or more #loft dwellings# shall be #developed# for recreational #use#.

For each additional #loft dwelling#, 100 square feet of additional roof area shall be #developed# for recreational #use# up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said #loft dwellings# and their guests for whom no fees are charged.

111-20 MINOR MODIFICATIONS

On application, the Chairperson of the City Planning Commission may grant minor modifications to the following provisions of this Chapter:

(a) The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living work quarters for artists# below the floor level of the third #story# of a #building# in Areas B1 and B2, and Section 111-102, paragraph (b), relating to #use# restrictions in #floor area# on the ground floor may be modified provided that the Chairperson finds that the owner of the space has made a good faith effort to rent such space to a mandated #use# at fair market rentals.

Such efforts shall include but not be limited to:

advertising in local and city wide press;

listing the space with brokers;

notifying the New York City Office of Economic Development; and

informing local and city wide industry groups.

Such efforts shall have been actively pursued for a period of no less than six months for #buildings# under 3,600 square feet and one year for #buildings# over 3,600 square feet prior to the date of the application.

- (b) The requirements of Section 111 111 relating to #loft dwellings# may be modified provided that the Chairperson has administratively certified to the Department of Buildings that the design of the #loft dwellings# or #joint living work quarters for artists# provides sufficient light and air to allow minor modifications of these provisions.
- e) The requirements of Section 111-112 relating to roof top #open space# may be modified provided that the Chairperson has administratively certified to the Department of Buildings that the roof either is unsuited for #open space use# or cannot be made suitable for #open space use# at reasonable cost.
- (d) The requirements of Section 111 103 (Additional use restrictions), paragraph (b), relating to #loft dwellings# and #joint living work quarters for artists# in #buildings# within Area B1 and B2,

(2)

pursuant to this Section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests, it must do so within 30 days of such notification.

111-21

Notice of Filing to Create Loft Dwellings or Joint Living Work Quarters for Artists

A duplicate copy of the application for an alteration permit shall be sent to the City Planning Commission by the applicant for information purposes only. No building permit shall be issued by the Department of Buildings for such #loft dwellings# or #joint living work quarters for artists# without the acknowledged receipt of such notice by the City Planning Commission.

111-23

Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission

The provisions of Section 111 101 (Location of permitted uses in buildings containing loft dwellings or joint living work quarters for artists), relating to the prohibition of #loft dwellings# or #joint living work quarters for artists# below the level of the third #story# of a #building# in areas B1 and B2, and Section 111-103 (Additional use regulations), paragraph (b), relating to #loft dwellings# and #joint livingwork quarters for artists# in #buildings# within Areas B1 and B2 where the #lot coverage# is 5,000 square feet or more, may be modified by authorization of the City Planning Commission, provided that:

- (a) such #building# is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;
- (b) any alterations to the subject #building# required in connection with such conversion to #loft dwellings# or #joint living work quarters for artists# have received a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission; and
 - a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings# as evidenced by a report from the Landmarks Preservation Commission.

In order to grant an authorization, the City Planning Commission shall find that such modification shall have minimal adverse effects on the conforming #uses# located within the #building# and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

111-30

ENVIRONMENTAL CONDITIONS FOR AREA A2

- a) All #developments# or #enlargements# shall be subject to Ambient Noise Quality Zone Regulations*. #Uses# listed in Use Group 11A shall be subject to the performance standards of an M1 District.
- (b) All new #dwelling units# shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required.
 - Ambient Noise Quality Regulations for an M2 District as set forth in the Noise Control Code for the City of New York, Article VI(B).

111-30 SPECIAL PERMITS

111-31 Special Permit for Large Transient Hotels *#commercial# establishments*, the Commission <u>shall</u> find<u>s</u> that:

- such #development#, #enlargement#, #extension# or change of #use# is so located as not to impair the essential character or the future use of, or development of, the surrounding area; and
- (b) the #streets# providing access to the facility will be adequate to handle the vehicular and pedestrian traffic generated by such #use#.

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

111-40 REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO (EFFECTIVE DATE) The following is applicable to all existing #loft dwellings#, created prior to (effective date), within the #Special Tribeca Mixed Use District#.

- (a) All #loft dwellings# shall have one or more windows which open into a #street# or a #yard# with a minimum depth of 30 feet.
 - (1) The minimum #floor area# contained within a #loft dwelling# shall be not less than 2,000 square feet, except that:
 - (i) where a #loft dwelling# occupies the entire usable area of a floor, there shall be no minimum #floor area#;
 - (ii) where a #loft dwelling# has a minimum clear width of 14 feet throughout and has windows opening onto both a #street# and a #yard# which has a depth of 10 percent of the depth of the #loft dwelling#, there shall be no minimum #floor area#;
 - (iii) where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# exceeds five percent, the minimum #floor area# contained within the #loft dwelling# may be reduced by 200 square feet for each additional percent, to a ratio of 10 percent; or
 - (iv) where the ratio in a #loft dwelling# of the window area opening onto a #street# or a #yard# of 30 feet minimum depth to the #floor area# contained within the #loft dwelling# equals or exceeds 10 percent, there shall be no minimum #floor area#.
 - <u>(2)</u>

<u>(c)</u>

<u>(b)</u>

The minimum #loft dwelling# size and #yard# requirement may be replaced by the requirements of Section 15-026 (Special bulk regulations for certain preexisting dwelling units, joint living-work quarters for artists and loft dwellings) for #loft dwellings#:

- (i) for which a determination of #residential# occupancy on September 1, 1980 has been made;
- (ii) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or
- (iii) that the Loft Board determines were occupied for #residential use# on September 1, 1980.

where the #lot coverage# 15 5,000 square feet or more, may be modified provided that:

(1) such #floor area# was occupied on September 1, 1980, as #loft dwellings# or #joint living work quarters for artists#, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law;

such #building# consisted, on June 21, 1983, of two or more contiguous sections separated structurally by load bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the #building#, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy, or separate utilities or systems for the entirety of each section of the #building#; and

(3) the section within which such #floor area# is located has a #lot coverage# of less than 5,000 square feet of #lot area#.

A developer must send a copy of any request for modification

In Areas A4 through A7, the City Planning Commission may permit #transient hotels# that are comprised of more than 100 sleeping units, provided the Commission shall find that such #transient hotel#, resulting from a #development#, #enlargement#, #extension# or change of #use#, is so located as not to impair the essential #residential# character of, or the future use or development, of the surrounding area. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

111-4<u>032</u>

Special Permit for Certain Large Commercial Establishments SPECIAL PERMIT FOR CERTAIN LARGE RETAIL FACILITIES

The City Planning Commission may permit the total #floor area# of large <u>commercial establishments</u> retail facilities <u>subject to Section 111-103, paragraph (a)(3)</u> to exceed the underlying limitations #floor area# requirements set forth in Section 111-13, paragraphs (a)(3) and (b)(4) on square fect to exceed 20,000 square feet of #floor area#, including the #floor area# requirements for retail #cellar# space allotted to such #uses#, in #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, and 10,000 square feet of #floor area#, including retail #cellar# space allotted to such #uses#, in #buildings# fronting on other #streets#., provided

As a condition of granting a special permit for such large

#Loft dwellings# existing on September 1, 1980, may not be subsequently divided into multiple #loft dwellings# that do not meet the requirements of paragraphs (a), (b)(1) and (c) of this Section, unless required by the Loft Board for the legalization of Interim Multiple Dwelling units in the implementation of Article 7C of the New York State Multiple Dwelling Law.

No #building# that meets the density requirements of this paragraph (c) may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of Section 15-026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of paragraph (c).

The number of #loft dwellings# shall not exceed one per 1,000 square feet of #floor area# devoted to #loft dwellings#, except as a result of the application of paragraph (b)(2) of this Section.

No #building# that meets the density requirements of paragraph (c) of this Section may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of Section 15-026 have been applied may subsequently add additional units or quarters except in accordance with the requirements of paragraph (c).

- (d)Mezzanines constructed pursuant to Chapter 26 of
the Administrative Code shall be allowed within
individual #loft dwellings#, provided that the gross
#floor area# of each mezzanine does not exceed 33
and 1/3 percent of the #floor area# contained within
such #loft dwelling#. Such mezzanines are
permitted only in #buildings# with an existing
#floor area ratio# of 12 or less and only between
floors, or between a floor and a roof, existing on
January 22, 1998, that are to remain. Such
mezzanines shall not be included as #floor area# for
the purpose of calculating the minimum required
size of a #loft dwelling# or for calculating #floor
area# devoted to #loft dwellings#.
- (e) At least 30 percent of the gross roof area of a #building# containing 15 or more #loft dwellings# shall be provided for recreational #use#. For each additional #loft dwelling#, 100 square feet of additional roof area shall be #developed# for recreational #use# up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said #loft dwellings# and their guests for whom no fees are charged.
- (f)Existing #loft dwellings# may be #extended#,
#enlarged#, or subdivided into two or more #loft
dwellings# only in accordance with the provisions of
this Section. In addition, #floor area# added to an
existing #loft dwelling# shall not be subject to the
provisions of Section 32-42 (Location within
Buildings).

111-50

SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING WORK QUARTERS FOR ARTISTS

The City Planning Commission may permit, in Areas B1 and B2, the modification of the #use# provisions of Sections 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living work quarters for artists), Section 111 102 (Ground floor use restrictions), paragraph (b), or 111-103 (Additional use regulations), paragraph (b), to allow #loft dwellings# or #joint living work quarters for artists# on any #story# in any #building#, provided the Commission finds that:

- (a) the conversion will not harm the commercial and manufacturing sectors of the City's economy;
- (b) the conversion will not harm the commercial and manufacturing character of the surrounding area;
- (c) the process of conversion will not unduly burden #commercial# and #manufacturing uses# in the #building#; and
- (d) the neighborhood in which the conversion is taking place will not be excessively burdened by increased #residential# activity.

All #loft dwellings# or #joint living work quarters for artists# permitted by this special permit shall meet the standards of the applicable district for such units or quarters. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

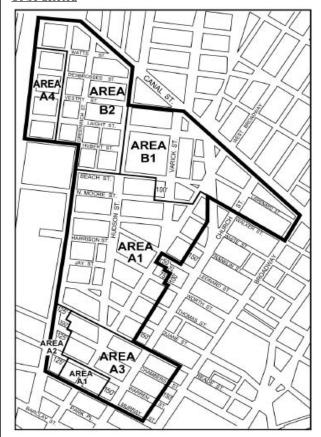
111-51

Special Permit for Enlargements of Buildings Containing Loft Dwellings

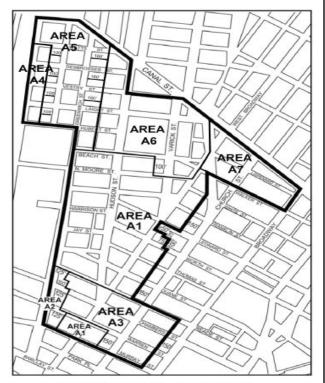
In Area B1, outside of historic districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

- (a) #loft dwellings# in #buildings# designed for non-#residential use# and creeted prior to December 15, 1961, that have since been #enlarged#; or
- (b) the #enlargement# of #buildings# designed for non-#residential use# and erected prior to December 15, 1961, for #loft dwellings#, provided that:

Appendix A Special Tribeca Mixed Use District Map To be deleted



Special Tribeca Mixed Use District
 Area Boundary



Special Tribeca Mixed Use District
Area Boundary

Area A1: General Mixed Use Area Area A2: Limited Mixed Use Area Area A3: General Mixed Use Area Area A4: General Mixed Use Area Area B1: Limited Mixed Use Area Area A5: General Mixed Use Area Area A6: General Mixed Use Area Area A7: General Mixed Use Area

APPENDIX F Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. #Special Long Island City Mixed Use District# – see Section 117-631 (Floor area ratio and lot coverage modifications)

#Special Southern Hunters Point District# - see Section 125-22 (Newtown Creek Subdistrict) #Special Tribeca Mixed-Use District# - see paragraphs (d)(3)

and (d)(4) of Section 111-20 (SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7)

#Special West Chelsea District# – see Section 98-26 (Modifications of Inclusionary Housing Program)

* * *

No. 9 HUDSON YARDS / WEST CHELSEA FOLLOW-UP CD 4 N 100424 ZRM IN THE MATTER OF an application submitted by the 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, concerning Article IX, Chapter 3 (Special Hudson Yards District), Article IX, Chapter 6 (Special Clinton District), Article IX, Chapter 8 (Special West Chelsea District), and Article XII, Chapter 1 (Special Garment Center District).

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

Article IX - Special Purpose Districts

Chapter 3 Special Hudson Yards District

* * 93-14

Ground Floor Level Requirements

The following provisions shall apply to all Subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

(a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

Map 2 in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the building's #street# frontage, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D.

A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or, entrances to subway stations, or other subway-related #uses# as described in Section 93-65 (Transit Easements). In no event shall the length of #street# frontage (exclusive of any portion of such #street# frontage allocated to entrances to subway stations and other subway-related #uses#) occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.

For any new #development# or #enlargement# on such designated #streets#, glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section.

<u>(a)</u>

-) all #loft dwellings# comply with the requirements of Section 111-111 or have received a certification pursuant to Section 111-20, paragraph (b);
 - the #bulk# regulations of an M1 5 District shall apply, except that the #enlarged# portion of the #building# shall comply with the requirements of Sections 23 47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) applicable to R8 Districts; and

(3) the maximum #floor area ratio# for all #loft dwellings# shall not exceed 5.0.

In order to grant a special permit, the City Planning Commission shall find that the process of #enlargement# will not unduly burden #commercial# and #manufacturing uses# in the #building# and the neighborhood in which the #enlargement# is taking place will not be excessively burdened by increased #residential# activity.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#. * * *

In addition, the following special purpose districts contain #Inclusionary Housing designated areas#, as set forth within such special districts:

#Special 125th Street District# – see Section 97-421 (Inclusionary Housing)

#Special Clinton District# – see Section 96-81 (C6-3X Designated District)

#Special Coney Island District# – see Section 131-321 (Special floor area regulations for residential uses)

#Special Downtown Jamaica District# – see Section 115-211 (Special Inclusionary Housing regulations)

#Special Garment Center District# – see Sections 121-31 (Maximum Permitted Floor Area) and 93-23 (Modifications of Inclusionary Housing Program)

#Special Harlem River Waterfront District# – see Section 87-20 (SPECIAL FLOOR AREA REGULATIONS)

#Special Hudson Yards District# – see Section 93-23 (Modifications of Inclusionary Housing Program) Lange Bagements

Any #development# or #enlargement# on a #zoning lot# that includes the locations listed below <u>southwest corner of West 40th Street and Eighth</u> <u>Avenue</u> shall provide an easement for subway related #use# and public access to the subway mezzanine or station as illustrated on Map 5 (Transit Easement for Subway Entrance and Subway-Related Uses) in Appendix A of this Chapter. The easement shall accommodate a relocated subway entrance from the adjoining sidewalk to a location within the development or enlargement.

> (a) The area bounded by Tenth Avenue, West 41st Street, a line 190 feet east of and parallel to Tenth Avenue, and a line 55 feet south of and parallel to West 41st Street. The entrance shall be accessed from Tenth Avenue.

(b) For any #development# or #enlargement# on a #zoning lot# that includes the southwest corner of West 40th Street and Eighth Avenue, the transit casement shall accommodate a relocated subway entrance from the adjoining sidewalk to a location within the #development# or #enlargement#.

These locations are illustrated on Map 5 (Transit Easements and Subway Entrances) in Appendix A of this Chapter.

The Chairperson of the City Planning Commission shall certify that a plan has been submitted indicating the volume of the easement necessary for future construction of a subway entrance. Such plan shall be developed in consultation with and the approval of the Transit Authority. The Chairperson may alternately certify that a plan has been submitted whereby the applicant agrees to provide the required easement, at the applicant's expense, within two years of request by the Transit Authority or by its designee

An instrument establishing such transit easement, or agreement to provide one within two years of request by the Transit Authority, once certified, shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument providing notice of such certification. Such filing and recording of the instrument shall be a precondition for the filing for or issuance of any building permit for any #development# or #enlargement# on the #zoning lot#. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

Floor space within such any required transit easement shall be excluded from the definition of #floor area#, and may be temporarily used by the owner of the #zoning lot# for any permitted #uses# until such time as required by the Transit Authority or by its designee for subway purposes. Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #zoning lot# prior to the time at which public #use# of the easement area is required. A minimum notice of six months in writing shall be given by the Transit Authority to the owner of the #zoning lot# in order to vacate the tenants of such temporary #uses#.

- Any #development# or #enlargement# on a #zoning (b) lot# that includes the locations listed below may establish an easement for subway-related #uses#, limited to ventilation facilities and other facilities or services used or required in connection with the operation of a subway line or station:
 - The volume bounded by Eleventh Avenue, (1)a line 52 feet north of and parallel to West <u>33rd Street, the western boundary of the</u> #park#, and West 33rd Street, up to a height of 82 feet, as illustrated on Map 5 (Transit Easements for Subway Entrances and Subway-Related Uses) in Appendix A of this Chapter.
 - (2) The volume bounded by Eleventh Avenue, West 36th Street, a line 95 feet east of and parallel to Eleventh Avenue, and a line 95 feet south of and parallel to West 36th Street, up to a height of 129 feet, as illustrated on Map 5 (Transit Easements for Subway Entrances and Subway-Related Uses) in Appendix A of this Chapter.
 - The volume bounded by West 41st Street, (3) $\underline{a \ line \ 214 \ feet \ west \ of \ and \ parallel \ to}$ Dyer Avenue, a line 67 feet north of and parallel to West 41st Street, and Dyer Avenue, up to a height of 73 feet, as illustrated on the District Map in Appendix A of the #Special Clinton District#.
 - (4)The volume bounded by a line 37 feet east of and parallel to Eleventh Avenue, West 26th Street, a line 100 feet east of and parallel to Eleventh Avenue, and a line 95 feet south of and parallel to West 26th Street, up to a height of 60 feet, as illustrated on the District Map in Appendix A of the #Special West Chelsea Appendix A of the #Special West Chelsea District#

If a transit easement for such subway-related #use# is established, an instrument establishing such transit easement shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument. Floor space within such provided transit easement used exclusively for such subway-related #use# shall be excluded from the definition of #floor area#.

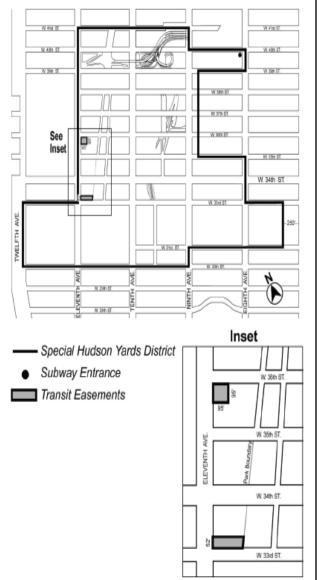
alteration permit is required to allow the removal and replacement of 20 percent or more of the #floor area#;

- <u>(2)</u> if such #multiple dwelling# is not to be substantially preserved, that the Department of Housing Preservation and Development has determined that the rehabilitation of such #multiple dwelling# is not feasible under any active governmentally-funded program; and
- <u>(3)</u> that the Department of Housing Preservation and Development has issued a #certification of no harassment# pursuant to Section 93-90(c), or has certified compliance with the cure provisions of Section 93-90(d).
- the following structures shall be exempt from the (c) provisions of this Section:
 - <u>(1)</u> any city-owned #multiple dwellings#;
 - <u>(2)</u> any #multiple dwelling# which is the subject of a program approved by the Department of Housing Preservation and Development for the provision of housing for persons of low or moderate income and has been exempted from the provisions of this Section by written determination of the Department of Housing Preservation and Development;
 - <u>(3)</u> any #multiple dwelling# initially occupied for residential purposes after January 1, 1974, except for #buildings# which are or have been "interim multiple dwellings" pursuant to Article 7C of the Multiple Dwelling Law;
 - <u>(4)</u> any #exempt hotel# as defined in Section 93-90;
 - any #multiple dwelling# in which <u>(5)</u> occupancy is restricted to clubhouse or school dormitory use and occupancy was restricted to clubhouse or school dormitory use on June 21, 2004; or
 - <u>(6)</u> any #exempt institutional residence# as defined in Section 93-90.

* Appendix A

*

Map 5. Transit Easements and for Subway Entrances and Subway-Related Uses



pursuant to the provisions of Title 28, Chapter 2, Article 216 Title 26, Sub chapter 3, Article 8 of the New York City Administrative Code.

* 96-21

Special Regulations for 42nd Street Perimeter Area

- (b) Floor area regulations
- (2)Floor area regulations in Subarea 2

In Subarea 2 of the 42nd Street Perimeter Area, as shown in Appendix A, the basic #floor area ratio# of any #development# or #enlargement# shall be 10.0. However, the #floor area ratio# of any #development# or #enlargement# containing #residential use# may exceed 10.0 to a maximum of 12.0 only in accordance with the provisions of Section 23-90, except that any units for which a #floor area# increase has been earned pursuant to Section 23-90 shall be within the #Special Clinton District#. For #developments# or #enlargements# that have fully utilized the Inclusionary Housing Program, the maximum permitted #floor area ratio# may be increased from 12.0 to 15.0 for new legitimate theater use in accordance with the provisions of Section 96-25 (Floor Area Bonus for New Theater Use).

Any #development# or #enlargement# on a #zoning lot# that includes the area bounded by a line 129 feet east of and parallel to Tenth Avenue, West 42nd Street, a line 184 feet east of and parallel to Tenth Avenue, and a line 50 feet south of and parallel to West 42nd Street shall provide an easement for public access to the subway mezzanine or station, as illustrated on the District Map in Appendix A of this Chapter

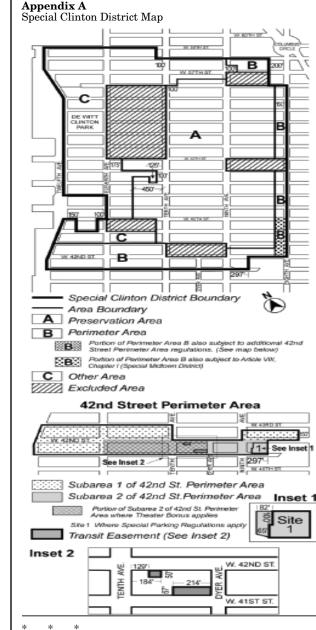
An instrument establishing such transit easement shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument.

Floor space within such transit easement shall be excluded from the definition of #floor area#, and may be temporarily used by the owner of the #zoning lot# for any permitted #uses# until such time as required by the Transit Authority or by its designee for subway purposes. Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #zoning lot# prior to the time at which public #use# of the easement area is required. A minimum notice of six months in writing shall be given by the Transit Authority to the owner of the #zoning lot# in order to vacate the tenants of such temporary #uses#.

The provisions of subsection b of Section 93-65 (Transit Easements) shall apply to any #development# or #enlargement# on a #zoning lot# that includes the volume bounded by West 41st Street, a line 214 feet west of and parallel to Dyer Avenue, a line 67 feet north of and parallel to West 41st Street, and Dyer Avenue, up to a height of 73 feet, as illustrated on the District Map in Appendix A of this <u>Chapter.</u>

a transit casement volume is required on a #zoning n Subarca 2, such casement volume may be by the owner of the #zoning lot# for any peri s# until such time as required by the Transit may he tem son and such time as required by the Transit Authorst y its designee for subway purposes. Any such floor spar ppied by such transit casement volume shall not count (or area#. Improvements or construction of a temporary ure within the casement volume for such temporary es# shall be removed by the owner of the #zoning lot# r to the time at which public #use# of the casement are round a minimum network of the casement are upi nature uired. A minimum notice of six months in writing shall en by the Transit Authority to the owner of the #zoning > vacate the tenants of such temporary #uses#. quired

*



* * * <u>93-91</u> **Demolition**

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90(a)(14), located within Subareas D4 or D5 or within Preservation Area P-2 of the #Special Garment Center District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Preservation Area P-2 of the #Special Garment Center District#, where such partial demolition would decrease the amount of residential #floor area# in such #multiple dwelling# by 20 percent or more, unless:

- such #multiple dwelling# is an unsafe #building# (a) and demolition is required pursuant to the provisions of Title 28, Chapter 2, Article 216 of the New York City Administrative Code, or
- the Commissioner of the Department of Housing <u>(b)</u> Preservation and Development, after providing sixty days notice and opportunity to comment to the local Community Board, has certified:
 - if such #multiple dwelling# is to be <u>(1)</u> substantially preserved, that an

Article IX - Special Purpose Districts

Chapter 6 **Special Clinton District**

*

96-108

Demolition of buildings

No demolition permit or alteration permit for partial demolition involving a decrease of more than 20 percent in the amount of #residential floor area# in a #building# shall be issued by the Department of Buildings for any #building# containing #dwelling units# within the Preservation Area, unless it is an unsafe #building# and demolition is required

Article IX - Special Purpose Districts

Chapter 8 Special West Chelsea District

98-23

Special Floor Area and Lot Coverage Rules for Zoning Lots Over Which the High Line Passes

That portion of the #zoning lot# that lies directly beneath the #High Line# shall be exempt from #lot coverage# requirements below the level of the #High Line bed#. The remaining portion of the #zoning lot# shall be considered a separate #zoning lot# for the purposes of calculating maximum #lot coverage#. Easement volumes provided in accordance with the provisions of Section 98-60 (SPECIAL ACCESS REGULATIONS FOR CERTAIN ZONING LOTS) and access structures constructed therein, as well as any structure required pursuant to Appendix D or E in relation to an increase in the basic maximum #floor area ratio# of a #zoning lot# pursuant to Section 98-25 (High Line Improvement Bonus), shall not be considered #floor area# or #lot coverage#.

98-33

Transfer of Development Rights from the High Line Transfer Corridor

Stairway easement requirement (d)

As a condition for the transfer of #floor area#, an easement volume to facilitate pedestrian access to the #High Line# via stairway shall be provided in accordance with the provisions of Sections 98-60 (SPECIAL ACCESS REGULATIONS FOR CERTAIN ZONING LOTS) and 98-63 (Recording of the High Line Access Easement Volume).

* * *

98-60

SPECIAL ACCESS REGULATIONS FOR CERTAIN ZONING LOTS

*

* <u>98-65</u> <u>Transit Easements</u>

The provisions of subsection b of Section 93-65 (Transit Easements) shall apply to any #development# or #enlargement# on a #zoning lot# that includes the volume bounded by a line 37 feet east of and parallel to Eleventh Avenue, West 26th Street, a line 100 feet east of and parallel to Eleventh Avenue, and a line 95 feet south of and parallel to West 26th Street, up to a height of 60 feet, as illustrated on the District Map in Appendix A of this Chapter.

<u>98-70</u>

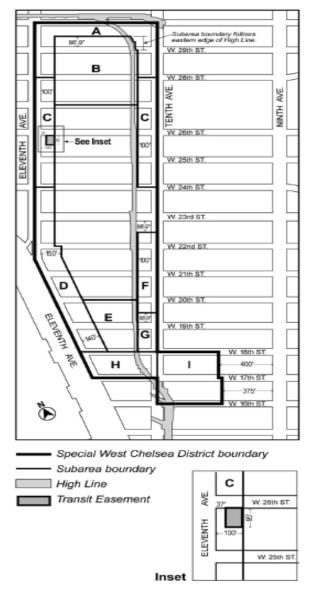
Supplemental Regulations

- In the <code>#Special West Chelsea District#</code>, the <u>(a)</u> provisions of paragraphs (a) through (d), inclusive, of Section 93-90 (HARASSMENT) shall apply as modified in this Section.
- In the #Special West Chelsea District#, the <u>(b)</u> provisions of Section 93-91 (DEMOLITION shall apply.

For the purposes of this Section, the following definitions in Section 93-90 shall be modified:

Appendix A

Special West Chelsea District and Subareas



121-50

CD 13

3.

4.

6.

Supplemental Regulations in Preservation Area P-2

In Preservation Area P-2, the provisions of Section 93-90 (HARASSMENT) and Section 93-91 (DEMOLITION), inclusive, shall apply.

BOROUGH OF QUEENS No. 10 **ROSEDALE AVENUE REZONING**

C 100436 ZMQ **IN THE MATTER** of an application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the

eliminating from within an existing R3-2 District a 1. C1-1 bounded by147th Drive, a boundary line of the City of New York, 148th Avenue, and Hook Creek Boulevard;

Zoning Map, Section Nos. 19a, 19b, 19c and 19d:

- $\mathbf{2}$. eliminating from within an existing R3-2 District a C1-2 bounded by:
 - Brookville Boulevard, a line 150 feet a. northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Avenue, 242nd Street, and North Conduit Avenue;

7.

- b. South Conduit Avenue, Francis Lewis Boulevard, 245th Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 247th Street, a line 150 feet southwesterly of Francis Lewis Boulevard, 245th Street, 243rd Street, and 140th Avenue;
- Caney Road, a line 150 feet southeasterly c. of 243rd Street, Mayda Road, and a line 150 feet northwesterly of 243rd Street; and
- South Conduit Avenue, Hook Creek d. Boulevard, 248th Street, a line 100 feet southerly of South Conduit Avenue, and 247th Street;
- eliminating from within an existing R2 District a C2-1 bounded by Brookville Boulevard, a line 150 feet northerly of Merrick Boulevard, 133rd Avenue, 243rd Street, a line 150 feet northerly of Merrick Boulevard, 132nd Road, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, a line midway between Brookville Boulevard and 241st Street, and 135th Avenue;
- eliminating from within an existing R3-2 District a C2-1 bounded by:
 - North Conduit Avenue, Hook Creek a. Boulevard, the centerline of the Long Island Railroad right-of-way (Montauk Division), and Brookville Boulevard; and
 - b. South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 149th Street, and Hook Creek Boulevard;
- changing from an R3-2 District to an R2 District 5. property bounded by:
 - a line 150 feet northeasterly of Francis a. Lewis Boulevard, a line 220 feet southwesterly of 138th Avenue, and a line midway between Brookville Boulevard and 241st Street; and
 - a line 150 feet northeasterly of Francis b. Lewis Boulevard, a line 150 feet northerly of North Conduit Boulevard, 242nd Street, a line 320 feet southwesterly of 138th Avenue, and 241st Street;
 - changing from an R3-2 District to an R3A District property bounded by:
 - South Conduit Avenue, 241st Street, a

line perpendicular to the southerly street line of 250th Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 250th Street, a line perpendicular to the northerly street line of 250th Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 249th Street, and a line 85 feet easterly of Hook Creek Boulevard; and

a line midway between Caney Road and c. 144th Avenue, 249th Street, Newhall Avenue, a line 120 feet southeasterly of 245th Street, a line 100 feet southwesterly of Newhall Avenue, a line midway between 243rd Street and 245th Street, Newhall Avenue, a line 140 feet southeasterly of 243rd Street, Mayda Road, and a line 100 feet southeasterly of 243rd Street;

changing from an R3-2 District to an R3X District property bounded by 140th Avenue, 243rd Street, a line perpendicular to the southeasterly street line of 243rd Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243rd Street and the southerly street line of South Conduit Avenue, 245th Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 246th Street, a line 85 feet southwesterly of Francis Lewis Boulevard, a line midway between 246th Street and 247th Street, Francis Lewis Boulevard, 247th Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246th Street, a line 330 feet northeasterly of Francis Lewis Boulevard, 246th Street, South Conduit Avenue, 247th Street, a line 250 feet northeasterly of 139th Avenue, a line midway between 247th Street and 248th Street, a line perpendicular to the northwesterly street line of 248th Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248th Street and the westerly street line of Hook Creek Boulevard, 248th Street, Hook Creek Boulevard, 249th Street, a line perpendicular to the northerly street line of 250th Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 250th Street, a line perpendicular to the southerly street line of 250th Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, a line 100 feet southerly of 250th Street, a boundary line of the City of New York, 145th Avenue, Hook Creek Boulevard, 148th Avenue, a line 100 feet easterly of Hook Creek Boulevard, 148th Road, a boundary line of the City of New York, Hungary Harbor Road, Hook Creek Boulevard, 148th Drive, a line 100 feet westerly of Hook Creek Boulevard, a line midway between $148 \mathrm{th}$ Drive and 149 th Avenue, a line 320 feet westerly of Hook Creek Boulevard, 149th Avenue, a line 330 feet westerly of 262nd Street, 149th Road, 262nd Street and its southerly centerline prolongation, a boundary line of the City of New York, a line 50 feet westerly of 259th Street and its southerly prolongation, Craft Avenue, 259th Street, 149th Road, 259th Street, a line midway between 148th Drive and 149th Avenue, 257th Street, 148th Drive, a line 200 feet easterly of Weller Lane, a line midway between 148th Road and 148th Drive, Weller Lane, 149th Road, Weller lane, 149th Drive, a line midway between 255th Street and Weller Lane, Craft Avenue, a line midway between 254th Street and 255th Street, 149th Drive and its westerly centerline prolongation, a northeasterly and a northerly boundary line of a park and its westerly prolongation, Brookville Boulevard, 149th Avenue, 235th Street, a line midway between 148th Avenue and 148th Road, a line 170 feet southeasterly of 235th Street, 148th Avenue, Brookville Boulevard, a line midway between 147th Drive and 148th Avenue, a line 80 feet northwesterly of Brookville Boulevard, 147th Drive, 235th Street, a northeasterly boundary line of Brookville Park and its southeasterly prolongation, an easterly boundary line of Brookville Park and its northerly prolongation, 147th Avenue, 235th Street, a line 100 feet northeasterly of 147th Road, a line 75 feet westerly of Brookville Boulevard, 147th Road, a line perpendicular to the southwesterly street line of 147th Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 147th Road and the westerly street line of Brookville Boulevard, a line midway between 147th Road and 147th Drive, Brookville Boulevard, a line midway between 147th Road and 147th Drive, a line 90 feet easterly of Brookville Boulevard, a line 100 feet northerly of 147th Road, a line 100 feet easterly Brookville Boulevard, a line midway between 146th Avenue and 147th Avenue, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of



Chapter 1 **Special Garment Center District**

line midway between 140th Avenue and Memphis Avenue, a line 60 feet southeasterly of 214st Street, 142nd Avenue, a line 140 feet northwesterly of 243rd Street, Caney Road, a line 100 feet northwesterly of 243rd Street, Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147th Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147th Avenue. Edgewood Avenue, a line midway between 146th Avenue and 147th Avenue, a line 100 feet easterly of Brookville Boulevard, 147th Avenue, and Brookville Boulevard;

b. a line 100 feet northerly of 249th Street, a boundary line of the City of New York, a line 100 feet southerly of 250th Street, a

Huxley Street and the northerly street line of 147th Avenue, Edgewood Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147th Avenue, Huxley Street, a line 100 feet northwesterly of 243rd Street, Mayda Road, a line 140 feet southeasterly of 243rd Street, Newhall Avenue, a line midway between 243rd Street and 245th Street, a line 100 feet southwesterly of Newhall Avenue, a line 120 feet southeasterly of 245th Street, Newhall Avenue, 249th Street, a line midway between Caney Road and 144th Avenue, a line 100 feet southeasterly of 243rd Street, Caney Road, a line 140 feet northwesterly of 243rd Street, 142nd Avenue, a line 60 feet southeasterly of 241st Street, a line midway between 140th Avenue and Memphis Avenue, and a line 100 feet southeasterly of 241st Street; and excluding the area bounded by:

- a. 253rd Street, Weller Lane, a line 540 feet northerly of 147th Avenue, a line midway between Weller Lane and 254th Street, 147th avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147th Road, a line 110 feet westerly of Weller Lane, 147th Road, a line 50 feet easterly of 253rd Street, 147th Avenue, Mayda Road, a line 420 feet southeasterly of 249th Street, a line midway between 145th Avenue and Mayda Road, a line 280 feet southeasterly of 249th Street, 145th Avenue, a line 360 feet southeasterly of 249th Street, and 144th Avenue; and
- 147th Road, 253rd Street, a line midway b. between 147th Drive and 148th Avenue, a line 150 feet easterly of 253rd Street, 148th Avenue, line 200 feet easterly of 253rd Street, a line midway between 148th Avenue and 148th Road, 253rd Street, a line midway between 148th Road and 148th Drive, a line perpendicular to the southerly street line of 148th road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148th Road and the northeasterly street line of Huxley Street, 148th Road, 249th Street, 148th Avenue, a line 230 feet easterly of 149th Street, a line midway between 147th drive and 148th Avenue, a line 100 feet westerly of 253rd Street, a line midway between 147th Road and 147th Drive, and a line 75 feet westerly of 253rd Street:
- changing from an R3-2 District to an R3-1 District property bounded by:

8.

- a. 147th Drive, a line 80 feet northwesterly of Brookville Boulevard, a line midway between 147th Drive and 148th Avenue, Brookville Boulevard, 148th Avenue, a line 170 feet southeasterly of 235th Street, a line midway between 148th Avenue and 148th Road, and 235th Street;
- b. 147th Road, 253rd Street, a line midway between 147th Drive and 148th Avenue, a line 150 feet easterly of 253rd Street, 148th Avenue, line 200 feet easterly of 253rd Street, a line midway between 148th Avenue and 148th Road, 253rd Street, a line midway between 148th Road and 148th Drive, a line perpendicular to the southerly street line of 148th road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148th Road and the northeasterly street line of Huxley Street, 148th Road, 249th Street, 148th Avenue, a line 230 feet easterly of 149th Street, a line midway between 147th drive and 148th Avenue, a line 100 feet westerly of 253rd Street, a line midway between 147th Road and 147th Drive, and a line 75 feet westerly of 253rd Street:

- 258th Street, a line 60 feet southerly of 149th Road, a line midway between 257th Street and 258th Street, Craft Avenue, a line 50 feet westerly of 259th Street and its southerly centerline prolongation, a boundary line of the City of New York, and a northeasterly boundary line of a park and its southeasterly prolongation; and
- f. 149th Avenue, a line 320 feet westerly of Hook Creek Boulevard, a line midway between 148th Drive and 149th Avenue, a line 100 feet westerly of Hook Creek Boulevard, 148th Drive, Hook Creek Boulevard, Hungary Harbor Road, a boundary line of the City of New York, 262nd Street, and its southerly centerline prolongation, 149th Road, and a line 330 feet westerly of 262nd Street;
- 9. establishing within an existing R3-2 District a C1-2 District bounded by 147th Avenue, Brookville Boulevard, 147th Road, a line 75 feet westerly of Brookville Boulevard, a line 100 feet northeasterly of 147th Road, and 235th Street;
- establishing within an existing R2 District a C1-3 10. District bounded by a line 150 feet northerly of Merrick Boulevard, 133rd Avenue, 243rd Street, a line 125 feet northerly of Merrick Boulevard, 132nd Street, Hook Creek Boulevard, Merrick Boulevard, 245th Street, a line 100 feet southerly of Merrick Boulevard, 244th Street, a line perpendicular to the northwesterly street line of 244th Street distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 244th Street and the southerly street line of Merrick Boulevard, a line midway between 243rd Street and 244th Street, a line 360 feet northeasterly of 134th Avenue, 243rd Street, a line 260 feet northeasterly of 134th Avenue, a line midway between 242nd Street and 243rd Street, a line 120 feet northeasterly of 134th Avenue, 242nd Street, a line perpendicular to the northwesterly street line of 242nd Street distant 175 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 242nd Street and the southerly street line of Merrick Boulevard, 241st Street, a line perpendicular to the northwesterly street line of 241st Street distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 241st Street and the southerly street line of Merrick Boulevard, a line 75 feet northwesterly of 241st Street, a line 275 feet northwesterly of 135th Avenue, and Brookville Boulevard;
- 11. establishing within an existing R3-2 District a C1-3 District bounded by:
 - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line midway between Brookville Boulevard and 241st Street, a line 220 feet southwesterly of 138th Avenue, 241st Street, a line 320 feet southwesterly of 138th Avenue, 242nd Street, North Conduit Avenue, a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard, Long Island Railroad right-of-way (Montauk Division), Brookville Boulevard, North Conduit Avenue, and a line 95 feet southwesterly of Francis Lewis Boulevard;
 - South Conduit Avenue, 246th Street, a line 335 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246th Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 50 feet northwesterly of 247th Street, Francis Lewis Boulevard, a line midway between 246th Street and

 establishing within an existing R3-2 District a C2-3 District bounded by South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 249th Street, and Hook Creek Boulevard;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010.

Resolution for adoption scheduling August 11, 2010 for a public hearing.

No. 11

AUBURNDALE OAKLAND GARDENS REZONING CDs 7, 8, 11 C 100409 ZMQ IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10c, 10d, 11b, & 15a:

- 1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. a line 150 feet northerly of 46th Avenue, Utopia Parkway, 46th Avenue, 189th Street, a line 150 feet southerly of Hollis Court, Utopia Parkway, Ashby Avenue, and Auburndale Lane;
 - b. a line 150 feet northwesterly of Horace Harding Expressway, 198th Street, 58th Avenue, a line 100 feet northeasterly of 198th Street, a line 100 feet northwesterly of Horace Harding Expressway, 198th Street, Horace Harding Expressway, and 197th Street;
 - c. a line 220 feet northwesterly of Union Turnpike, a line 150 feet northeasterly of Springfield Boulevard, a line 150 feet northerly of Union Turnpike, a line 150 feet westerly of 226th Street, a line 100 feet northerly of Union Turnpike, and a line 125 feet northeasterly of Springfield Boulevard; and
 - d. a line 100 feet southerly of Union Turnpike, Springfield Boulevard, a line 150 feet southerly of Union Turnpike, and 222nd Street;

eliminating from within an existing R3-2 District a C2-2 District bounded by a line 150 feet northwesterly of the Horace Harding Expressway, 183rd Street, Booth Memorial Avenue, a line 100 feet southwesterly of 185th Street, Horace Harding Expressway, and 182nd Street;

2.

3.

4.

c.

changing from an R1-2 District to an R1-2A District property bounded by the southeasterly service road of Horace Harding Expressway, a line midway between 215th Street and Bell Boulevard, a line 175 feet southeasterly of Horace Harding Expressway, Bell Boulevard, 67th Avenue, and 210th Street;

changing from an R2 District to an R2A District property bounded by:

- a. Station Road, 168th Street, Station Road, Auburndale Lane, a line 100 feet northeasterly of Northern Boulevard, a line midway between 169th Street and 170th Street, Northern Boulevard, 167th Street, a line 100 feet northeasterly of Northern Boulevard, and 165th Street;
- a line 100 feet southwesterly of Northern Boulevard, 168th Street, 43rd Avenue, 170th Street, a line 100 feet southerly of Northern Boulevard, 171st Street, a line 100 feet southerly of Northern Boulevard, a line midway between Utopia Parkway and 172nd Street, a line perpendicular to the easterly street line of 172nd Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 172nd Street and the southerly street line

- c. 253rd Street, Weller Lane, a line 540 feet northerly of 147th Avenue, a line midway between Weller Lane and 254th Street, 147th avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147th Road, a line 110 feet westerly of Weller Lane, 147th Road, a line 50 feet easterly of 253rd Street, 147th Avenue, Mayda Road, a line 420 feet southeasterly of 249th Street, a line midway between 145th Avenue and Mayda Road, a line 280 feet southeasterly of 249th Street, 145th Avenue, a line 360 feet southeasterly of 249th Street, and 144th Avenue;
- d. 145th Avenue, a boundary line of the City of New York, 147th Drive, and Hook Creek Boulevard;
- e. 149th Drive and its westerly centerline prolongation, a line midway between 254th Street and 255th Street, Craft Avenue, a line midway between 255th Street and Weller Lane, 149th Drive, Weller Lane, 149th Road, Weller Lane, a line midway between 148th Road and 148th Drive, a line 200 feet easterly of Weller Lane, 148th Drive, 257th Street, a line midway between 148th Drive and 149th Avenue, 259th Street, 149th Road,

line midway between 246th Street and 247th Street, a line 85 feet southwesterly of Francis Lewis Boulevard, 246th Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 245th Street, a line perpendicular to the southeasterly street line of 243rd Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243rd Street and the southerly street line of South Conduit Avenue, 243rd Street, and 140th Avenue; and

- South Conduit Avenue, Hook Creek Boulevard, 248th Street, a line perpendicular to the northwesterly street line of 248th Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248th Street and the westerly street line of Hook Creek Boulevard, a line midway between 247th Street and 248th Street, a line 250 feet northeasterly of 139th Avenue, and 247th Street;
- 12. establishing within an existing R2 District a C2-3 District bounded by Merrick Boulevard, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, and 245th Street; and

c.

of 45th Avenue, 172nd Street, a line 150 feet northerly of 46th Avenue, Auburndale Lane, 46th Avenue, a line 100 feet westerly of 166th Street, 45th Avenue, and 166th Street,

Laburnum Avenue, 156th Street, a line 100 feet northerly of Oak Avenue, 164th Street, Meadow Road, Auburndale Lane, Bagley Avenue, Utopia Parkway, 48th Avenue, Hollis Court Boulevard, 50th Avenue, Underhill Avenue, 188th Street, Peck Avenue, 192nd Street, the northwesterly service road of Horace Harding Expressway, 185th Street, 56th Avenue, a line midway between 185th Street and 186th Street, 50th Avenue, Utopia Parkway, 56th Avenue, a line midway between 175th Place and 175th Street, Booth Memorial Avenue, Fresh Meadow Lane, a northerly boundary of Kissena Park, a northeasterly boundary of Kissena Park and its northwesterly prolongation, Underhill Avenue and its northeasterly centerline prolongation, 164th Street, Oak Avenue, Rose Avenue, Parsons Boulevard, Quince Avenue, Bowne Street, a line midway between Quince Avenue and Rose Avenue, Robinson Street, a line 95 feet

northwesterly of Oak Avenue, Burling Street, Negundo Avenue, and Parsons Boulevard;

- d. 46th Avenue, 195th Street, a line 100 feet southerly of 45th Avenue, 196th Street, 45th Road, a line 100 feet easterly of 196th Place, 46th Avenue, a line midway between 196th Place and 197th Street, 47th Avenue, 194th Street, a line 100 feet northwesterly of 47th Avenue, and a line midway between 193rd Street and 194th Street;
- Weeks Lane, 201st Street, a line 250 feet e. northwesterly of 48th Avenue, 202nd Street, a line 150 feet northwesterly of 48th Avenue, a line midway between 202nd Street and 203rd Street, a line 100 feet northwesterly of 50th Avenue, a line midway between 203rd Street and the Clearview Expressway, 53rd Avenue, the Clearview Expressway, a line 100 feet northwesterly of Horace Harding Expressway and its northeasterly prolongation, 201st Street, a line 150 feet northerly of Horace Harding Expressway, Francis Lewis Boulevard, 53rd Avenue, 201st Street, a line 140 feet northwesterly of 53rd Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet southeasterly of 50th Avenue, 201st Street, 50th Avenue, and Francis Lewis Boulevard; and
- 76th Avenue, Cloverdale Boulevard, the f. northwesterly street line of former Motor Parkway, Springfield Boulevard, a line 220 feet northwesterly of Union Turnpike, a line 100 feet southwesterly of Springfield Boulevard, Union Turnpike, 222nd Street, a line 150 feet southeasterly of Union Turnpike. Springfield Boulevard, a northwesterly service road of Grand Central Parkway, 86th Avenue, Bell Boulevard, 86th Road and its westerly centerline prolongation, the southwesterly street line of 212th Street, Hollis Hills Terrace and its southeasterly centerline prolongation, the southeasterly street line of former Motor Parkway, Oceania Street, the centerline of former Motor Parkway, a line 200 feet northeasterly of Bell Boulevard, 77th Avenue, 217th Street, a line 120 feet northwesterly of 77th Avenue, and Springfield Boulevard;

7.

- changing from an R3-1 District to an R2A District property bounded by a line 100 feet southeasterly of 64th Avenue, 233rd Street, Lee Goldman Lane, 67th Avenue, and a line 100 feet southwesterly of Cloverdale Boulevard;
- 6. changing from an R3-2 District to an R2A District property bounded by:
 - a. the easterly centerline prolongation of Bagley Avenue, 188th Street, 47th Avenue, a line 100 feet southwesterly of 188th Street, 48th Avenue, and Utopia Parkway;
 - b. a line 230 feet southeasterly of 47th Avenue, a line midway between 190th Street and 189th Street, 48th Avenue, and a line midway between 189th Street and 188th Street;
 - c. a line 205 feet southeasterly of 56th Avenue, 185th Street, Booth Memorial Avenue, and a line midway between 185th Street and 184th Street;
 - d. a line 100 feet northerly of 47th Avenue, 194th Street, 47th Avenue, and a line midway between 193rd Street and 194th Street,

58th Avenue, Hollis Court Boulevard, 58th Avenue, a line 100 feet northeasterly of 198th Street, a line 100 feet northwesterly of Horace Harding Boulevard and its southwesterly prolongation, 197th Street, the northwesterly service road of Horace Harding Expressway, 192nd Street, Peck Avenue, 188th Street, Underhill Avenue, 50th Avenue, Hollis Court Boulevard, 48th Avenue, and 190th Street, and excluding the area bounded by Weeks Lane, a line perpendicular to the northwesterly street line of 53rd Avenue distant 140 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 53rd Avenue and the northeasterly street line of Hollis Court Boulevard, 53rd Avenue, Hollis Court Boulevard, a line 350 feet northwesterly of 56th Avenue, a line 100 feet southwesterly of Hollis Court Boulevard, a line 220 feet northwesterly of 56th Avenue, 196th Street, a line 100 feet northwesterly of 56th Avenue, 194th Street, 56th Avenue, a line midway between 194th Street and 193rd Street, a line 100 feet southeasterly of 53rd Avenue, 196th Street, and Hollis Court Boulevard:

12.

- f. the northeasterly prolongation of a line 100 feet northwesterly of Horace Harding Expressway, a northwesterly service road of Horace Harding Expressway, and 203rd Street;
- g. 69th Avenue, 230th Street, 73rd Avenue, and a line midway between 223rd Street and 222nd Street; and
- h. a line 100 feet southeasterly of Union Turnpike, Springfield Boulevard, a line 150 feet southeasterly of Union Turnpike, and 222nd Street;
- changing from an R4-1 District to an R2A District property bounded by a line 130 feet northerly of 45th Avenue, 166th Street, 45th Avenue, and a line midway between 165th Street and 166th Street;
- 8. changing from an R2 District to an R3-1 District property bounded by:
 - a. a line 150 feet northwesterly of 48th Avenue, 203rd Street, 48th Avenue, a line 100 feet northwesterly of 50th Avenue, and a line midway between 202nd Street and 203rd Street; and
 - b. 50th Avenue, 201st Street, a line 100 feet southeasterly of 50th Avenue, a line midway between 201st Street and 202nd Street, a line 140 feet northwesterly of 53rd Avenue, 201st Street, 53rd Avenue, and Francis Lewis Boulevard;
- 9. changing from an R3-2 District to an R3-1 District property bounded by:
 - a. Holly Avenue, Parsons Boulevard, Laburnum Avenue, and Burling Street;
 - b. 50th Avenue, a line midway between 185th Street and 186th Street, 56th Avenue, 185th Street, a line 205 feet southeasterly of 56th Avenue, a line midway between 184th Street and 185th Street, a line 295 feet northwesterly of 58th Avenue, a line 100 feet southwesterly of 184th Street, 56th Avenue, and Utopia Parkway;
 - c. Booth Memorial Avenue, 185th Street, the northwesterly service road of Horace Harding Expressway, and Utopia Parkway;
 - d. 50th Avenue, Francis Lewis Boulevard, 53rd Avenue, a line midway between 199th Street and Francis Lewis Boulevard;

e.

of 48th Avenue, 172nd Street, and a line perpendicular to the to the easterly street line of 172nd Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 172nd Street and the southerly street line of 45th Avenue; and

b. 45th Avenue, Francis Lewis Boulevard, 47th Avenue, a line midway between 196th Place and 197th Street, 46th Avenue, a 100 feet easterly of 196th Place, 45th Road, 196th Street, a line 100 feet northerly of 45th Avenue, and 196th Street;

11. changing from an R3-1 District to an R3X District property bounded by Horace Harding Expressway, a service exit of Horace Harding Expressway, 233rd Street, a line 100 feet southeasterly of 64th Avenue, and a line 100 feet southwesterly of Cloverdale Boulevard;

changing from an R3-2 District to an R3X District property bounded by:

- a. Station Road, 190th Street, 42nd Avenue, 194th Street, a line 100 feet southerly of Station Road, 196th Street, 42nd Avenue, Francis Lewis Boulevard, a line 140 feet southerly of 42nd Road, 196th Street, a line 100 feet southerly of 42nd Avenue, 194th Street, a line 100 feet northerly of Northern Boulevard, 192nd Street, a line 270 feet southerly of 42nd Avenue, 191st Street, a line 100 feet northerly of Northern Boulevard, and a line 80 feet easterly of 172nd Avenue;
- b. a line 100 feet southerly of 46th Avenue, a line 100 feet southerly of Hollis Court Boulevard, a line midway between 188th Street and 189th Street, a line 565 feet northwesterly of 47th Avenue, 189th Street, a line 440 feet northwesterly of 47th Avenue, a line midway between 189th Street and 190th Street, a line 340 feet northwesterly of 47th Avenue, 190th Street, a line 100 feet southwesterly of Hollis Court Boulevard, a line 100 feet southwesterly of 192nd Street, 47th Avenue, 188th Street, Bagley Avenue and its easterly centerline prolongation, and Auburndale Lane;
 - a line 100 feet southerly of Northern Boulevard, a line midway between 193rd Street and 194th Street, a line 100 feet northerly of 45th Avenue, 195th Street, a line 280 feet northerly of 45th Avenue, 196th Street, a line 100 feet northwesterly of 44th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 44th Avenue, Francis Lewis Boulevard, 45th Avenue, 195th Street, 46th Avenue, a line midway between 194th Street and 195th Street, a line 370 feet northerly of 46th Avenue, a line midway between 192nd Street and 193rd Street, Hollis Court Boulevard, a line 220 feet westerly of 192nd Street, a line midway between 46th Avenue and 46th Road, a line 100 feet westerly of 192nd Street, a line midway between 45th Drive and 46th Avenue, a line 100 feet easterly of 189th Street, 46th Avenue, Utopia Parkway, a line perpendicular to the westerly street line of Utopia Parkway distant 360 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Utopia Parkway and the southerly street line of 45th Avenue, and a line midway between 172nd Street and Utopia Parkway; and
- d.

13.

14.

c.

57th Avenue, East Hampton Boulevard, West Alley Place, a service exit of Horace Harding Expressway, Horace Harding Expressway, 229th Street and its

e.

a line 100 feet southeasterly of 47th Avenue, 192nd Street, 47th Avenue, Hollis Court Boulevard, a line perpendicular to the northeasterly street line of Hollis Court Boulevard distant 270 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Hollis Court Boulevard and the southwesterly street line of 194th Street, a line 100 feet northeasterly of Hollis Court Boulevard, a line midway between 193rd Street and 194th Street, a line 100 feet southerly of 47th Avenue, 195th Street, 48th Avenue, a line midway between 196th Place and 196th Street, a line 180 feet northwesterly of 48th Avenue, a line midway between 195th Street and 196th Street, 47th Avenue, 197th Street, a line 340 feet northwesterly of 48th Avenue, a line midway between 197th Street and 196th Place, 48th Avenue, 196th Place, a line midway between 48th Avenue and 49th Avenue, Weeks Lane, 49th Avenue, a line 100 feet easterly of Weeks Lane, 48th Avenue, Weeks Lane, Francis Lewis Boulevard, 50th Avenue, a line midway between 199th Street and Francis Lewis Boulevard, 53rd Avenue, Francis Lewis Boulevard, a line 100 feet southeasterly of

- Rocky Hill Road, 48th Avenue, a line midway between 207th Street and 208th Street, 53rd Avenue, 207th Street, 56th Avenue, 208th Street, 58th Avenue, a line midway between 207th Street and 208th Street, the northwesterly service road of Horace Harding Expressway, a line midway between 206th Street and 207th Street. 56th Avenue, the Clearview Expressway, 53rd Avenue, a line midway between 203rd Street and Clearview Expressway, 48th Avenue, 203rd Street, a line 150 feet northwesterly of 48th Avenue, 202nd Street, a line 250 feet northwesterly of 48th Avenue, and 201st Street; and
- f. 67th Avenue, Bell Boulevard, 69th Avenue, and 210th Street;
- 10. changing from an R2 District to an R3X District property bounded by:
 - a. a line midway between 172nd Street and Utopia Parkway, a line 150 feet northerly

- southerly centerline prolongation, 57th Road, and the westerly boundary line of a park and its northerly and southerly prolongation;
- changing from an R5 District to an R3X District property bounded by:
 - a. a line 100 feet southerly of Station Road, a line midway between 190th Street and 191st Street, a line 215 feet northerly of 42nd Avenue, 191st Street, 42nd Avenue, and 190th Street; and
 - b. a line 240 feet northerly of 42nd Avenue, 194th Street, 42nd Avenue, and 193rd Street;
- changing from an R5 District to an R4 District property bounded by Station Road, 194th Street, a line 240 feet northerly of 42nd Avenue, 193rd Street, 42nd Avenue, 191st Street, a line 215 feet northerly of 42nd Avenue, a line midway between 191st Street and 190th Street, a line 100 feet southerly of Station Road, and 190th Street;
- 15. changing from an R1-2 District to an R4-1 District property bounded by the southeasterly service road of Horace Harding Expressway, Bell Boulevard, a line 175 feet southeasterly of Horace Harding

Expressway, and a line midway between Bell Boulevard and 215th Street;

- 16. changing from an R3-2 District to an R4-1 District property bounded by:
 - a line midway between 45th Drive and a. 46th Avenue, a line 100 feet westerly of 192nd Street, a line midway between 46th Avenue and 46th Road, a line 220 feet westerly of 192nd Street, Hollis Court Boulevard, 190th Street, a line 340 feet northwesterly of 47th Avenue, a line midway between 189th Street and 190th Street, a line 440 feet northwesterly of 47th Avenue, 189th Street, 46th Avenue, and a line 100 feet easterly of 189th Street
 - 64th Avenue, 219th Street, 67th Avenue, b. and Bell Boulevard; and
 - 57th Road, 229th Street, a southeasterly c. service exit of Horace Harding Expressway, and a line 100 feet southwesterly of 229th Street:
- 17. changing from an R4 District to an R4-1 District property bounded by:
 - 56th Avenue, 226th Street, a line 470 feet a. northwesterly of 57th Road, Cloverdale Boulevard, 57th Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 57th Road, a line 100 feet southwesterly of 229th Street, a southeasterly service exit of Horace Harding Expressway, Horace Harding Expressway, Springfield Boulevard, 58th Avenue, and 223rd Street; and
 - the southeasterly service road of Horace b. Harding Boulevard, a line midway between Bell Boulevard and 217th Street, a line 100 feet northwesterly of 64th Avenue, 218th Street, 64th Avenue, and Bell Boulevard;
- changing from an R3-2 District to an R4B District 18. property bounded by:
 - Station Road, a line 80 feet easterly of a. 172nd Street, a line 100 feet northerly of Northern Boulevard, Auburndale Lane, 42nd Avenue, and 172nd Street; and
 - b. Station Road, 195th Street, a line 100 feet southerly of Station Road, and 194th Street:
- 19. changing from an R5 District to an R4B District property bounded by the southerly railroad right-ofway of the Long Island Rail Road (Northside Division), Francis Lewis Boulevard, Station Road, the northerly prolongation of the westerly street line of 193rd Street:
- 20. changing from an R2 District to an R5D District property bounded by 77th Avenue, a line 200 feet northeasterly of Bell Boulevard, the northeasterly centerline prolongation of former Motor Parkway, and Bell Boulevard;
- changing from an R3-2 District to an R5D District 21.property bounded by a line 220 feet northwesterly of Union Turnpike, a line 125 feet northeasterly of Springfield Boulevard, a line 100 feet northwesterly of Union Turnpike, a line 150 feet southwesterly of 226th Street, Union Turnpike, a northwesterly service road of Grand Central Parkway, Springfield Boulevard, a line 100 feet southeasterly of Union Turnpike, 222nd Street, Union Turnpike, and a line 100 feet southwesterly of Springfield Boulevard;
- changing from an R4 District to an R5D District 22.property bounded by 73rd Avenue, 217th Street, 77th Avenue, Bell Boulevard, the centerline of former Motor Parkway and its northeasterly

CIVILIAN COMPLAINT REVIEW BOARD

PUBLIC MEETING

The Civilian Complaint Review Board's monthly public meeting has been scheduled for Wednesday, August 11, 2010 at 10:00 A.M. at 40 Rector Street, 2nd Floor, New York, NY 10006. A meeting of the Operations Committee will be held from 9:15 to 10:00 A,M.

🖝 a5-11

DESIGN COMMISSION

MEETING

Design Commission Meeting Agenda Monday, August 9, 2010

Public Meeting

2:45 p.m. Consent Items

- 23773: Installation of a prototypical newsstand, 310 East 14th Street, southeast corner of East 14th Street and Second Avenue, Manhattan. (Preliminary and Final) (CC 2, CB 3) DCA/DOT
- Construction of a parking lot as Phase IA of the reconstruction of Snug Harbor Cultural Center, 1000 Richmond Terrace, Staten Island. 23946: (Preliminary) (CC 49, CB 1) DDC/DCLA/DPR
- 23947: Reconstruction of a plaza, Willoughby Street, Adams Street, Pearl Street and Fulton Street, Brooklyn. (Preliminary) (CC 33, CB 2) DDC/DOT
- Rehabilitation of 1400 Williamsbridge Road (formerly the Westchester Square Municipal 23948: Courthouse), Bronx. (Preliminary) (CC 13, CB 10) DDC
- 23949: Construction of a radiator enclosure, Pump Back Building, Paerdegat Basin Combined Sewer Overflow Facility, 1887 Ralph Avenue, Brooklyn. (Preliminary and Final) (CC 46, CB 18) DEP
- 23950: Construction of a ferric chloride storage tank, Bowery Bay Wastewater Treatment Plant, 43-01 Berrian Boulevard, Queens. (Preliminary) (CC 22, CB 1) DEP
- Construction of a comfort station and adjacent site work, Rachel Carson Park, Colden Street and 45th 23951: Avenue, Kissena Corridor Park West, Queens. (Final) (CC 20, CB 7) DPR
- 23952: Installation of three wayfinding and two regulatory signs, Peter Minuit Plaza, Manhattan. (Preliminary and Final) (CC 1, CB 1) DPR/DOT
- Installation of streetscape improvements, including Flatbush poles, Flatbush Avenue from Farragut 23953: Road to Avenue H, Glenwood Road from Nostrand Avenue to Kenilworth Place, and Hillel Place from Flatbush Avenue to Campus Road, Brooklyn. (Preliminary) (CC 45, CB 14) EDC/DOT
- 23954: Construction of Pavilion A under the FDR Drive, East River Waterfront south of Maiden Lane, Manhattan. (Preliminary and Final) (CC 1, CB 1) EDC/SBS
- Construction of the esplanade, Phase III, East River Waterfront from Pike Street to Pier 35, 23955: Manhattan. (Preliminary) (CC 3, CB 3) EDC/SBS

Public Hearing

2:50 p.m. 23956: Construction of Stages 10-15, Steiner Studios, 3 Welding Road, Brooklyn Navy Yard Industrial Park, Brooklyn (Preliminary) (CC 33, CB 2) BNYDC

3:10 p.m. 23957: Reconstruction of the entrance and adjacent site work, Edenwald Library, 1255 East 233rd Street, Bronx. (Preliminary) (CC 12, CB 12) DDC

3:30 p.m.

Installation of a distinctive sidewalk, 1114 Avenue of the Americas, West 42nd and West 43rd Street 23958: between Avenue of the Americas and Fifth Avenue, Manhattan. (Preliminary and Final) (CC 3, CB 5) DOB

Room/Library at 40 Rector Street (14th Floor), on Friday, August 6, 2010 at 9:15 A.M.

jy29-a5

FRANCHISE AND CONCESSION **REVIEW COMMITTEE**

MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting on Wednesday, August 11, 2010 at 2:30 P.M., at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contracts Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD users should call Verizon relay service.

a2-11

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

PUBLIC HEARINGS

NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE ("FCRC") PUBLIC HEARING to be held on Monday August 9, 2010 commencing at 2:30 P.M. at 22 Reade Street, Borough of Manhattan, on the following three items relating to changes in the ownership structure of three franchises currently held by direct and indirect subsidiaries of RCN Corporation ("RCN Corp"): (1) a change of control of RCN New York Communications, LLC ("RCN-NYC"), which is a current franchisee, whereby RCN Corp will replace RCN Telecom Services, Inc. as the immediate parent of RCN-NYC, ABRY Partners VI, L.P. will obtain sole indirect voting control of RCN Corp, and ABRY Partners VI, L.P. and ABRY Senior Equity III, L.P. will hold a majority interest in RCN Corp, thus replacing RCN Corp as the ultimate parent entities of RCN-NYC; (2) an assignment by RCN Telecom Services, Inc. ("RCN-TS"), which is a current franchisee, of its New York City franchise and assets to a newly formed company, RCN Telecom Services of New York, LP ("RCN-TSNY"), and a change of control whereby RCN Telecom Services, LLC ("RCN LLC") will become the general partner of RCN-TSNY and ABRY Partners VI, L.P. will obtain sole indirect voting control of and hold an indirect majority interest in RCN LLC, with ABRY Partners VI, L.P. becoming the ultimate parent entity of RCN LLC; and (3) change of control of NEON Transcom, Inc. ("NEON"), which is a current franchisee, whereby ABRY Partners VI, L.P. will obtain sole indirect voting control of RCN Corp, and ABRY Partners VI, L.P. and ABRY Senior Equity III, L.P will hold a majority interest in RCN Corp, thus replacing RCN Corp as the ultimate parent entities of NEON.

Regarding item number (1), on March 6, 2006, the FCRC held a public hearing regarding the transfer of control of the parent company of Con Edison Communications, LLC to RCN Corporation and name change, to RCN New York Communications, LLC, of a franchisee originally granted a franchise that was approved by the FCRC on September 22,2000 (Cal. No. 1) and pursuant to which the franchisee is authorized to install, operate and maintain facilities on, over and under the City's inalienable property to provide telecommunications services as defined in the franchise agreement.

Regarding item number (2), on December 9, 1998 (Cal. No. 3), the FCRC approved a franchise between the City and RCN Telecom Services of New York, Inc., (which later changed its name to RCN Telecom Services, Inc.), pursuant to which the company is authorized to install, operate and maintain facilities on, over and under the City's inalienable property to provide telecommunications services as defined in the franchise agreement.

Regarding item number (3), on June 4, 2008 (Cal. No. 1), the FCRC approved an amendment to Appendix G of the franchise agreement and approved change of control of a franchise held by NEON whereby RCN Corp became the ultimate parent company of NEON. NEON is the current holder, after previous changes approved by the FCRC, of the franchise originally granted to Columbia Transmission Communications Corporation on April 12, 2000. Pursuant to this franchise, NEON is authorized to install, operate and maintain facilities on, over and under the City's inalienable property to provide telecommunications services as defined in the franchise agreement.

- prolongation, and 210th Street;
- 23.establishing within a proposed R3-1 District a C1-2 District bounded by a line 150 feet northwesterly of the Long Island Expressway, 183rd Street, Booth Memorial Avenue, a line 100 feet southwesterly of 185th Street, a northwesterly service road of Long Island Expressway, and 182nd Street; and
- establishing within an existing R3-2 District a C1-3 $\,$ 24.District bounded by a line 150 feet northerly of 46th Avenue, Utopia Parkway, 46th Avenue, a line 70 feet westerly of 189th Street, Hollis Court Boulevard, a line midway between 189th Street and Utopia Parkway, a line 100 southerly of Hollis Court Boulevard, a line 100 feet southerly of 46th Avenue, Auburndale Lane, 46th Avenue, and Auburndale Lane:

as shown on a diagram (for illustrative purposes only) dated May 24, 2010 and subject to the conditions of CEQR Declaration E253.

YVETTE V. GRUEL, Calendar Officer City Planning Commission 22 Reade Street, Room 2E New York, New York 10007 Telephone (212) 720-3370

jy29-a11

Design Commission meetings are held in the conference room on the third floor of City Hall, unless otherwise indicated. Please note that all times are approximate and subject to change without notice.

Members of the public are encouraged to arrive at least 45 minutes in advance of the estimated time; those who also plan to testify are encouraged to submit their testimony in writing at least three (3) business days in advance of the meeting date.

Any person requiring reasonable accommodation in order to participate should contact the Design Commission at least three (3) business days in advance of the meeting date.

Design Commission City Hall, Third Floor New York, NY 10007 Phone: (212) 788-3071 Fax: (212) 788-3086

🖝 a5

EQUAL EMPLOYMENT PRACTICES COMMISSION

MEETING

The next meeting of the Equal Employment Practices Commission will be held in the Commission's Conference A copy of the existing franchise agreements and an ownership organization chart reflecting the proposed changes of control ("proposed organizational chart") may be viewed at DoITT, 75 Park Place, 9th Floor, New York, New York 10007, commencing Monday, July 19, 2010 through Monday, August 9, 2010, between the hours of 9:30 A.M. and 3:30 P.M., excluding Saturdays, Sundays and holidays. Hard copies of the franchise agreements and the proposed organization chart may be obtained, by appointment, at a cost of \$.25 per page. All payments shall be made at the time of pickup by check or money order made payable to the New York City Department of Finance. The existing franchise agreements and proposed organization chart may also be obtained in PDF form at no cost, by email request. Interested parties should contact Roxanne Chambers at (212) 788-6610 or by email at RChambers@doitt.nyc.gov.

NOTE: Individuals requesting sign language interpreters at the public hearing should contact the Mayor's Office of Contract Services, Public Hearing Unit, 253 Broadway, 9th Floor, New York, New York 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay service.

The Hearing may be cablecast on NYCMedia channels.

jy15-a9

LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on Tuesday, August 10, 2010 at 9:30 A.M., at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmarks and Landmark Sites. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD

PUBLIC HEARING ITEM NO. 1

LP-2336

BROOKLYN UNION GAS COMPANY BUILDING, 180 Remsen Street (aka 167-185 Joralemon Street), Brooklyn. *Landmark Site:* Borough of Brooklyn Tax Map Block 255 Lot 36 in part

PUBLIC HEARING ITEM NO. 2

LP-2416

ROSSVILLE A.M.E. ZION CHURCH, 584 Bloomingdale Road, Staten Island. Landmark Site: Borough of Staten Island Tax Map Block 7267, Lot 101

PUBLIC HEARING ITEM NO. 3 LP-2415

565 and 569 BLOOMINGDALE ROAD HOUSE, 565 and 569 Bloomingdale Road, Staten Island. Landmark Site: Borough of Staten Island Tax Map Block 7020, Lot 4

PUBLIC HEARING ITEM NO. 4

LP-2414

REV. ISAAC COLEMAN and REBECCA GRAY COLEMAN HOUSE, 1482 Woodrow Avenue, Staten Island. Landmark Site: Borough of Staten Island Tax Map Block 7020 Lot 123

PUBLIC HEARING ITEM NO. 5

LP-2253

<u>W.T. GARNER MANSION</u>, 355 Bard Avenue (aka 345-355 Bard Avenue), Staten Island. *Landmark Site:* Borough of Staten Island Tax Map Block 102 Lot 1 in part

PUBLIC HEARING ITEM NO. 6

LP-2447

ABRAHAM L. MERRILL HOUSE, 29 Cottage Place, Staten Island.

Landmark Site: Borough of Staten Island Tax Map Block 1012, Lot 10

PUBLIC HEARING ITEM NO. 7

LP-2444

LAKEMAN HOUSE, 2286 Richmond Road, Staten Island. Landmark Site: Borough of Staten Island Tax Map Block 3618 Lot 7 in part

jy26-a9

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **August 10, 2010 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting. A rowhouse built in 1842-44. Application is to alter the roof and areway, enlarge window openings, and excavate the rear yard for a swimming pool. Community District 6.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-6425 - Block 107, lot 50 -277 Water Street - South Street Seaport Historic District A building built in 1881 by Giblin and Lyons. Application is to install storefront infill, signage and a flue. Community District 1.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 11-0390 - Block 147, lot 12 -135 West Broadway - Tribeca South Historic District A Federal style house with a commercial base, built in 1810. Application is to install storefront infill and signage. Community District 1.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-6942 - Block 486, lot 2-64 Wooster Street – SoHo-Cast Iron Historic District A warehouse building designed by E.H. Kendall and built in 1898-99. Application is to install new storefront infill and alter the building's base. Community District 2.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-9808 - Block 592, lot 18 -361 6th Avenue - Greenwich Village Historic District A building originally built in 1827 and altered in the early 20th century. Application is to install new storefront infill and signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 109898 - Block 841, lot 49 -452 Fifth Avenue - The Knox Building-Individual Landmark A Beaux-Arts style commercial building designed by John Duncan and built in 1901-1902 with an addition built in 1981. Application is to alter the façade of the adjoined building built in connection with a 74-711 special permit. Community District 5.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-3463 - Block 837, lot 48 -390 Fifth Avenue - The Gorham Building-Individual Landmark

A Florentine Renaissance style building designed by Stanford White of Mckim, Mead and White and built in 1904-06. Application is to replace windows. Community District 5.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-3999 - Block 1381, lot 7504 -21 East 66th Street - Upper East Side Historic District A neo-Gothic style apartment building designed by Fred F. French Company and built in 1921. Application is to construct a rooftop addition. Zoned C5-1. Community District 8.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-9260 - Block 1498, lot 69 -1056 Fifth Avenue - Carnegie Hill Historic District A modern style apartment building designed by George F. Pelham and built in 1948. Application is to create a master plan governing the future replacement of windows and the creation of new window openings. Zoned R10/R8-B. Community District 8.

jy28-a10

PUBLIC MEETING

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York that on **Tuesday, August 10, 2010,** there will be a Public Meeting of the Landmarks Preservation Commission in the Public Hearing Chamber at 1 Centre Street, 9th Floor North, Borough of Manhattan, City of New York. For information about the Public Meeting agenda, please contact the Public Information Officer at (212) 669-7817.

🖝 a5-9

COURT NOTICES

SUPREME COURT

A. authorizing the City to file an acquisition map in the Office of the City Register;

B. directing that upon the filing of said map, title to the property sought to be acquired shall vest in the City;

C. providing that just compensation therefor be ascertained and determined by the Supreme Court without a jury; and

D. providing that notices of claim must be served and filed within one calendar year from the vesting date.

The City of New York, in this proceeding, intends to acquire title in fee to certain real property needed for the widening of 142nd Street from Bascom Avenue to Sutter Avenue, 142nd Street from 135th Avenue to North Conduit Avenue, and 145th Street from 129th Avenue to 133rd Avenue, in the Borough of Queens City and State of New York.

The description of the real property to be acquired is as follows:

142ND STREET, FROM SUTTER AVENUE TO BASCOM AVENUE

Beginning at a point formed by the intersection of the northerly line of Sutter Avenue (70 feet wide) with the westerly line of 142nd Street (60 feet wide);

1. Running thence northwardly along the westerly line of the said 142nd Street, for 243.65 feet to the southerly line of the said Bascom Avenue;

2. Thence, eastwardly along the prolongation of the southerly line of the said Bascom Avenue, deflecting to the right 102 degrees 23 minutes 44.6 seconds from the last mentioned course, for 61.43 feet to the easterly line of the said 142nd Street;

3. Thence, southwardly along the easterly line of the said 142nd Street, deflecting to the right 77 degrees 36 minutes 15.4 seconds from the last mentioned course, for 233.33 feet to the northerly line of the said Sutter Avenue;

4. Thence, westwardly along the prolongation of the northerly line of the said Sutter Avenue, deflecting to the right 92 degrees 43 minutes 55.6 seconds from the last mentioned course, for 60.07 feet back to the point of beginning.

The area to be acquired is shown as 142nd Street on the Final Section No. 138 of the City of New York adopted by the Board of Estimate and Apportionment October 24, 1919, including modification adopted by the Board of Estimate and Apportionment prior to May 15, 1953 and on the Alteration Map Nos. 4738,4358,4271 adopted by the Board of Estimate and Apportionment on October 9, 1980, January 4, 1965, and June 27, 1963 and on the Damage and Acquisition Map No. 5839 dated May 09, 2007.

The properties affected by this proceeding are located in 142nd Street from Bascom Avenue to Sutter Avenue and Queens Tax Blocks 12057 and 12060, as shown on the Tax Map of the City of New York for the Borough and County of Queens, as said Tax Map existed on. July 7, 2005.

142ND STREET FROM 135TH AVENUE TO NORTH CONDUIT AVENUE

Beginning at a point formed by the intersection of the northerly line of the said North Conduit Avenue with the westerly line of the said 142nd Street;

1. Running thence northwardly along the westerly line of the said 142nd Street, for 377.78 feet to the southerly line of 135th Avenue (60 feet wide) and to the northerly line of tax lot 6 in Queens tax block 12095, as shown on the Tax Map of the City of New York, for the Borough and County of Queens as said Tax Map existed on July 7, 2005.

2. Thence, eastwardly along the said northerly line of tax lot 6 in Queens tax block 12095, deflecting to the right 75 degrees 55 minutes 25.5 seconds from the last mentioned course, for 10.31 feet to the easterly line of tax lot 6 in Queens tax block 12095;

3. Thence, eastwardly, deflecting to the right 14 degrees 28 minutes 37.7 seconds from the last mentioned course, for 40.00 feet to the northwesterly corner of tax lot 1 in Queens

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 11-0451 - Block 249, lot 36-150 Montague Street - Brooklyn Heights Historic District An Anglo-Italianate style rowhouse with commercial ground floor, built c.1861-1879. Application is to install storefront infill and signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 10-9869 - Block 386, lot 41 -164 Bond Street - Boerum Hill Historic District An apartment building with neo-Grec and Queen Anne style elements, built c.1880. Application is to construct balconies at the rear. Community District 2.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-9480 - Block 2072, lot 4 -174 Washington Place - Fort Greene Historic District An Italianate style rowhouse built c. 1868. Application is to construct rooftop and rear yard additions. Zoned R-6B. Community District 2.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-7610 - Block 1961, lot 53-414 Waverly Avenue – Clinton Hill Historic District A Vacant lot. Appliction is to construct new building. Zoned R6B. Community District 2.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-8640 - Block 297, lot 5-227 Clinton Street - Cobble Hill Historic District NOTICE

QUEENS COUNTY IA PART 8 NOTICE OF PETITION INDEX NUMBER 18977/2010

In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title in fee, to real property needed for the widening of

142nd Street from Bascom Avenue to Sutter Avenue, 142nd Street from 135th Avenue to North Conduit Avenue, and 145th Street from 129th Avenue to 133rd Avenue,

in the Borough of Queens, City and State of New York.

PLEASE TAKE NOTICE that the Corporation Counsel of the City of New York intends to make application to the Supreme Court of the State of New York, Queens County, IA Part 8, for certain relief.

The application will be made at the following time and place: At 88-11 Sutphin Boulevard, Jamaica, New York, in the Borough of Queens, City and State of New York, on August 27, 2010, at 10:00 A.M., or as soon thereafter as counsel can be heard.

The application is for an order:

tax block 12099;

4. Thence, eastwardly along a northerly line of the said tax lot 1 in Queens tax block 12099, deflecting to the left 14 degrees 28 minutes 37.7 seconds from the last mentioned course, for 10.31 feet to the easterly line of the said 142nd Street;

5. Thence, southwardly along the easterly line of the said 142nd Street, deflecting to the right 104 degrees 4 minutes 34.5 seconds from the last mentioned course, for 382.66 feet to the northerly line of the said North Conduit Avenue;

6. Thence, westwardly along the prolongation of the northerly line of the said North Conduit Avenue, deflecting to the right 90 degrees 8 minutes 45.5 seconds from the last mentioned course, for 60.00 feet back to the point of beginning.

The area to be acquired is shown as 142nd Street on the Final Section No. 138 of the City of New York adopted by the Board of Estimate and Apportionment October 24, 1919, including modification adopted by the Board of Estimate and Apportionment prior to May 15, 1953 and on the Alteration Map Nos. 4738, 4358 and 4271 adopted by the Board of Estimate and Apportionment on October 9, 1980, January 4, 1965, and June 27, 1963 and on the Damage and Acquisition Map No. 5839 dated May 09, 2007.

The properties affected by this proceeding are located in 142nd Street from 135th Avenue to North Conduit Avenue and Tax Blocks 12095 and 12099, as shown on the Tax Map

of the City of New York for the Borough and County of Queens, as said Tax Map existed on July 7, 2005.

145th STREET FROM 129th AVENUE TO 133rd AVENUE

Beginning at a point formed by the intersection of the northerly line of 133rd Avenue (60 feet wide) with the westerly line of 145th Street (60 feet wide);

1. Running thence northwardly along the westerly line of the said 145th Street, for 846.32 feet to the southerly line of 129th Avenue (50 feet wide);

2. Thence, eastwardly along the prolongation of the southerly line of the said 129th Avenue, deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, for 60.00 feet to the easterly line of the said 145th Street:

3. Thence, southwardly along the easterly line of the said 145th Street, deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, for 269.68 feet to the northerly line of 130th Avenue (60 feet wide);

4. Thence, westwardly along the prolongation of the northerly line of the said 130th Avenue, deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, for 30.00 feet to a point on the centerline of the said 145th Street;

5. Thence, southwardly along the centerline of the said 145th Street; deflecting to the left 90 degrees 00 minutes 00 seconds from the last mentioned course, for 60.00 feet to a point on the prolongation of the southerly line of the said 130th Avenue;

6. Thence, eastwardly along the prolongation of the southerly line of the said 130th Avenue, deflecting to the left 90 degrees 00 minutes 00 seconds from the last mentioned course, for 30.00 feet to a point on the easterly line of the said 145th Street:

7. Thence, southwardly along the easterly line of the said 145th Street, deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, for 524.03 feet to the northerly line of the said 133rd Avenue;

8. Thence, westwardly along the prolongation of the northerly line of the said 133rd Avenue, deflecting to the right 97 degrees 00 minutes 57 seconds from the last mentioned course, for 60.45 feet back to the point of beginning.

The area to be acquired is shown as 145th Street on the Final Section Map No. 139 of the City of New York adopted by the Board of Estimate and Apportionment June 4, 1920, and on Alteration Map No. 3008 adopted by the Board of Estimate and Apportionment on July 2, 1944 and on Damage and Acquisition Map No. 5839 dated May 09, 2007.

The properties affected by this proceeding are located in 145th Street from 129th Avenue to 133rd Avenue and Tax Blocks 12070, 12080 and 12081, as shown on the Tax Map of the City of New York for the Borough and County of Queens, as said Tax Map existed on July 7, 2005.

As shown on the damage and acquisition map, some of the property shall be acquired subject to encroachments, if any, of the structures, improvements and appurtenances standing or maintained partly upon the above described parcels and partly upon the lands and premises adjoining the same, as long as such encroachments shall stand. Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, New York 10007.

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

July 27, 2010, New York, New York Dated: MICHAEL A. CARDOZO Corporation Counsel of the City of New York 100 Church Street, Rm 5-196 New York, New York 10007 Tel. (212) 788-0716

SEE MAPS ON BACK PAGE

DIVISION OF REAL ESTATE SERVICES **AUCTION**

PUBLIC NOTICE IS HERBY GIVEN THAT the Deputy Commissioner of the Department of Citywide Administrative Services, Division of Real Estate Services, or his/her designee, will conduct a Sealed Bid Public Lease Auction pertaining to Long-Term Leases, Short-Term Leases and Licenses and Request For Bids pertaining to Occupancy Permits on Thursday, September 2, 2010, at 1 Centre Street, 20th Floor North Conference Room, New York, NY 10007. Sealed bids will be accepted from 10:00 A.M. to 11:00 A.M. and opened at 11:00 A.M.

The offerings, including Terms and Conditions and Special Terms and Conditions are set forth in a brochure. For further information, including a brochure and a bid packet, contact Valeria Vines at 1 Centre Street, 19th Floor North, New York, NY 10007, or call (212) 669-2111. This information is also posted on the DCAS website at nyc.gov/auctions.

In accordance with Section 384 of the City Charter, the properties listed below will be offered at Sealed Bid Public Lease Auction. A Public Hearing was held on July 14, 2010 at 22 Reade Street, in the Borough of Manhattan in the matter of the two properties listed below, located in the Borough of Brooklyn. A Public Hearing will be held on August 10, 2010 at 22 Reade Street, in the Borough of Manhattan in the matter of the property listed below, located in the Borough of the Bronx

Brooklyn, Block 6036, Part of Lot 1

Property Description: Ground floor retail store and basement space located at the east side of Fifth Avenue, approximately 60 feet south of 85th Street Minimum Annual Bid: \$91,200 **Inspection Dates:** Thursday, August 12, 2010, 9:30 A.M. to 10:30 A.M. Friday, August 20, 2010, 10:30 A.M. to 11:30 A.M.

Brooklyn, Block 6036, Part of Lot 1

Property Description: Ground floor retail store and basement space located at the east side of Fifth Avenue, approximately 18 feet south of 85th Street Minimum Annual Bid: \$106,800 Inspection Dates: Thursday, August 12, 2010, 10:30 A.M. to 11:30 A.M. Friday, August 20, 2010, 11:30 A.M. to 12:30 P.M.

Bronx, Block 3520, Lot 34

Property Description: Single story building with basement located at the south side of Randall Avenue, 50 feet east of Commonwealth Avenue Minimum Annual Bid: \$83,000 **Inspection Dates:** Tuesday, August 10, 2010, 1:30 P.M. to 2:30 P.M. Tuesday, August 17, 2010, 10:00 A.M. to 11:00 A.M.

In accordance with New York Administrative Code Section 4-203, the properties listed below will be offered at Sealed **Bid Public Lease Auction:**

Manhattan, Block 1485, Part of Lot 15 Property Description: Unimproved land located at the north side of East 73rd Street, approximately 384 feet east of York Avenue Minimum Monthly Bid: \$8,850 **Inspection Dates:**

Thursday, August 12, 2010, 1:30 P.M. to 2:30 P.M. Friday, August 20, 2010, 1:30 P.M. to 2:30 P.M.

Queens, Block 14260, Part of Lot 1

Property Description: Unimproved land located south of the south side of 146th Avenue between 153rd Court and 157th Street, starting at a point approximately 84 feet west and 50 feet south of the northwest corner of 157th Street and 146th Avenue

Minimum Monthly Bid: \$22,500 Inspection Dates: Friday, August 13, 2010, 9:30 A.M. to 10:30 A.M. Wednesday, August 18, 2010, 1:30 P.M. to 2:30 P.M.

Queens, Block 13432, Lots: Part of Lot 6, Part of Lot 20, Part of Lot 21, Part of Lot 40, Part of Lot 46, Part of Lot 49, Part of Lot 53, Part of Lot 59, Part of Lot 65, Part of Lot 67; and

Block 13433, Lots: Part of Lot 2, 5, 10, 15, 20, Part of Lot 23, Part of Lot 29, Part of Lot 34, Part of Lot 36, Part of Lot 53, Part of Lot 55, Part of Lot 57, 59, 69, Part of Lot 999 (formerly known as 150th Road)

Property Description: Unimproved land located at the east

Minimum Monthly Bid: \$3,150 Inspection Dates: Tuesday, August 10, 2010, 10:30 A.M. to 11:30 A.M. Monday, August 16, 2010, 11:00 A.M. to 12:00 P.M.

NOTE: Individuals requesting Sign Language Interpreters should contact Valeria Vines at 1 Centre Street, 19th Floor North, New York, NY 10007, (212) 669-2111, no later than fourteen (14) days prior to the auction. TDD users should call Verizon relay services.

jv29-s2

POLICE

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

The following listed property is in the custody, of the Property Clerk Division without claimants.

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the **Property Clerk.**

FOR MOTOR VEHICLES

- (All Boroughs):
 - College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- Gowanus Auto Pound, 29th Street and 2nd *
 - Avenue, Brooklyn, NY 11212, (718) 832-3852
 - * Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

FOR ALL OTHER PROPERTY

- Manhattan 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- * Brooklyn - 84th Precinct, 301 Gold Street,
 - Brooklyn, NY 11201, (718) 875-6675.
- Bronx Property Clerk 215 East 161 Street, * Bronx, NY 10451, (718) 590-2806.
- Queens Property Clerk 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678.
- Staten Island Property Clerk 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484.

j1-d31

PROCUREMENT

"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 inscapital 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.'

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES ■ SOLICITATIONS

Goods **CHAIRS: STACKING - IN 3 SIZES PLUS**

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

SALE BY SEALED BID

SALE OF: 1 LOT OF AUTOMOTIVE PARTS, UNUSED.

S.P.#: 11002

DUE: August 10, 2010

a4-17

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. DCAS, Division of Municipal Supply Services, 18th Floor Bid Room, Municipal Building, New York, NY 10007. For sales proposal contact Gladys Genoves-McCauley (718) 417-2156.

jy28-a10

side of 183rd Street, 80 feet north of Rockaway Boulevard Minimum Monthly Bid: \$21,750 Inspection Dates: Friday, August 13, 2010, 11:30 A.M. to 12:30 P.M. Wednesday, August 18, 2010, 11:30 A.M. to 12:30 P.M.

Queens, Block 13420, Lots: 8 and 999

Property Description: Unimproved land located at the west side of 183rd Street, 200 feet south of the southwest corner of 150th Drive and 183rd Street Minimum Monthly Bid: \$3,850 Inspection Dates: Friday, August 13, 2010, 1:00 P.M. to 2:00 P.M. Wednesday, August 18, 2010, 10:00 A.M. to 11:00 A.M.

In accordance with New York City Concession Rules (Title 12 of the Rules of the City of New York), the properties listed below will be offered through Request For Bids:

Brooklyn, Block 803, Part of Lot 5

Property Description: Two story building and unimproved land located at the south side of 52nd Street, approximately 865 feet west of 1st Avenue Minimum Monthly Bid: \$4,950 **Inspection Dates:** Tuesday, August 10, 2010, 9:30 A.M. to 10:30 A.M. Monday, August 16, 2010, 10:00 A.M. to 11:00 A.M.

Brooklyn, Block 803, Part of Lot 5

Property Description: Unimproved land located at the south side of 52nd Street, approximately 465 feet west of 1st Avenue

ACCESSORIES – Competitive Sealed Bids – PIN# 8571000447 – DUE 08-31-10 AT 10:30 A.M. • SPRAYER – Competitive Sealed Bids – PIN# 8571000908 – DUE 08-30-10 AT 10:30 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Department of Citywide Administrative Services 1 Centre Street, Room 1800, New York, NY 10007. Anna Wong (212) 669-8610, fax: (212) 669-7603, dcasdmssbids@dcas.nyc.gov

🖝 a5

VENDOR LISTS

Goods

ACCEPTABLE BRAND LIST - In accordance with PPB Rules, Section 2-05(c)(3), the following is a list of all food items for which an Acceptable Brands List has been established.

- Mix, Biscuit AB-14-1:92
- Mix, Bran Muffin AB-14-2:91 Mix, Corn Muffin AB-14-5:91 Mix, Pie Crust AB-14-9:91 $\frac{2}{3}$.
- 4.
- 5. 6.
- Mixes, Cake AB-14-11:92A Mix, Egg Nog AB-14-19:93 Canned Beef Stew AB-14-25:97
- 8
- Canned Ham Shanks AB-14-28:91 Canned Corned Beef Hash AB-14-26:94 Canned Boned Chicken AB-14-27:91 9.
- 11. Canned Corned Beef AB-14-30:91

12. Canned Ham, Cured - AB-14-29:91 13. Complete Horse Feed Pellets - AB-15-1:92 14. Canned Soups - AB-14-10:92D

15. Infant Formula, Ready to Feed - AB-16-1:93

16. Spices - AB-14-12:95 17. Soy Sauce - AB-14-03:94

18. Worcestershire Sauce - AB-14-04:94

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

jy17-j4

EQUIPMENT FOR DEPARTMENT OF SANITATION -

In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation: A. Collection Truck Bodies B. Collection Truck Cab Chassis

C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8610.

jy17-j4

OPEN SPACE FURNITURE SYSTEMS - CITYWIDE – In accordance with PPB Rules. Section 2.05(c)(3), an Acceptable Brands List, #AB-17W-1:99, has been established for open space furniture systems.

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8610.

jy17-j4

DESIGN & CONSTRUCTION

CONTRACT SECTION SOLICITATIONS

Construction / Construction Services

RECONSTRUCTION OF COLLAPSED OR OTHERWISE DEFECTIVE SANITARY, STORM AND COMBINED VITRIFIED CLAY PIPE SEWERS, THE BRONX - Competitive Sealed Bids - PIN# 8502010SE0023C

- DUE 09-02-10 AT 11:00 A.M. - Project No.: SEX00201V. Vendor Source ID#: 69933.

Experience Requirements. Apprenticeship participation requirements apply to this contract.

Bid documents are available at: http://www.nyc.gov/buildnyc This bid solicitation includes M/WBE participation goal(s) for subcontracted work. For the M/WBE goals, please visit our website at www.nyc.gov/buildnyc see "Bid Opportunities. For more information about M/WBE certification, please call 311 or go to www.nyc.gov/getcertified.

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. Bid document deposit -\$35.00 per set. Company check or money order only. No cash accepted. Late bids will not be accepted.

Department of Design and Construction 30-30 Thomson Avenue, 1st Floor, Long Island City, NY 11101. Ben Perrone (718) 391-2614, fax: (718) 391-2615. 🖝 a5

ENVIRONMENTAL PROTECTION

SOLICITATIONS

Construction / Construction Services

JOB ORDER CONTRACT FOR THE BUREAU OF WATER SUPPLY, REGION 2, UPSTATE NEW YORK -Competitive Sealed Bids - DUE 08-31-10 AT 11:30 A.M. -PIN# 82610WS00004 - General Construction PIN# 82610WS00005 - Electrical Work New York City Department of Environmental Protection. Bureau of Water Supply (BWS) is Bidding Job Order Contracts CRO-484G, CRO-484E for work primarily in Westchester, Putnam, and Dutchess counties. The document fee: \$80.00 for each contract. There will be a pre-bid conference which is highly recommended on $\frac{8}{18}/2010$ at 2:00 P.M. at 465 Columbus Avenue, Valhalla, N.Y. 10595. Please be advise contract CRO-484G is subject to apprenticeship requirements as described in the solicitation materials. Please be advise that CRO-484G and CRO-484E are subject to the Local Law 129 of the M/WBE requirements.

through May 28, 2010 in connection with a Negotiated Acquisition for an Alternate Data Center (PIN 12711CM00077).

The Financial Information Services Agency (FISA) has completed the first phase of the Negotiated Acquisition, and intends to enter into negotiations with the following vendors:

EMC Corporation Hewlett Packard Company IBM Corporation

FISA is no longer contemplating two additional phases, one with multiple awards, but instead contemplates a single award to the vendor that provides the solution that is most advantageous to the City.

Vendors interested in similar future procurements may contact Marisol Cintron at the Financial Information Services Agency, 450 West 33rd Street, 4th Floor, New York, NY 10001, (212) 857-1540.

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.

Financial Information Services Agency, 450 West 33rd Street, 4th Floor, New York, NY 10001.

Marisol Cintron (212) 857-1540, fax: (212) 857-1004 ADC2010@fisa.nyc.gov

a4-10

HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-4018.

j1-d31

■ SOLICITATIONS

Goods & Services

PREVENTIVE MAINTENANCE FOR BOILER -Competitive Sealed Bids - PIN# 62211001 - DUE 08-20-10 -Located at Segundo Ruiz Belvis Diagnostic and Treatment Center from 7/1/2010 to 6/30/2011.

Site visits scheduled for 8/11/2010 and 8/16/2010 at 10:00A.M. at Lincoln Hospital Center, 234 East 149th Street, Bronx, New York 10451. Vendors to meet in the Purchasing Dept., Room 2A2, prior to site visit.

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. Lincoln Hospital Center, 234 East 149th Street, Bronx, NY 10451. Junior Cooper (718) 579-5096, fax: (718) 579-4788, junior.cooper@nychhc.org 🖝 a5

APC MODULAR BATTERY REPLACEMENT SERVICES – Competitive Sealed Bids – PIN# RB11-516970 – DUE 08-18-10 AT 3:00 P.M. – For bid pickup, please contact Rup Bhowmick at (718) 245-2122 or via e-mail: rup.bhowmick@nychhc.org

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Kings County Hospital Center, 451 Clarkson Avenue, Brooklyn, NY 11203. Rup Bhowmick (718) 245-2122, fax: (718) 735-5486, rup.bhowmick@nychhc.org The Support Office Building, Purchasing Department, 591 Kingston Avenue, Room 251, Brooklyn, NY 11203.

🖝 a5

🖝 a5

UPGRADE FOR KITCHEN FREEZERS AND REFRIGERATORS - Competitive Sealed Bids - PIN #QHN2011-1007EHS - DUE 08-31-10 AT 2:00 P.M. -Elmhurst Hospital. Pre-bid meeting is mandatory

Services (Other Than Human Services)

HOMELESS SERVICES

AWARDS

Human/Client Service

PREVENTION - Renewal - PIN# 071-11R-03-1162 -

AMT: \$3,461,433.00 - TO: HELP Social Services Corp., 5 Hanover Street, New York, NY 10004.
PREVENTION - BROOKLYN AND STATEN ISLAND - Renewal - PIN# 071-11R-03-1163 - AMT: \$2,541,486.00 -TO: CAMBA, Inc., 1720 Church Avenue, Brooklyn, NY 11226.

🖝 a5

OFFICE OF CONTRACTS AND PROCUREMENT SOLICITATIONS

Human / Client Service

CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/ DROP-IN CENTERS - Competitive Sealed Proposals - Judgment required in evaluating proposals -PIN# 071-00S-003-262Z - DUE 06-27-11 AT 10:00 A.M. -CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

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. Department of Homeless Services, 33 Beaver Street, 13th Floor, New York, NY 10004.

Marta Zmoira (212) 361-0888, mzmoira@dhs.nyc.gov

CONTRACTS AND PROCUREMENT **INTENT TO AWARD**

Services (Other Than Human Services)

 ON-CALL SAMPLING AND TESTING OF LEAD CONTAINING MATERIALS CITYWIDE – Negotiated Acquisition – Available only from a single source -PIN# 071-11S-01-1485 – DUE 08-06-10 AT 2:00 P.M.
 ON-CALL AIR MONITORING FOR ASBESTOS, CARBON MONOXIDE AND LEAD – Negotiated Acquisition – Available only from a single source Acquisition – Available only from a single source -PIN# 071-11S-01-1486 – DUE 08-06-10 AT 2:00 P.M PIN# 071-118-01-1486 – DUE 08-06-10 AT 2:00 P.M.
 ON-CALL SERVICES FOR SURVEYING, SAMPLING AND ANALYSIS OF ASBESTOS CONTAINING MATERIALS – Negotiated Acquisition – Available only from a single source - PIN# 071-118-01-1487 – DUE 08-06-10 AT 2:00 P.M.

DHS seeks to extend existing air monitoring services for and additional twelve months until a new solicitation is let.

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. Department of Homeless Services, 33 Beaver Street, 13th Floor, New York, NY 10004. Bid Desk (212) 361-8420.

jy1-d16

j6-20

JUVENILE JUSTICE

SOLICITATIONS

Human / Client Service

PROVISION OF NON-SECURE DETENTION GROUP ${\bf HOMES}-{\bf Negotiated} \ {\bf Acquisition}-{\bf Judgment} \ required \ in$ evaluating proposals - PIN# 13010DJJ000 – DUE 06-30-11 AT 2:00 P.M. – The Department of Juvenile Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 6/30/11.

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. Department of Juvenile Justice, 110 William Street, 14th Floor, New York, NY 10038. Chuma Uwechia (212) 442-7716, cuwechia@djj.

Vendor ID#: CRO-484G - 65367; CRO-484E - 65369

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. Department of Environmental Protection, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373. Greg Hall (718) 595-3236, ghall@dep.nyc.gov 🖝 a5

FINANCIAL INFORMATION SERVICES AGENCY

SOLICITATIONS

Goods & Services

ALTERNATE DATA CENTER FOLLOW UP NOTICE -Negotiated Acquisition – PIN# 12711CM00077 – DUE 08-13-10 AT 10:00 A.M. – This notice is a follow-up to a notice that was published in the City Record from May 24

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. Queens Health Network, 82-68 164th Street, "S" Building, 2nd Floor, Jamaica, NY 11432. Boris Goltzman (718) 883-6000, fax: (718) 883-6220, boris.goltzman@nychhc.org 🖝 a5

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

AWARDS

Human / Client Service

HOPWA - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 11AE019301R0X00 AMT: \$706,251.00 – TO: Institute for Community Living, Inc., 40 Rector Street, New York, NY 10006. • SUPPORTED HOUSING FOR HOMELESS SINGLE ADULTS WITH SERIOUS AND PERSISTENT MENTAL ILLNESS - Required/Authorized Source - Available only from a single source - PIN# 09A167101R0X00 -AMT: \$988,800.00 - TO: Pathways to Housing, Inc., 55 West 125th Street, 10th Floor, New York, NY 10027.

PARKS AND RECREATION

CONTRACTS

■ SOLICITATIONS

Goods & Services

MEDIEVAL FESTIVAL – Sole Source – Available only from a single source - PIN# 846SP11M000X01 – DUE 08-16-10 AT 5:00 P.M. - Department of Parks and Recreation intends to enter into a Sole Source negotiation with Washington Heights and Inwood Development Corporation to develop and conduct the Medieval Festival at Fort Tryon Park. Any firm that would like to express their interest in providing services for similar projects in the future may do so by joining the City Bidders list by filling out the NYC-FMS Vendor Enrollment application available on-line at "NYC.gov/selltonyc" and in hard copy by calling the Vendor Enrollment Center at (212) 856-1680.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, 24 West 61st Street, 3rd Floor New York, NY 10023. Sandra Galante (212) 830-7903 fax: (917) 849-6456, sandra.galante@parks.nyc.gov

a3-9

PURCHASING AND ACCOUNTING SOLICITATIONS

Goods & Services

NYC PARKS ONGOING PROJECT MANAGEMENT -Sole Source – Available only from a single source PIN# 84611S0003 - DUE 08-19-10 AT 5:00 P.M. -Department of Parks and Recreation intends to enter into a sole source negotiation with Infor Global Solutions (Michigan), Inc. to provide services to: (a) reconfigure the Inspections Module, (b) deploy the educational curriculum, (c) support server performance enhancements, (d) integrate with the City 311 system, (e) create certain custom reports, (f) provide processes for data storeroom management, and (g) deliver ongoing project management services

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, 24 West 61st Street, NY, NY 10023. Sandra Galante (212) 830-7903, sandra.galante@parks.nyc.gov

🖝 a5-11

REVENUE AND CONCESSIONS **SOLICITATIONS**

Services (Other Than Human Services)

RENOVATION, OPERATION AND MAINTENANCE OF THREE SNACK BARS/BEACH SHOPS – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# Q163-SB 2010 - DUE 09-13-10 AT 3:00 P.M. - The New York City Department of Parks and Recreation is issuing a Request for Proposals ("RFP") for the renovation, operation, and maintenance of three (3) snack bars/beach shops and the operation of up to twenty (20) mobile food units at Rockaway Beach.

Parks will hold an on-site proposer meeting and site tour on Friday, August 20th at 2:00 P.M. All interested parties are urged to attend.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) 212-504-4115

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, The Arsenal-Central Park 830 Fifth Avenue, Room 407, New York, NY 10021. Rachel Aland (212) 360-1397, fax: (212) 360-3434, rachel.aland@parks.nyc.gov

a2-13

RENOVATION, OPERATION, AND MAINTENANCE OF FIVE (5) MARINAS - Competitive Sealed Proposals -Judgment required in evaluating proposals PIN# B406-M-2010 - DUE 09-07-10 ÅT 3:00 P.M. - At

Paerdegat Basin, Brooklyn, N.Y. Parks will hold site tours on Tuesday, August 17, 2010 at 10:00 A.M. beginning at the Paerdegat Basin Yacht Club, which is located on the westerly side of Paerdegat Avenue North at the foot of Paerdegat 11th Street, Brooklyn, New York 11236. The recommended proposer meeting will be held directly following the site tours in the meeting room at the

Hudson River Yacht Club, which is located at the fot of Avenue U and Bergen Ave., Paerdegat Basin, Brooklyn, NY 11234. All interested parties are urged to attend.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) 212 - 504 - 4115

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, The Arsenal-Central Park 830 Fifth Avenue, Room 407, New York, NY 10021. Davita Mabourakh (212) 360-1397, fax: (212) 360-3434 davita.mabourakh@parks.nyc.gov

a2-13

OPERATION AND MAINTENANCE OF A FERRY FOR SERVICE TO RANDALL'S ISLAND, MANHATTAN

one (1) processing mobile truck for the sale of Parks approved menu items at Schmul Playground: Melvin Ave., Wild Ave. and Pearson St., Staten Island, N.Y. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2014. Compensation to the City is as follows: Year 1: \$750.00; Year 2: \$790.00; Year 3: \$830.00; Year 4: \$872.00; and Year 5: \$916.00. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

• FOR THE OPERATION OF ONE (1) PROCESSING MOBILE TRUCK - Competitive Sealed Bids -PIN# R63-MT. - The City of New York Department of Parks and Recreation ("Parks") has awarded a concession to Michael Flynn, 140 Sharrotts Road, Staten Island, NY 10309, for the operation of one (1) processing mobile truck for the sale of Parks approved menu items at Old Town (PS46) Playground: Parkinson Ave. and Kramer St., Staten Island, N.Y. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2014. Compensation to the City is as follows: Year 1: \$600.00; Year 2: \$630.00; Year 3: \$662.00; Year 4: \$696.00; and Year 5: \$731.00. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval. 🖝 a5

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT ADMINISTRATION SOLICITATIONS

Goods & Services

MOBILE KEYBOARD WORKSTATIONS – Competitive Sealed Bids – PIN# SCA-1102P – DUE 08-26-10 AT 2:30 P.M. - IS 180 (Bronx). SCA-1102P. If interested in receiving the bid documents, please send an email requesting documents including your mailing adddress and phone number.

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. School Construction Authority, 30-30 Thomson Avenue Long Island City, NY 11101. Rookmin Singh (718) 752-5843 rsingh@nycsca.org

a3-9

a2-6

jv30-a5

Construction / Construction Services

BOILER CONVERSION/CLIMATE CONTROL -Competitive Sealed Bids – PIN# SCA11-12620D-1 – DUE 08-20-10 AT 11:30 A.M. - P.S. 50 (Manhattan) Boiler Conversion/Climate Control. Project Range: \$3,660,000.00 to \$3,851,000.00. Non-refundable bid document charge: \$100.00, certified check or money order only. Make payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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. School Construction Authority, 30-30 Thomson Avenue, Plans Room Window, Room# 1046, Long Island City, NY 11101.

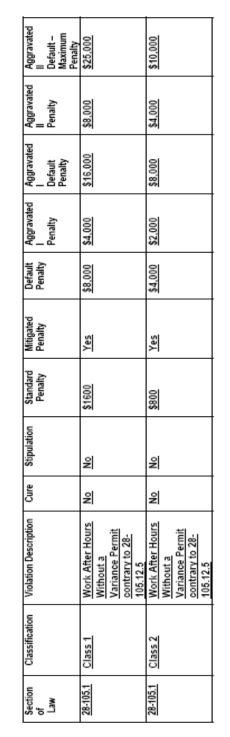
Anthony Largie (718) 752-5842, alargie@nycsca.org

Construction Related Services

ASBESTOS, LEAD, MOLD AND PCB ENVIRONMENTAL SERVICES - Request for Proposals -PIN# 11-00006R - DUE 08-18-10 AT 2:00 P.M. - Please see attachment on City Record online for additional information.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. School Construction Authority, 30-30 Thomson Avenue Long Island City, NY 11101. Sal DeVita (718) 472-8049 fax: (718) 752-8049, sdevita@nycsca.org

the City of New York, is amended by adding two new entries immediately following the entry in such Penalty Schedule for 28-105.1, Class 2, "Outdoor sign on display structure without a permit," to read as follows:



Statement of Basis and Purpose of Final Rule

The Environmental Control Board (ECB) held a Public Hearing on July 13, 2010 on amendments to ECB's Buildings Penalty Schedule II, found in Section 3-103 of Subchapter G of Chapter 3 of Title 48 of the Rules of the City of New York. Neither written comments nor oral testimony were presented.

The two charges set forth in Section 1 of the rule will enhance enforcement against construction activities being conducted contrary to the noise control code without variance permits issued by the Department of Buildings.

NYC Administrative Code (Code) Section 28-105.1 makes it unlawful to, "construct, enlarge, alter, repair, move, demolish, remove or change the use or occupancy of any building or structure in the city, or to erect, install, alter, repair, or use or operate any sign or service equipment in or in connection therewith, or to erect, install, alter, repair, remove, convert or replace any gas, mechanical, plumbing or fire suppression system in or in connection therewith or to cause any such work to be done unless and until a written permit therefore shall have been issued by the commissioner" of the Department of Buildings.

Under Code 28-105.12.1, "Permits shall be deemed to incorporate the provisions that the applicant, the owner, their agents, employees, and contractors shall carry out the with the pr ron and other applicable laws and rules, whether specified or not, except as variations have been legally permitted or authorized.

Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M104-B-M - DUE 09-14-10 AT 3:00 P.M. - Parks will hold a recommended proposer meeting on Wednesday, August 25, 2010 at 1:00 P.M. The proposer meeting will start at the entrance to Icahn Stadium in Randall's Island Park. All interested parties are urged to attend.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD) 212-504-4115

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/ blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, The Arsenal-Central Park 830 Fifth Avenue, Room 407, New York, NY 10021. Evan George (212) 360-1397, fax: (212) 360-3434, evan.george@parks.nyc.gov

a4-17

AWARDS

Services (Other Than Human Services)

OPERATION OF ONE (1) PROCESSING MOBILE

TRUCK – Competitive Sealed Bids – PIN# R45-MT – The City of New York Department of Parks and Recreation ("Parks") has awarded a concession to Michael Flynn, 140 Sharrotts Road, Staten Island, NY 10309, for the operation of

AGENCY RULES

ENVIRONMENTAL CONTROL BOARD

NOTICE

Notice of Promulgation of Rule

NOTICE IS HEREBY GIVEN PURSUANT TO THE

AUTHORITY VESTED in the Environmental Control Board by Section 1049-a of the New York City Charter, and in accordance with Section 1043(b) of the Charter, that the Environmental Control Board hereby promulgates the following rule. The rule was published in The City Record on June 9, 2010 and a Public Hearing was held on July 13, 2010.

New material is underlined.

Section 1. Buildings Penalty Schedule II, found in Section 3-103 of Subchapter G of Chapter 3 of Title 48 of the Rules of Code Section 28-105.12.5 states that. "All work shall be performed in compliance with the provisions of the New York City noise control code... Failure to comply with sections 24-222 and 24-223 of the Administrative Code shall be a violation of this code.³

Code Section 24-222 makes it unlawful to, "engage in or to cause or permit any person to engage in construction work other than on weekdays between the hours of 7:00 A.M. and 6:00 P.M. A person may however perform construction work in connection with the alteration or repair of an existing one or two family owner-occupied dwelling classified in occupancy group J-3 or a convent or rectory on Saturdays and Sundays between the hours of 10:00 A.M. and 4:00 P.M. provided that such dwelling is located more than 300 feet from a house of worship.'

Working after hours and on weekends, more often than not, is a nuisance to quality of life throughout the City. In addition, such work often seeks to evade regular monitoring efforts of the Department of Buildings and other enforcement agencies, thereby posing varying degrees of threat to life, health, safety and the public interest. For this reason, there will be both Class 1 (immediately hazardous) and Class 2 (major) charges. The assignment of the severity classification (class 1 or class 2) will be made by the Department of Buildings inspector based on the nature/type and scope of work being performed and its effect on life, health, safety and the public interest.

SPECIAL MATERIALS

			as follows:			Acquired in the proce
COMPTROLLER			Damage Parcel No.	Block	Lot	<u>Conch Drive, et. al.</u> su record on such proper
		89	15965	P/O 87	bear interest on the s	
NOTICE			90	15965	P/O 86	
			118	15965`	P/O 40	
NOTICE OF ADVANCE	DAVMENTOE	WADDO	149	15967	P/O 18	
PURSUANT TO THE ST			150	15967	P/O 14	
provided, notice is hereby			160&161	15968	P/O 108	
City of New York, will be	ready to pay, at	1 Centre St., Rm.	168	15968	P/O 101	NOTICE OF ADVAN
629, New York, NY 1000	7 on Åugust 6, 20	10, to the person or	100	10000	1/0 101	PURSUANT TO THE
persons legally entitled a	an amount as cert	ified to the	Acquired in the proceedir	a ontitlad Boar	h 13 11 & 15 and	provided, notice is he
Comptroller by the Corpo	oration Counsel o	n damage parcels,	<u>Conch Drive, et. al. subje</u>	<u> </u>		City of New York, wi
as follows:			· · · · ·	•		629, New York, NY 1
Damage Parcel No.	Block	Lot	record on such property.		anceu shall cease to	or persons legally ent
37 & 38	<u>15960</u>	<u>LOL</u> P/O 39	bear interest on the speci	fied date above.		Comptroller by the C
66	15965	P/O 115				as follows:
67	15965	P/O 114		John C. Liu		as lollows:
69	15965	P/O 111		Comptroller		
71	15965	P/O 109			jy26-a9	Damage Parcel No.
75	15965	P/O 104				257
79	15965	P/O 99				266
80	15965	P/O 98	NOTICE OF ADVANCE	PAYMENT OF A	WARDS	282
			PURSUANT TO THE ST	ATUTES IN SUG	CH cases made and	316
Acquired in the proceeding			provided, notice is hereby	given that the C	Comptroller of the	
Conch Drive, et. al. subje	ect to any liens ar	d encumbrances of	City of New York, will be	ready to pay, at	1 Centre St., Rm.	Acquired in the proce
record on such property.	The amount adva	unced shall cease to	629, New York, NY 10007	7 on August 10, 2	010, to the person	Conch Drive, et. al. s
bear interest on the speci	ified date above.		or persons legally entitled	d an amount as c	ertified to the	record on such proper
1			Comptroller by the Corpo	ration Counsel o	n damage parcels,	bear interest on the s
	John C. Liu		as follows:			
	Comptroller					
	Compublici	jy23-a6	Damage Parcel No.	Block	Lot	
		Jy 20-a0	177	15968	P/O 89	
			<u> </u>			
				KENNEDY	PATRICK D	10232 \$20.5800
				KONTG	סדמעאסס יי	91542 \$64221 0000

						KENNEDY KONIG LI	PATRICK D RICHARD T KATHY HU		\$20.5800 \$64231.0000 \$20.5800	APPOINTED DEMOTED APPOINTED	YES NO YES	06/16/10 01/13/10 06/27/10
CHANGES	IN PERSONNE	EL				LIMA LOFAMIA	EDNA M DAISY C	10251 12626	\$35285.0000 \$52162.0000	INCREASE INCREASE	NO YES	06/27/10 06/30/10
		TMENT OF SANITAT				MASON MOSQUERA	ANDREW S NICHOLAS M	10232	\$48126.0000 \$20.5800	APPOINTED APPOINTED	YES YES	06/27/10 06/16/10
		RIOD ENDING 0770.	3/10			NAGUIB NOBOA	OSAMA LAURIEN C		\$73212.0000 \$48126.0000	INCREASE APPOINTED	YES YES	06/27/10 06/27/10
NAME	TITLE 	SALARY	ACTION	PROV	EFF DATE	NOVOFASTOVSKY O'CONNOR	GREGORY CRAIG R		\$95596.0000 \$68466.0000	INCREASE INCREASE	NO YES	06/27/10 06/27/10
ALCOTT BASS	BRIAN R 92511 YELIZAVE 1002A	\$292.0800 \$62554.0000	INCREASE APPOINTED	YES YES	06/20/10 06/20/10	OZYURI PANJABI	AJDA REKHARAN	20210 10251	\$55345.0000 \$35285.0000	APPOINTED INCREASE	YES NO	06/20/10 06/27/10
BEATO BURTON	ROSILEID A 10251 KENDELL M 10209	\$44986.0000 \$10.2600	APPOINTED APPOINTED	NO YES	05/27/10 06/20/10	PATEL	ANKIT V	20310	\$55345.0000	INCREASE	YES	06/27/10
CARLISI	SALVATOR 70112	\$66672.0000	RETIRED	NO	06/20/10	PATEL PAWLOWSKI	JAGDISH JOHN A	20215 91510	\$87378.0000 \$70926.0000	INCREASE INCREASE	NO YES	06/27/10 06/27/10
COLON CONTARINO	JOSE O 70112 ALFRED 92510	\$66672.0000 \$292.0800	RETIRED RETIRED	NO NO	07/02/10 07/01/10	PEMBROKE RICHARDS	GEM P GEORGE A		\$43837.0000 \$10.3600	INCREASE RESIGNED	YES YES	06/06/10 06/26/10
CRAVOTTA	JAMES A 70112	\$66672.0000	DISMISSED	NO	07/02/10	RILEY	CHARESE	22315	\$55345.0000	INCREASE	YES	06/27/10
FITZGIBBON FLEURY	PATRICK A 92511 RANDY K 10209	\$250.9600 \$10.2600	INCREASE APPOINTED	YES YES	06/27/10 06/20/10	SAVAGE SHARIF	CORNELIU O CHOUDHRY	56057 10124	\$26.1800 \$56911.0000	INCREASE INCREASE	YES NO	06/27/10 06/27/10
FREIRE GALLO	VICTOR H 70112 JOHN 70112	\$66672.0000 \$66672.0000	RETIRED RETIRED	NO NO	07/01/10 07/01/10	SUSI	VINCENT P	10020	\$105445.0000	INCREASE	YES	06/27/10
GOMEZ	RAFAEL 70112	\$66672.0000	RETIRED	NO	07/02/10	THERATTIL TWYMAN	JAI P RAPHAEL	10015 10124	\$135771.0000 \$45978.0000	INCREASE INCREASE	NO YES	06/27/10 06/27/10
HUANG JACKSON	JING MEI 10209 RAYMOND 70112	\$10.2600 \$66672.0000	APPOINTED RETIRED	YES NO	06/20/10 07/02/10	VANTERPOOL VANTERPOOL	CRISTY S CRISTY S		\$45978.0000 \$42870.0000	INCREASE APPOINTED	YES NO	06/27/10 06/27/10
JAMES	NJINA 10209	\$10.2600	APPOINTED	YES	06/20/10	VISCONTI JR.	CHARLES J	22315	\$56593.0000	INCREASE	YES	06/27/10
JIMENEZ LONGMORE	STEPHANI 10209 CHRISTOP A 92511	\$9.3100 \$260.0000	RESIGNED INCREASE	YES YES	07/01/10 06/27/10	VISCONTI JR. WERNER	CHARLES J ALEXANDE J		\$53898.0000 \$70926.0000	APPOINTED INCREASE	NO YES	06/27/10 06/27/10
MAGGIO MC ALICK	WAYNE J 92511 JOHN 70150	\$292.0800 \$89552.0000	INCREASE RETIRED	YES NO	06/20/10 07/02/10	WHITEHEAD	KATHY	10251	\$19.3100	INCREASE	NO	06/27/10
MCGOORTY	WILLIAM F 10209	\$10.2600	APPOINTED	YES	06/20/10	YEUNG	CHI MAN	10232	\$20.5800	APPOINTED	YES	06/20/10
MOJICA MONTELLO	WILLIAM J 70112 DANNY M 70112	\$66672.0000 \$66672.0000	RETIRED RETIRED	NO NO	07/02/10 07/01/10				F PARKS & RECREA RIOD ENDING 07/0			
PALAU	JOSEPH A 10209	\$9.4100	APPOINTED	YES	06/27/10				KIOD ENDING 0770	5/10		
PAWLIKOWSKI QUAGLIARIELLO	AGATA M 10251 MICHAEL A 70112	\$41123.0000 \$66672.0000	APPOINTED RETIRED	YES NO	05/25/10 07/02/10	NAME		TITLE <u>NUM</u>	SALARY	ACTION	PROV	EFF DATE
REID RODRIGUEZ	AMARE M 9140A JOSE L 70112	\$12.0000 \$66672.0000	APPOINTED RETIRED	YES NO	12/20/09 07/02/10	ACEVEDO	NELSON	90698	\$201.2000	DECREASE	YES	06/16/10
ROMERO	EDWIN 70112	\$66672.0000	RETIRED	NO	07/01/10	ACEVEDO ADAMS	NELSON APRIL	90641 80633	\$33662.0000 \$9.2100	APPOINTED APPOINTED	YES YES	06/16/10 06/24/10
ROSARIO RUCKERT	RAFAEL L 70112 JAMES E 70112	\$43264.0000 \$66672.0000	DISMISSED RETIRED	NO NO	06/22/10 07/02/10	ALLAN ALSTON	LAUREN FERN	10209 80633	\$12.8600 \$9.2100	APPOINTED APPOINTED	YES YES	06/16/10 06/10/10
SEAGERS	DEAN N 70150	\$89552.0000	RETIRED	NO	07/02/10	ANDERSON	CORIE	81111	\$61287.0000	INCREASE	YES	06/20/10
VALERIANO VELEZ IV	FRANK 70112 CESAR 10209	\$66672.0000 \$9.4100	RETIRED APPOINTED	NO YES	07/02/10 06/20/10	ANDERSON ANDERSON	KESHUN L KESHUN L		\$50529.0000 \$37907.0000	INCREASE APPOINTED	YES NO	06/23/10 06/23/10
VOCATURA WILSON	JAMES J 70112 PATRICIA 56057	\$66672.0000 \$44964.0000	RETIRED INCREASE	NO YES	06/28/10 06/20/10	ARELLANO	ANIKA S	06664	\$14.9000	APPOINTED	YES	07/01/10
HILDON				120	00/20/20	ARRINGTON ARRIOLA	ALICIA STEVEN	80633 60421	\$9.2100 \$18.0400	APPOINTED DECREASE	YES YES	06/18/10 06/27/10
		INTEGRITY COMMIS RIOD ENDING 07/0				ARROYO ARROYO	JOHN W JOHN W		\$61287.0000 \$33662.0000	INCREASE APPOINTED	YES YES	06/20/10 06/20/10
		· · · · · ·				ASHBY	MONIQUE	80633	\$9.2100	APPOINTED	YES	06/18/10
NAME	TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AUSTIN AYALA	KATRINA DENNIS	80633 81111	\$9.2100 \$61287.0000	APPOINTED INCREASE	YES YES	06/24/10 06/22/10
HOSEIN MANDELL	NATASHA 56057 DAVID S 95005	\$45000.0000 \$107094.0000	APPOINTED APPOINTED	YES YES	06/20/10 07/02/10	AYALA BARCLIFF	DENNIS SHAKEEMA D	90641 80633	\$33662.0000 \$9.2100	APPOINTED APPOINTED	YES YES	06/22/10 06/17/10
					,,	BARRERA	BEATRIZ	80633	\$9.2100	APPOINTED	YES	06/18/10
		RTMENT OF FINANC RIOD ENDING 07/0				BASTIEN BECKER	JAYSMAR L SALVATOR	06070 81111	\$18.2100 \$63768.0000	APPOINTED RETIRED	YES YES	06/21/10 06/30/10
	TITLE					BECKER	SALVATOR	81106	\$21.1000	RETIRED	NO	06/30/10
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	BECKLES BELLE	KIAJI R IVAN C		\$18.3500 \$14.0200	INCREASE APPOINTED	YES YES	06/24/10 06/08/10
ACEVEDO CHEN	NILSA 1002C CHIA-LE J 10026	\$77304.0000 \$105000.0000	RETIRED INCREASE	NO YES	07/02/10 06/20/10	BENJAMIN BENTLEY	SHAMEKA C KEITH	80633 13643	\$9.2100 \$79462.0000	APPOINTED APPOINTED	YES NO	06/14/10 05/23/10
CLEARE	DEBORAH 56057 LUIS 30312	\$46432.0000 \$76488.0000	RESIGNED RESIGNED	YES NO	06/27/10	BERNSTEIN	ARTHUR	71210	\$26.5700	INCREASE	YES	06/26/10
DIAZ DUMLAO	GEORGE F 40202	\$85133.0000	RETIRED	NO	06/27/10 07/01/10	BERO BETHEA	JOHN V DENISE	81111 91406	\$64046.0000 \$14.9800	RETIRED APPOINTED	NO YES	07/01/10 06/22/10
FLOKIEWICZ HENDERSON	JOANNA 91415 MAKEDA S 10251	\$69755.0000 \$39531.0000	TERMINATED RESIGNED	NO YES	06/27/10 06/20/10	BISHOP BLAKE	WILBERT D		\$26.5100	INCREASE	YES YES	05/27/10 06/21/10
HERTZ	ANNA L 40523	\$59434.0000	RETIRED	NO	07/01/10	BODDIE	RENE	81111	\$9.2100 \$61287.0000	APPOINTED INCREASE	YES	06/22/10
HO LITANI	JEFF 10050 LUBOV 13632	\$110000.0000 \$85700.0000	APPOINTED INCREASE	YES NO	06/27/10 06/27/10	BODDIE BOLLMEYER	RENE LYN	90641 91406	\$33662.0000 \$11.1100	APPOINTED APPOINTED	YES YES	06/22/10 06/14/10
SHAHID SUBRAMANI	ABDUS 12627 BALA 10050	\$78000.0000 \$140000.0000	RESIGNED APPOINTED	YES YES	06/13/10 06/20/10	BOULA	KATHRYN E	60421	\$37907.0000	APPOINTED	NO	01/27/10
SVIRNOVSKIY	VIKTOR A 10050	\$125000.0000	RESIGNED	YES	05/30/10	BOWSER BOYD	LEON TAYWANNA T	80633 80633	\$9.2100 \$9.2100	APPOINTED APPOINTED	YES YES	06/11/10 06/11/10
	DEPARTM	ENT OF TRANSPORT	ATION			BRAGGS BRAXTON	JOANN ADAM G	80633 80633	\$9.2100 \$9.2100	APPOINTED APPOINTED	YES YES	06/14/10 06/18/10
		RIOD ENDING 07/0				BRAZIER	JACQUELY M	80633	\$9.2100	APPOINTED	YES	06/21/10
	TITLE					BRISTOLE BRODYLO	LEWIS MARTHA	90641 60421	\$14.0200 \$32963.0000	APPOINTED APPOINTED	YES NO	06/26/10 06/14/10
NAME ACEVEDO	AMY L 35007	SALARY \$30246.0000	ACTION RESIGNED	PROV YES	<u>EFF DATE</u> 06/16/10	BRONER	SHARAI	80633	\$9.2100	APPOINTED	YES YES	06/23/10 06/23/10
AMBROGIO	PATRICK 90774	\$343.4400	DECREASE	YES	06/27/10	BROWN BROWN	CHATORY L CHATORY L	60421	\$50529.0000 \$37907.0000	INCREASE APPOINTED	NO	06/23/10
BELGRAVE BONES	REGINALD 92510 DOMINGO 10124	\$292.0800 \$60457.0000	RETIRED INCREASE	NO YES	06/25/10 06/27/10	BROWN CALDWELL	EDWARD WILLIE S	91406 60422	\$11.1100 \$50529.0000	APPOINTED INCREASE	YES YES	06/14/10 06/23/10
BROWN	MARIE A 10251 KEVIN M 91504	\$35285.0000 \$63014.0000	INCREASE INCREASE	NO YES	06/27/10 06/27/10	CALDWELL	WILLIE S	60421	\$37907.0000	APPOINTED	NO	06/23/10
BUSELMEIER CELESTIN	DUKENS 20215	\$85000.0000	APPOINTED	NO	06/27/10	CAMMARATA CANCEL	TRACEE-M ANABEL	71210 91406	\$26.4500 \$14.9800	INCREASE APPOINTED	YES YES	06/26/10 06/13/10
CLERK COLLYER	FELIX 20310 ROBERT O 10015	\$55345.0000 \$137372.0000	INCREASE INCREASE	YES YES	06/27/10 06/27/10	CANDELARIO CARROLL	WILLIAM ROBERT L	81106 90641	\$18.3500 \$33662.0000	APPOINTED RETIRED	YES YES	06/21/10 06/30/10
CONTENT	MARIE 90642	\$35207.0000	APPOINTED	YES	06/20/10	CARSON	ANGELICA	80633	\$9.2100	RESIGNED	YES	06/13/10
DIMIAN DONATO	KIROLLOS M 20215 THERESA 10124	\$74510.0000 \$51884.0000	INCREASE RETIRED	YES YES	06/27/10 07/02/10	CARTER CASTRO	PAULA LUIS E	81111 71210	\$61287.0000 \$21.2100	INCREASE INCREASE	YES YES	06/22/10 06/26/10
DONATO FINKELSTEIN	THERESA 10251 LISA 10251	\$37759.0000 \$35285.0000	RETIRED APPOINTED	NO NO	07/02/10 05/06/10	CASTRO	MIGUEL A	81111	\$61287.0000	INCREASE	YES	06/22/10
FONTANA	BRIAN I 22315	\$56774.0000	INCREASE	YES	06/27/10	CASTRO CEASAR	MIGUEL A TINDA A		\$57423.0000 \$9.2100	APPOINTED APPOINTED	NO YES	06/22/10 06/14/10
GORDON HAASTERS	CHEVENNE 30087 WILLIAM F 10004	\$70665.0000 \$115169.0000	INCREASE RETIRED	YES YES	06/27/10 01/13/10	CHIN CLAY	DAVID T CHRISTOP C	80633	\$9.2100 \$12.0600	APPOINTED APPOINTED	YES YES	06/14/10 06/14/10
HAIDER	JAFAR 20202	\$43349.0000	APPOINTED	YES	06/27/10	CLEVELAND	DELORES	80633	\$9.2100	APPOINTED	YES	06/17/10
HERNANDEZ HERNANDEZ	RUDY 22315 RUDY 31715	\$65698.0000 \$60324.0000	INCREASE APPOINTED	YES NO	06/27/10 06/27/10	CLOUDEN CLOUDEN	RENEE RENEE	81111 90641	\$61287.0000 \$33662.0000	INCREASE APPOINTED	YES YES	06/22/10 06/22/10
JASWAL JOHN	SATPAUL 20310 FERDINAN B 20215	\$55345.0000 \$88680.0000	INCREASE	YES	06/27/10 06/27/10	COLEY	KAREN	80633	\$9.2100	APPOINTED	YES	06/18/10
JOHNSON	FRANKLYN G 92210	\$283.2200	APPOINTED	NO	06/27/10	COLLAZO CONCHA	DON LAURA C	71210 80633	\$26.5500 \$9.2100	INCREASE APPOINTED	YES YES	06/26/10 06/21/10
JOHNSON-O'NEAL	SHERRY S 10124	\$51445.0000	INCREASE	NO	06/27/10	I			-			

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 August 9, 2010, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels,

180	15968	P/O 86
181	15968	P/O 85
184	15968	P/O 82
189	15968	P/O 75
190	15968	P/O 73
223	15966	P/O 1

Acquired in the proceeding, entitled: <u>Beach 43,44, & 45 and</u> <u>Conch Drive, et. al.</u> subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

John C. Liu Comptroller

jy27-a10

jy30-a13

06/16/10

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 August 13, 2010, 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
257	15963	P/O 46
266	15963	P/O 37
282	15962	P/O 5
316	15962	P/O 49

Acquired in the proceeding, entitled: <u>Beach 43,44, & 45 and</u> <u>Conch Drive, et. al.</u> subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

> John C. Liu Comptroller

> > APPOINTED

YES

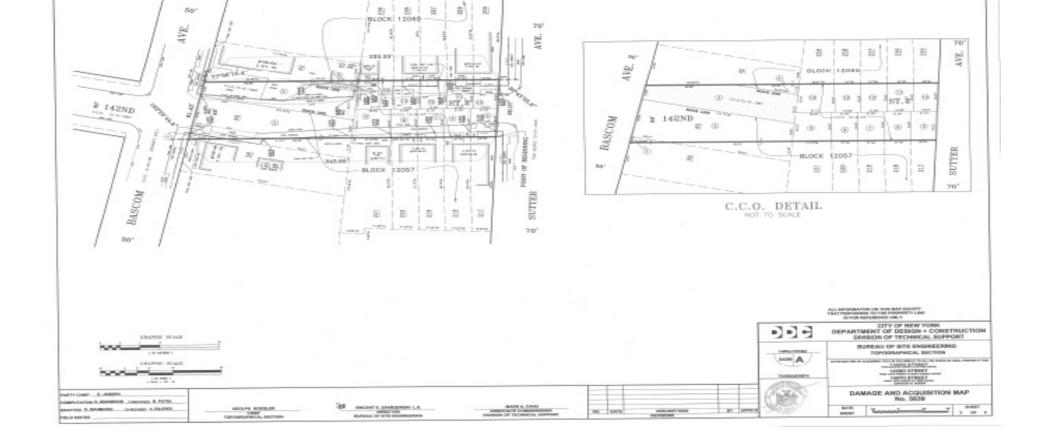
THURSDAY, AUGUST 5, 2010

CORPORAN	MARIA R 90641	\$14.0200	APPOINTED	YES	06/16/10	LENOBLE	FARRELL H 06664	\$14.9000	APPOINTED	YES	06/21/10
COSTELLO	RICHARD L 60440	\$49824.0000	INCREASE	YES	07/01/10	LEO	STEVEN 81111	\$61287.0000	INCREASE	YES	06/20/10
COTTO	TRACEE 91406	\$11.1100	APPOINTED	YES	06/21/10	LEO	STEVEN 90641	\$44051.0000	APPOINTED	YES	06/20/10
CREEL	CAROL A 80633	\$9.2100	APPOINTED		06/14/10	LEONARD	MONIQUE 80633	\$9.2100	APPOINTED	YES	06/18/10
CRESPO CROMER	HERIBERT 71210 SHANIECE L 81111	\$26.5300 \$69561.0000	INCREASE	YES YES	06/26/10 06/20/10	LEVIT LEWIS	MARK 81111 DARLENE 60422	\$69561.0000 \$50529.0000	INCREASE	YES YES	06/25/10 06/23/10
CROMER	SHANIECE L 90641	\$33662.0000	APPOINTED	YES	06/20/10	LEWIS	DARLENE 60421	\$37907.0000	APPOINTED	NO	06/23/10
CRUZ	DESTINY D 80633	\$9.2100	APPOINTED	YES	06/17/10	LEWIS	KEISHA 60421	\$18.0400	DECREASE	YES	06/27/10
CRUZ	RAMON 81111	\$61287.0000	INCREASE	YES	06/20/10	LEWIS-GRUSS	SHARAI 10209	\$10.0000	APPOINTED	YES	06/14/10
CRUZ	RAMON 90641	\$33662.0000	APPOINTED	YES	06/20/10	LINK	ROSLYN M 80633	\$9.2100	APPOINTED	YES	06/02/10
DANIELS	JOYCE 80633	\$9.2100	APPOINTED	YES	06/18/10	LOGAN	YAMINAH 91406	\$11.1100	APPOINTED	YES	06/21/10
DANZY	EDELL P 80633	\$9.2100	APPOINTED	YES	06/11/10	LOPEZ	BEATRIZ 80633	\$9.2100	APPOINTED	YES	06/14/10
DAVIS	DONETTE N 60422	\$50529.0000	INCREASE	YES	06/13/10	LORENZO	FRANCISC 71210	\$20.9700	INCREASE	YES	06/26/10
DAVIS	DONETTE N 60421	\$37907.0000	APPOINTED	NO	06/13/10	LOSAVIO	CHRISTOP 91406	\$11.1100	APPOINTED	YES	06/14/10
DAVIS	LASHAWN T 80633	\$9.2100	APPOINTED	YES	07/01/10	LOUALLEN	DAWN 81111	\$69561.0000	INCREASE	YES	06/20/10
DAVIS	MARY 91406	\$14.9800	APPOINTED	YES	06/13/10	LOZADA	ROBERTO 81111	\$61287.0000	INCREASE	YES	06/20/10
DAVIS	QUEEN E 80633	\$9.2100	APPOINTED	YES	06/21/10	LOZADA	ROBERTO 90641	\$44242.0000	APPOINTED	YES	06/20/10
DAVIS DEJESUS	QURAN K 06664 DOMINGO 71210	\$14.9000 \$26.6900	APPOINTED	YES YES	06/20/10 06/26/10	LUCIANO	LIZ 06664 CHRISTIN B 60430	\$14.9000 \$40273.0000	APPOINTED	YES	06/28/10 07/01/10
DELEO	POLARIS 80633	\$9.2100	APPOINTED	YES	06/18/10	MADDEN	MICHAEL J 81111	\$61287.0000	INCREASE	YES	06/24/10
DICKS DONES	ANTHONY 71210	\$61287.0000 \$26.5500	INCREASE	YES	06/24/10 06/26/10	MADDEN MAGNERI	JOSEPH 81111	\$33662.0000 \$61287.0000	APPOINTED INCREASE	YES	06/24/10 06/20/10
DOUGLAS	FLOYD 81106	\$44051.0000	INCREASE	YES	06/26/10	MAHLER	DONNA 91406	\$12.0600	APPOINTED	YES	06/14/10
DOUGLAS	FLOYD 90641	\$33662.0000	APPOINTED	YES	06/26/10	MALDONADO	RAFAEL 71210	\$26.5500	INCREASE	YES	05/27/10
DOVER	JERRY C 81111	\$61287.0000	INCREASE	YES	06/22/10	MARTIN	JOHN 91406	\$13.7200	APPOINTED	YES	06/27/10
DOVER	JERRY C 90641	\$33662.0000	APPOINTED	YES	06/22/10	MARTINEZ	ELIZABET 81111	\$69561.0000	INCREASE	YES	06/20/10
DUNKER	JOSEPH G 81111	\$69561.0000	INCREASE	YES	06/21/10	MARTINEZ	ELIZABET 81106	\$44051.0000	APPOINTED	NO	06/20/10
DUNKER	JOSEPH G 90641	\$44155.0000	APPOINTED	YES	06/24/10	MARTINEZ	PETER 80633	\$9.2100	APPOINTED	YES	06/21/10
DYSON	INDIA A 80633	\$9.2100	APPOINTED	YES	06/18/10	MASTRIANNI	ROBERT 60422	\$50529.0000	INCREASE	YES	06/14/10
EARLY	CLEVEANT 60421	\$20.7500	DECREASE		06/27/10	MATSUMOTO	TADAYOSH 71210	\$21.0200	INCREASE	YES	06/26/10
EDWARDS EDWARDS	DIANE 80633 KENDRA 81111	\$9.2100 \$61287.0000	APPOINTED	YES	06/14/10 06/20/10	MAXWELL	JAQUITA L 81111 JAQUITA L 90641	\$61287.0000 \$44051.0000	INCREASE	YES	06/20/10 06/20/10 06/20/10
EDWARDS	KENDRA 90641	\$33662.0000	APPOINTED	YES	06/20/10	MAXWELL MAYFIELD	SERRINA S 81111	\$61287.0000	INCREASE	YES	06/22/10
EKONOMAKOS ENCARNACION	SAMANTHA 06664 NATALIA 80633	\$14.9000 \$9.2100	APPOINTED APPOINTED	YES YES	06/28/10 06/23/10	MAYFIELD MCCRAE	SHEILA J 80633	\$44051.0000 \$9.2100	APPOINTED APPOINTED	YES	06/22/10 06/24/10
ESTAY	NYDIA T 90641	\$14.0200	APPOINTED	YES	06/26/10	MCDERMOTT	HELEN 71210	\$21.0900	INCREASE	YES	05/27/10
FAJARDO	HAYDEE 60422	\$50529.0000	INCREASE	YES	06/23/10	MCGRATH	ROBERT J 34202	\$55345.0000	INCREASE	YES	06/20/10
FAJARDO	HAYDEE 60421	\$37907.0000	APPOINTED	NO	06/23/10	MCKENZIE	AYOKA S 80633	\$9.2100	APPOINTED	YES	06/11/10
FAMA	PASQUALI R 81111	\$61287.0000	INCREASE	YES	06/24/10	MCKERNAN	GREGORY 81303	\$58499.0000	RETIRED	NO	07/01/10
FAMA	PASQUALI R 90641	\$44119.0000	APPOINTED	YES	06/24/10	MCLEETE	TYLER J 34202	\$55345.0000	INCREASE	YES	06/20/10
FARLOW	ADRIAN 81111	\$61287.0000	INCREASE	YES	06/26/10	MCNATT	CLARENCE 71210	\$35.6400	INCREASE	YES	06/26/10
FARLOW	ADRIAN 81106	\$44051.0000	APPOINTED	NO	06/26/10	MCQUEEN	RACHEL 34202	\$55345.0000	INCREASE	YES	06/20/10
FASH	JANET 71210	\$24.5800	APPOINTED	YES	06/05/10	MCQUEEN	SHARLEAT 80633	\$9.2100	APPOINTED	YES	06/18/10
FERGUS	JOSEPH 80633	\$9.2100	APPOINTED	YES	06/21/10	MEACHEM	KENNETH E 81111	\$61287.0000	INCREASE	YES	06/22/10
FERGUSON	ALEXANDE D 80633	\$9.2100	APPOINTED	YES	06/18/10	MEACHEM	KENNETH E 90641	\$33730.0000	APPOINTED	YES	06/22/10
FERNANDEZ	LIBERTAD 81111 LIBERTAD 81106	\$69561.0000 \$44051.0000	INCREASE APPOINTED	YES	06/20/10 06/20/10	MEDINA JR. MELENDEZ JR	ELIGIO 71210 VICTOR 80633	\$20.9700 \$9.2100	INCREASE APPOINTED	YES	06/26/10 06/25/10
FIELDS	JOSEPH 80633	\$9.2100	APPOINTED	YES YES	06/18/10	MENDEZ	TIASHA A 80633	\$9.2100	APPOINTED	YES YES YES	06/17/10
FIORE FISCHER	NADIA M 71205	\$24.1900 \$16.4100	RESIGNED APPOINTED	YES	06/17/10 06/26/10 05/27/10	MERRITT MILANI	MASON 91406	\$9.2100 \$11.1100	APPOINTED APPOINTED	YES	06/21/10 06/14/10
FLORES	KELVY 71210	\$20.9700	INCREASE	YES	05/27/10	MILLS	CARLENE 80633	\$9.2100	APPOINTED	YES	06/18/10
FLORIMON	LUIS 90641	\$14.0200	APPOINTED	YES	05/26/10	MITCHELL	CALLIEMA A 80633	\$9.2100	APPOINTED		06/11/10
FOGEL	JERISE 91406	\$11.1100	APPOINTED	YES	06/14/10	MITCHELL	LARRY D 81111	\$61287.0000	INCREASE	YES	06/22/10
FORD	JIHAD H 06664	\$14.9000	APPOINTED	YES	06/20/10	MITCHELL	LARRY D 81106	\$44051.0000	APPOINTED	NO	06/22/10
FOSTER	CLYDE 81111	\$61287.0000	INCREASE	YES	06/20/10	MITCHELL	MARK 80633	\$9.2100	RESIGNED	YES	05/29/10
FOSTER	CLYDE 90641	\$33662.0000	APPOINTED	YES	06/20/10	MITCHELL	TAMMY 81111	\$61287.0000	INCREASE	YES	06/14/10
FRANCOIS	RICHARD 06664	\$14.9000	APPOINTED	YES	06/28/10	MONCRIEFFE	DERRIFF C 81111	\$61287.0000	INCREASE	YES	06/15/10
FRAWLEY	ALEXANDE P 06664	\$14.9000	APPOINTED	YES	06/14/10	MONGELLI	MICHAEL J 60421	\$32963.0000	APPOINTED	NO	06/23/10
FRAZIER FRETT	SHAINE D 06664 CAMMY A 90698	\$14.9000 \$209.1200	APPOINTED	YES	06/20/10 06/25/10	MONTERO MONTGOMERY	ALEXSAND 80633 LAHORA D 80633	\$9.2100 \$9.2100	APPOINTED APPOINTED	YES	06/03/10 06/17/10
FRETT FRIES	CAMMY A 90641 JASON W 81111	\$34074.0000 \$69561.0000	RETIRED	YES	06/25/10 06/25/10 06/20/10	MORALES MORALES	ANGEL J 60422 ANGEL J 60421	\$50529.0000 \$37907.0000	INCREASE APPOINTED	YES	06/23/10 06/23/10
FRONAPFEL	VINCENZA 10124	\$45978.0000	APPOINTED	NO	06/20/10	MORELAND	DIANE 80633	\$9.2100	APPOINTED	YES	06/11/10
FUENTES	DANIEL 90641	\$14.0200	APPOINTED	YES	06/17/10	MORRIONE	JOHN J 81111	\$69561.0000	INCREASE	YES	06/25/10
FUNG	NELSON 81111	\$61287.0000	INCREASE	YES	06/14/10	MORRIONE	JOHN J 81106	\$44051.0000	APPOINTED	NO	06/25/10
GABEL	JUSTIN A 90641	\$14.0200	APPOINTED	YES	06/19/10	MURPHY	DANIEL F 60421	\$18.0400	DECREASE	YES	06/27/10
GALGANO	CHRISTOP 81111	\$61287.0000	INCREASE	YES	06/22/10	NEGRON	ANNETTE 80633	\$9.2100	APPOINTED	YES	06/14/10
GALGANO	CHRISTOP 60422	\$50886.0000	APPOINTED	NO	06/22/10	NEIS	GREGORY P 34202	\$55345.0000	INCREASE	YES	06/20/10
GARCIA	DIANA 81111	\$61287.0000	INCREASE	YES	06/22/10	NEMIROVSKY	MICHAEL 71205	\$16.4100	APPOINTED	YES	06/24/10
GARCIA	DIANA 90641	\$33662.0000	APPOINTED	YES	06/22/10	NETTES	JUAN M 52406	\$13.5500	APPOINTED	YES	06/28/10
GARDENHIRE	DAVID 90641	\$14.0200	APPOINTED	YES	06/18/10	NICHOLS	GAIL A 80633	\$9.2100	APPOINTED	YES	06/14/10
GARY GASKINS	STACEY 90641 TSAHAI D 80633	\$14.0200 \$9.2100	APPOINTED APPOINTED	YES	06/25/10 06/28/10	NICHOLS NIEVES	VICTORIA H 81112 YOLANDA 80633	\$73020.0000 \$9.2100	RETIRED	NO YES	07/02/10 06/18/10
GAVIN GEORGE	CHARLEAN 80633 SHARON E 80633	\$9.2100 \$9.2100	RESIGNED	YES YES	06/13/10 06/02/10	NORMAN	GEOFFREY 80633 TREVOR K 81106	\$9.2100 \$44051.0000	APPOINTED	YES	06/14/10 06/07/10
GIBBS	COLETHIA A 80633	\$9.2100	APPOINTED	YES	06/21/10	NORMAN NUNEZ	TREVOR K 90641	\$33662.0000	APPOINTED	YES	06/07/10
GIBBS GIL	DANIEL A 71210	\$21.0400 \$20.9700	INCREASE INCREASE	YES	05/27/10 05/27/10	O' CONNELL	LAURA E 60430 JOHN M 81111	\$40273.0000 \$63949.0000	INCREASE RETIRED	YES NO	07/01/10 06/29/10
GIORDANO GIST	JONATHAN T 60440 LEON 91406	\$49824.0000 \$11.1100	INCREASE APPOINTED	YES	05/10/10 06/29/10	OBANDO OHARE	YESENIA 60421 GREGORY M 81111	\$18.0400 \$61287.0000	DECREASE INCREASE	YES	06/27/10 06/22/10
GLENN	NOANI 90641	\$14.0200	APPOINTED	YES	06/29/10	OHARE	GREGORY M 90641	\$33662.0000	APPOINTED	YES	06/22/10
GONZALEZ	ARIDIA D 71210	\$26.4500	INCREASE	YES	06/26/10	ORR	TANESE A 80633	\$9.2100	APPOINTED	YES	06/23/10
GONZALEZ	HENRY J 81111	\$61287.0000	INCREASE	YES	06/22/10	OSBORNE	HERBERT 80633	\$9.2100	APPOINTED	YES	06/18/10
GRAHAM	JAMES 80633	\$9.2100	APPOINTED	YES	06/11/10	OUTLAW	ANDRE 80633	\$9.2100	APPOINTED	YES	06/11/10
GRAVES	ALLEN J 71210	\$21.1300	INCREASE	YES	06/26/10	PACHECO	MIRIAM 80633	\$9.2100	APPOINTED	YES	06/14/10
GRAY	VICTOR A 90698	\$209.1200	DECREASE	YES	06/16/10	PALMER	BRANDON 90641	\$14.0200	APPOINTED	YES	06/18/10
GRAY	VICTOR A 90641	\$33662.0000	APPOINTED	YES	06/16/10	PARADISIS	SPYROS A 81106	\$44051.0000	APPOINTED	NO	06/20/10
GREEN	RHONDA 80633	\$9.2100	APPOINTED	YES	06/17/10	PARKER-DELGADO	MELISSA 10251	\$40019.0000	APPOINTED	NO	05/16/10
GREEN	SELINA 80633	\$9.2100	APPOINTED	YES	06/14/10	PARRISH	WILLIAM H 81309	\$42092.0000	DECEASED	YES	06/29/10
GREENAWAY	DENNIS A 80633	\$9.2100	APPOINTED	YES	06/21/10	PARRISH	WILLIAM H 90641	\$33662.0000	DECEASED	YES	06/29/10
GREMLER GROVE	CHRISTOP 81111 NATHANIE F 10026	\$61287.0000 \$95000.0000	INCREASE	YES YES	06/22/10 06/20/10	PATIL PEARSON	SUREKHA 80633 SHELEVYA 80633	\$9.2100 \$9.2100	APPOINTED	YES	06/18/10 06/11/10
GRULLON GRULLON	FRANCISC A 81111 FRANCISC A 81106	\$61287.0000 \$44051.0000	INCREASE APPOINTED	YES	06/22/10 06/22/10	PENA	CECILIA 71210 VLADIMIR 71210	\$20.9700 \$21.0700	INCREASE	YES	06/26/10 05/31/10
GRULLON	HEIDY 34202 STEFAN 91406	\$55345.0000 \$11.1100	INCREASE	YES	06/20/10	PEREZ	MANUEL E 34202 LEAH 80633	\$55345.0000	INCREASE	YES	06/20/10
GUELLY GUTCH	IAN F 91406	\$13.7200	APPOINTED APPOINTED	YES	06/14/10 06/20/10	PERKINS PERKINS	MICHAEL 81111	\$9.2100 \$61287.0000	APPOINTED INCREASE	YES YES	06/11/10 06/20/10
GUZMAN	MARIBEL 06070	\$33270.0000	DECREASE	YES	07/01/10	PERKINS	MICHAEL 81106	\$44230.0000	APPOINTED	NO	06/20/10
HADEN	JOHN M 90641	\$14.0200	APPOINTED	YES	06/18/10	PERRY	CARL 80633	\$9.2100	APPOINTED	YES	06/23/10
HANNA	VIVIAN 80633	\$9.2100	APPOINTED	YES	06/18/10	PETTY	ANTHONY M 81111	\$61287.0000	INCREASE	YES	06/01/10
HARRIS	REGINA 80633	\$9.2100	APPOINTED	YES	06/21/10	PETTY	ANTHONY M 90641	\$33662.0000	APPOINTED	YES	06/01/10
HARRIS	ROSLYN 80633	\$9.2100	APPOINTED	YES	06/18/10	PHILLIPS	GEROGETT 80633	\$9.2100	APPOINTED	YES	06/11/10
HARRIS	TANISHA R 60422	\$50529.0000	INCREASE	YES	06/23/10	PHILLIPS	TIFFANI E 60422	\$50529.0000	INCREASE	YES	06/23/10
HARRIS	TANISHA R 60421	\$37907.0000	APPOINTED	NO	06/23/10	PHILLIPS	TIFFANI E 60421	\$37907.0000	APPOINTED	NO	06/23/10
HENDERSON	VERKISHA 80633	\$9.2100	APPOINTED	YES	06/11/10	PINEYRO	PEDRO 81111	\$61287.0000	INCREASE	YES	06/28/10
HENRY	LISA 81111	\$69561.0000	INCREASE	YES	06/20/10	PLOWDEN	SHERRIE 81111	\$69561.0000	INCREASE	YES	06/20/10
HERBST	LORRAINE 81111	\$69561.0000	INCREASE	YES	06/21/10	PORCELLA	ANDREW J 34202	\$55345.0000	INCREASE	YES	06/20/10
HERBST	LORRAINE 90641	\$44051.0000	APPOINTED	YES	06/21/10	POWELL	DOMINIQU J 80633	\$9.2100	APPOINTED	YES	06/18/10
HEREDIA	ADRIAN 80633	\$9.2100	APPOINTED	YES	06/02/10	PRISE	ROBERT F 90641	\$14.0200	APPOINTED	YES	06/23/10
HERNANDEZ	RAMON 80633	\$9.2100	APPOINTED	YES	06/23/10	QUARTINI	LINDSAY N 22121	\$43680.0000	RESIGNED	YES	06/23/10
HERRERA	JEANETTE 81111	\$61287.0000	INCREASE	YES	06/20/10	QUATTLEBAUM	VERMA L 80633	\$9.2100	APPOINTED	YES	06/18/10
HERRERA HEWITT	JEANETTE 90641 ALBERT 71210	\$33662.0000 \$21.2800	APPOINTED	YES YES	06/20/10 06/26/10	QUIROZ RAMIREZ	KATIA B 71210 JOHNATHA 90641	\$26.4500 \$14.0200	INCREASE	YES	06/26/10 06/07/10
HIGGS	TANISHA 80633 JACQUELY 80633	\$9.2100 \$9.2100 \$9.2100	APPOINTED	YES	06/18/10 06/18/10 06/18/10	RAMOS	CHRISTIN M 91406 MANUEL 90641	\$11.1100 \$33913.0000	DECREASE	YES	06/26/10 06/26/10
HILL HIRAO	TANYA L 80633 AKIHIKO 60421	\$9.2100 \$32963.0000	APPOINTED	YES	06/21/10 06/23/10	RAWLINGS	KRISTIE L 80633 KELVIN 80633	\$9.2100 \$9.2100 \$9.2100	APPOINTED	YES	06/21/10 06/28/10
HOGGARD HOLDER	GAIL M 80633 TIMOTHY M 06664	\$9.2100 \$14.9000	APPOINTED APPOINTED	YES	06/11/10 06/28/10	REDDICK REDDING	ERIKA S 80633 SEAN 81111	\$9.2100 \$9.2100 \$69561.0000	APPOINTED	YES	06/17/10 06/20/10
HOLIDAY HOLMES	EARTHEL 81106 BRANDY H 80633	\$14.9000 \$44259.0000 \$9.2100	RETIRED APPOINTED	NO YES	06/28/10 06/25/10 06/14/10	REDDING REDDING REDMAN	SEAN 81111 SEAN 90641 MICHAEL 81111	\$44119.0000 \$61287.0000	APPOINTED INCREASE	YES YES YES	06/20/10 06/20/10 06/15/10
HOPKINS	WILLINE 80633	\$9.2100	APPOINTED	YES	06/18/10	REDMAN	MICHAEL 90641	\$33662.0000	APPOINTED	YES	06/15/10
HOUSTON	GAIL 91406	\$13.7200	APPOINTED	YES	06/26/10	REID	RODNEY L 90641	\$14.0200	APPOINTED	YES	06/14/10
HUERTA	ROBERTO 71210	\$20.9700	INCREASE	YES	05/27/10	REYES	JILLIAN 91406	\$11.1100	APPOINTED	YES	06/14/10
IACONTINO	PETER D 81111	\$61287.0000	INCREASE	YES	06/22/10	RICHARDSON	JAMES 80633	\$9.2100	APPOINTED	YES	06/18/10
IACONTINO	PETER D 90641	\$44051.0000	APPOINTED	YES	06/22/10	RIPPE	MITCHELL 81111	\$61287.0000	INCREASE	YES	06/07/10
IVEY	JACQUEL 80633	\$9.2100	APPOINTED	YES	06/11/10	RIPPE	MITCHELL 90698	\$209.1200	APPOINTED	NO	06/07/10
JACKSON	BERNICE 80633	\$9.2100	APPOINTED		06/18/10	RIVERA	JOSEPH 81106	\$44051.0000	INCREASE	YES	05/12/10
JACKSON	LEONARD 91406	\$14.9800	APPOINTED	YES	06/14/10	RIVERA	JOSEPH 90641	\$33662.0000	APPOINTED	YES	05/12/10
JENKINS	ANTHONY 80633	\$9.2100	APPOINTED	YES	06/11/10	RIVERA	RUBEN 81106	\$44117.0000	APPOINTED	NO	06/20/10
JENKINS	MALCOLM L 81111	\$61287.0000	INCREASE	YES	06/22/10	RODRIGUEZ	ALBERT 71210	\$26.6700	INCREASE	YES	05/27/10
JENKINS	SANDRA 80633	\$9.2100	APPOINTED	YES	06/14/10	RODRIGUEZ	CAROLENE P 80633	\$9.2100	APPOINTED	YES	06/17/10
JIMENEZ JOHNSON	FLAVIO Y 81111 DENISE 81111	\$61287.0000 \$69561.0000	INCREASE	YES	06/20/10 06/20/10	RODRIGUEZ RODRIGUEZ	ERICA 06664 IBBET 80633	\$14.9000 \$9.2100	APPOINTED RESIGNED	YES	06/15/10 06/04/10
JOHNSON JOHNSON	DENISE 81106 EVA E 60440	\$44051.0000 \$62400.0000	APPOINTED	NO YES	06/20/10 07/01/10	RODRIGUEZ	JOSTIN A 60440 TOMASITA 80633	\$49824.0000 \$9.2100	INCREASE APPOINTED	YES	06/21/10 06/21/10
JOHNSON JOHNSON	EVA E 60440 EVA E 60430 KEFENTSE 71210	\$40273.0000 \$20.1700	RETIRED	NO YES	07/01/10 06/26/10	ROONEY ROSS	DAKOTA J 52406 ANTHONY 80633	\$13.5500 \$9.2100	APPOINTED APPOINTED APPOINTED	YES	06/28/10 06/23/10
JOHNSON JOHNSON JOHNSON	TERESA 80633 TRACEY 80633	\$20.1700 \$9.2100 \$9.2100	APPOINTED APPOINTED	YES	06/11/10 06/18/10	ROSS ROSS	IGNACIO 81111 IGNACIO 81106	\$952100 \$69561.0000 \$44155.0000	APPOINTED INCREASE APPOINTED	YES	06/23/10 06/20/10 06/20/10
JONES	KELVIN L 90641	\$14.0200	APPOINTED	YES	06/25/10	RUCHKOWSKI	DAVID 91406	\$11.1100	APPOINTED	YES YES	06/14/10 06/17/10
KADRIU KANARKIEWICZ	NDRICIM 34202 JOAN 91406	\$55345.0000 \$11.1100 \$9.2100	INCREASE APPOINTED	YES YES	06/20/10 06/14/10 06/11/10	RUCKER SALAS	JOSE M 71210	\$9.2100 \$20.9700 \$14.9800	APPOINTED INCREASE	YES	06/26/10
KEY	TRACY 80633	\$9.2100	APPOINTED	YES	06/11/10	SAMUELS	YVONNE E 91406	\$14.9800	INCREASE	YES	06/22/10
KING	DANIELLE 06664	\$14.9000	APPOINTED	YES	06/25/10	SANCHEZ	RITA 91406	\$11.1100	APPOINTED	YES	06/14/10
KOMUNICKY KRACHENFELS	ALEX J 71205 ROBERT J 06664	\$16.4100 \$14.9000	APPOINTED APPOINTED	YES	06/26/10 07/01/10	SANDERS SANTANA	BARBARA Y 80633 JOSE 71210	\$9.2100 \$21.0400	APPOINTED INCREASE	YES	06/24/10 06/26/10
LABOY LABOY	ARMAND 81111 ARMAND 81106	\$61287.0000 \$44259.0000	INCREASE APPOINTED	YES	06/22/10 06/22/10	SANTOS SAWIAK	MARITZA 80633 ARKADIUS 71205	\$9.2100 \$16.4100	APPOINTED APPOINTED	YES	06/10/10 06/19/10
LANE	TASHA A 80633	\$9.2100	APPOINTED	YES	06/21/10	SAXON	LAKISHA L 91406	\$15.7800	INCREASE	YES	06/15/10
LANGWORTHY	MICHAEL H 81111	\$69561.0000	INCREASE	YES	06/21/10	SCHLITT	KEVIN M 91406	\$15.7800	APPOINTED	YES	06/01/10
LANGWORTHY	MICHAEL H 90641	\$44155.0000	APPOINTED	YES	06/21/10	SENCION	CLAUDIO R 81111	\$61287.0000	INCREASE	YES	06/22/10
LATOURRETTE	JAMES T 81111	\$61287.0000	INCREASE	YES	06/13/10	SENCION	CLAUDIO R 81106	\$44051.0000	APPOINTED	NO	06/22/10
LAVINGTON LAWSON	SUZANNE M 80633 MELVINA L 80633	\$9.2100 \$9.2100	APPOINTED	YES	06/21/10 06/14/10	SERISKY SEYMOUR	CORY M 90641 CHANTICE 80633	\$44051.0000 \$9.2100	APPOINTED	YES	06/20/10 06/11/10
LEBRON LEE	NATHALIE 91406 CHARLES S 80633	\$11.1100 \$9.2100	APPOINTED	YES	06/14/10 06/11/10	SHAW	CORY A 81111 CORY A 60430	\$61287.0000 \$52781.0000	INCREASE APPOINTED	YES	06/22/10 06/22/10
LEE LEGUILLOU	CHING J 90641 CRYSTAL M 52406	\$14.0200 \$13.5500	APPOINTED	YES	06/25/10 07/01/10	SHAW SHAW	KIM 80633 SHARESE 80633	\$9.2100 \$9.2100 \$9.2100	APPOINTED APPOINTED	YES	06/21/10 06/18/10
LEIBERT	TONISHA 80633	\$9.2100	APPOINTED	YES	06/11/10	SILVER	ROBERT S 81111	\$69561.0000	INCREASE	YES	06/25/10

av.T		*=====			06/02/10			* . 1			06/05/10
SMITH	GREGORY C 60422	\$50529.0000	INCREASE	YES	06/23/10	WALSACK	ELIZABET A 81111	\$61287.0000	INCREASE	YES	06/25/10
SMITH	GREGORY C 60421	\$37974.0000	APPOINTED	NO	06/23/10	WATSON	KAREN V 80633	\$9.2100	APPOINTED	YES	06/24/10
SMITH	LISA 80633	\$9.2100	APPOINTED	YES	06/21/10	WATSON	KELVIN 81111	\$69561.0000	INCREASE	YES	06/20/10
SPANN	PHILIP O 06664	\$14.9000	APPOINTED	YES	06/21/10	WATSON	KELVIN 81106	\$44051.0000	APPOINTED	NO	06/20/10
SPENCER	DWAYNE 91406	\$14.0200	INCREASE	YES	06/01/10	WATSON	TAKIYA L 90641	\$14.0200	APPOINTED	YES	06/14/10
SPENCER	PEARL 80633	\$9.2100	APPOINTED	YES	06/24/10	WATSON	TAMIKA L 80633	\$9.2100	APPOINTED	YES	06/18/10
SPENCER	ZINA 80633	\$9.2100	APPOINTED	YES	06/11/10	WEATHERLY	DALVAN R 60422	\$50529.0000	INCREASE	YES	06/23/10
SPIES	LAURA 60422	\$43938.0000	INCREASE	YES	06/22/10	WEATHERLY	DALVAN R 60421	\$37907.0000	APPOINTED	NO	06/23/10
SPIES	LAURA 60421	\$32963.0000	APPOINTED	NO	06/23/10	WELLBROCK	JOHN 90698	\$209.1200	RETIRED	NO	06/25/10
SRISURO	PHUCHONG 60422	\$50529.0000	INCREASE	YES	06/23/10	WHITE	CHANTEL D 80633	\$9.2100	APPOINTED	YES	06/24/10
SRISURO	PHUCHONG 60421	\$37907.0000	APPOINTED	NO	06/23/10	WHITE	EMERY L 71210	\$21.3000	INCREASE	YES	06/26/10
ST LOUIS	CHARLES S 60422	\$50529.0000	INCREASE	YES	06/23/10	WHITLEY	CADEENA 80633	\$9.2100	APPOINTED	YES	06/18/10
ST LOUIS	CHARLES S 60421	\$32962.0000	APPOINTED	NO	06/23/10	WILKERSON	ASHLEY 91406	\$11.1100	APPOINTED	YES	06/21/10
STOTHART	PETER 10209	\$10.0000	APPOINTED	YES	06/14/10	WILKERSON	PRISCILL M 80633	\$9.2100	APPOINTED	YES	06/18/10
STRIBLING	SHABAR 90641	\$14.0200	APPOINTED	YES	06/19/10	WILLIAMS	ANTONIO D 06664	\$14.9000	APPOINTED	YES	06/25/10
SUKNANON	SURENDRA 90641	\$14.0200	RESIGNED	YES	06/11/10	WILLIAMS	BARBARET C 60440	\$49824.0000	INCREASE	YES	06/21/10
SZETO	DANIEL 60422	\$43938.0000	INCREASE	YES	06/23/10	WILLIAMS	BARBARET C 60430	\$37116.0000	APPOINTED	NO	06/21/10
TALIAFERO	CHERRELL N 80633	\$9.2100	APPOINTED	YES	06/24/10	WILLIAMS	CALVIN 06664	\$14.9000	APPOINTED	YES	06/15/10
TAPIA	DAVID 81111	\$61287.0000	INCREASE	YES	06/15/10	WILLIAMS	CERRONE 80633	\$9.2100	APPOINTED	YES	06/18/10
TAPIA	DAVID 90641	\$44051.0000	APPOINTED	YES	06/15/10	WILLIAMS	JEMADAR B 90641	\$14.0200	APPOINTED	YES	06/25/10
TARTAGLIONE	MICHELLE 91406	\$11.1100	APPOINTED	YES	06/14/10	WILLIAMS	THERESA 80633	\$9.2100	APPOINTED	YES	06/21/10
TAYLOR	SHENETTE M 80633	\$9.2100	APPOINTED	YES	06/21/10	WILSON	BERNADET 81111	\$69561.0000	INCREASE	YES	06/21/10
THOMASON	TRACY A 80633	\$9.2100	APPOINTED	YES	06/14/10	WILSON	BERNADET 90641	\$33662.0000	APPOINTED	YES	06/21/10
THOMPSON	JASMIN 80633	\$9.2100	APPOINTED	YES	06/18/10	WILSON	GLEN J 90641	\$14.0200	APPOINTED	YES	05/21/10
THOMPSON	JUSTIN E 60421	\$18.0400	DECREASE	YES	06/27/10	WILSON	ILEANE 80633	\$9.2100	APPOINTED	YES	06/18/10
TORRES	DEBORAH A 80633	\$9.2100	APPOINTED	YES	06/23/10	WILSON	KAREN E 80633	\$9.2100	APPOINTED	YES	06/11/10
TORRES	INDIO 81111	\$61287.0000	INCREASE	YES	06/22/10	WILSON	ROBERT B 81111	\$61287.0000	INCREASE	YES	06/22/10
TORRES	INDIO 90641	\$44051.0000	APPOINTED	YES	06/22/10	WINDLEY	DAMIAN R 90641	\$14.0200	INCREASE	YES	06/23/10
TORRES	JESSICA 60422	\$50529.0000	INCREASE	YES	06/23/10	WOODS	MICHELLE A 80633	\$9.2100	APPOINTED	YES	06/14/10
TORRES	JESSICA 60422 JESSICA 60421	\$37907.0000	APPOINTED	NO	06/23/10	WOODS	JUSTIN P 71205	\$16.4100	APPOINTED	YES	06/19/10
TRAVERSO	ANTHONY S 60430	\$22.0400	INCREASE	YES	07/01/10	XZABREA	EBONY J 80633	\$9.2100	APPOINTED	YES	06/17/10
TURNER	LATOYA 80633	\$9.2100	APPOINTED	YES	06/18/10	YEARWOOD	ALMA 80633	\$9.2100	APPOINTED	YES	06/25/10
TURNER JR	SIDNEY 80633	\$9.2100	APPOINTED	YES	06/14/10	YOUNGBLOOD	ERSELL 80633	\$9.2100	APPOINTED	YES	06/11/10
VACHANANDA	KUSALEE 1002A	\$70000.0000	APPOINTED	YES		TOONGBLOOD	ERSELL 00033	\$9.2100	APPOINIED	165	00/11/10
					06/30/10			B DEGICIN & CONGED			
VASQUEZ	ANGEL 81111 ANGEL 81106	\$61287.0000	INCREASE	YES	06/22/10			F DESIGN & CONSTR			
VASQUEZ		\$44051.0000	APPOINTED	NO	06/22/10		FOR P	ERIOD ENDING 07/0	9/10		
VASQUEZ	JOEL 81111	\$61287.0000	INCREASE	YES	06/24/10						
VASQUEZ	MARIA M 80633	\$9.2100	APPOINTED	YES	06/24/10		TITLE				
VAUGHN	MICHAEL 80633	\$9.2100	APPOINTED	YES	06/17/10	NAME	<u></u>	SALARY	ACTION	PROV	EFF DATE
VELAZQUEZ	ALBERT 81111	\$61287.0000	INCREASE	YES	05/30/10	ARCODIA	SARA 10124	\$52589.0000	RETIRED	YES	07/01/10
VELAZQUEZ	ALBERT 81106	\$44348.0000	APPOINTED	NO	05/30/10	ARCODIA	SARA 12158	\$40139.0000	RETIRED	NO	07/01/10
VELEZ	MARIA L 80633	\$9.2100	APPOINTED	YES	06/23/10	DELGADO	MARIA 10251	\$35285.0000	APPOINTED	YES	05/25/10
VELEZ	SANTIA D 80633	\$9.2100	APPOINTED	YES	06/24/10	INNOCENT	STEVE 11704	\$45789.0000	PROMOTED	NO	06/20/10
VENTURA	RICHARD L 60422	\$50529.0000	INCREASE	YES	06/23/10	INNOCENT	STEVE 11702	\$36631.0000	APPOINTED	NO	06/20/10
VENTURA	RICHARD L 60421	\$37907.0000	APPOINTED	NO	06/23/10	OLIVARI	ROBERT 10234	\$12.1400	APPOINTED	YES	06/15/10
VIDAL	AMANDA G 06664	\$14.9000	APPOINTED	YES	06/22/10	OLSEN	GEORGE B 21215	\$65698.0000	RETIRED	NO	06/18/10
VIRELLA	LUIS 71210	\$26.5500	INCREASE	YES	06/24/10	QUAN	LESLIE G 56057	\$51946.0000	INCREASE	YES	06/20/10
VISTOCCI	ROXANN 91406	\$11.1100	APPOINTED	YES	06/14/10	TAN	JEFFREY 10234	\$13.5700	APPOINTED	YES	06/06/10
WADE	PEARLIE M 81111	\$61287.0000	INCREASE	YES	06/22/10	VAROLI	DAVID J 95005	\$168940.0000	APPOINTED	YES	07/01/10
WADE	PEARLIE M 90641	\$44051.0000	APPOINTED	YES	06/22/10						
WAITERS JR	TERRICK T 06664	\$14.9000	APPOINTED	YES	06/20/10						🖝 a5
WALKER	KATHLEEN A 81111	\$69561.0000	INCREASE	YES	06/20/10						40
						1					

COURT NOTICE MAPS FOR 142ND STREET FROM BASCOM AVENUE TO SUTTER AVENUE, 142ND STREET FROM 135TH AVENUE TO NORTH CONDUIT AVENUE, AND 145TH STREET FROM 129TH AVENUE TO 133RD AVENUE

	LEGEND
	AND CLIFFE
	mer
	47467°
CITY OF NEW YORK	DEDMACHED/S
	Local
DEPARTMENT OF DESIGN & CONSTRUCTION DIVISION OF TECHNICAL SUPPORT	2007 JUL 2 A DALOUT
BUBLICO OF BYTE INCOMENTATION CONTRACTOR OF BYTE INCOMENTATICON CONTRACTOR OF BYTE INTENTATICON CONTRACTOR OF BYTE INTENTATICON CONTRACTOR OF BYTE INTENTATICON CONTRACTOR OF BYTE INTENTATICON CONTRACTOR OF BYTE INTENTE OF BYTE OF BYTE INTENTE OF BYTE	Antonina car a manora
Tomostermile, 6557604	
	BOOT OF
AMAGE AND ACQUICITION MAD	Der son sin a bascalari
DAMAGE AND ACQUISITION MAP	154° CRESSER SAN
	NOT COT POWERT
NO. 5839	databat Assess Ass
THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF REAL	ALL BLOOKS WHO LOTS HEREIN WHE BLEEN FALL BLOOKS
PROPERTY	AND TAK LOTE IN DICKN ON THE TAK NAME OF THE CITY OF HER YORK THE THE BEROLEN OF GREENS AS
FOR	DAD THE MAY DESITE ON P-OF-OB
	NOTES
	ALL DECEMBERTS DEFENSE TO POLID BK TREES MOTOR TO THE CONTENT OF SAME.
142ND STREET	CONTEX OF SAME. FREE SUMMET COMPLETED: SUPPEMBER 18, SOOS
ITEND STREET	THE REPORT OF THE PART AND AN INFORMATION
FROM BASCOM AVENUE TO SUTTER AVENUE	THE IN TO LEASTLY THAT THERE ARE NO HOUSE ETBELANE OF VERSEL ANTARAL WATER COMPLET MONORS THE PERMERTY AN DESIGN OF THE DOTATE.
AND	And there are not constrained in the constraint of the and the
	Per discription of a second of a second seco
442ND STREET	A CONTRACTOR DATE OF THE AND COLOR THAT REPART OF IT AN ADDRESS OFT.
142ND STREET	The second secon
FROM 135TH AVENUE TO NORTH CONDUIT AVENUE	
PROM ISSTRATENCE TO NORTH CONSOLITATENCE	
AND	
AASTU OTDEET	
145TH STREET	- LATIN
FROM 129TH AVENUE TO 133RD AVENUE	
PROM 1251 AVENDE TO 133RD AVENDE	
IN THE BOROUGH OF QUEENS	
IN THE BOROUGH OF GOEENS	I TLAND
CITY OF NEW YORK	
CITT OF NEW TORK	
5	But represented to a real sector of the sect
	CITY OF NEW YORK
	DEPARTMENT OF DESIGN + CONSTRUM
- Tuble	Burnau of Birt Physician and State
and a functionaries	HIROTETEL TOPOGRAPHICAL SECTION
	MAN BOA
0/24/07	Laborate Granter
	TRANSPORT
• 1.0895	APC-56X
on Kalaladoo Junton B. Picto	DAMAGE AND ACQUISITION MAN
A MINERON CHARGE A SALESS AND ADDRESS AND ADDRESS ADDR	n Annual at annual Bank
The second secon	ALL
	825690) Field, 22588 40
	0
	The Works
	26 de ray
	AND MANAGE AND



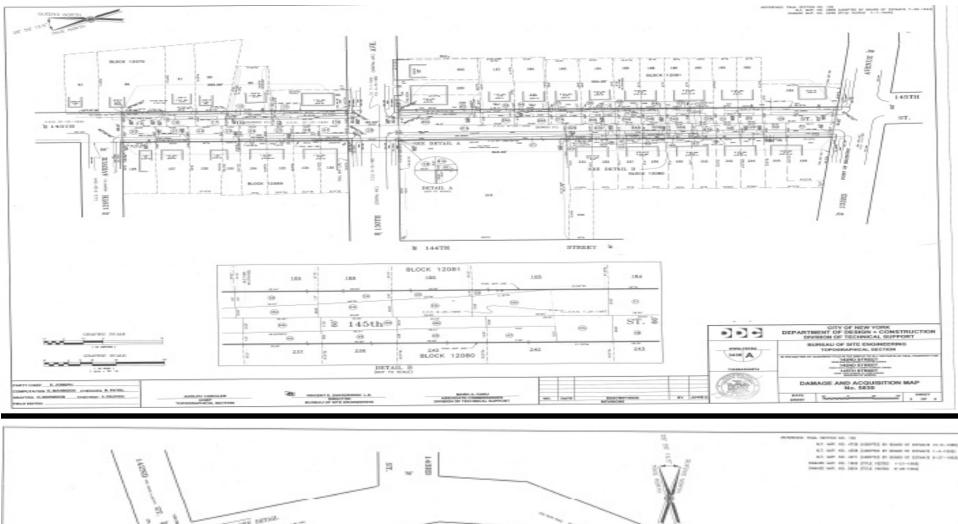
원 원 12060

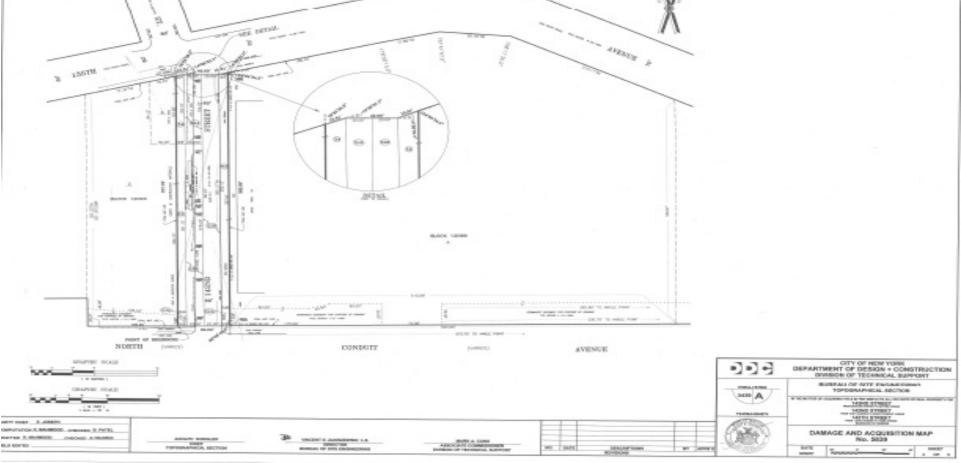
SI.

11

司

COURT NOTICE MAPS FOR 142ND STREET FROM BASCOM AVENUE TO SUTTER AVENUE, 142ND STREET FROM 135TH AVENUE TO NORTH CONDUIT AVENUE, AND 145TH STREET FROM 129TH AVENUE TO 133RD AVENUE





										KORENO: VILLA" KONE			_	1			AREA IN SIL FT.		L .		1001	2003-0004 Jack 2003			2905-006		
PARCEL 0			C REPUTED OWNER	APR N	H DG. FT.	resume		2004i	100 300+090		2000-2000									BDAARD .		miner					
	81.008	LOF		THERE	-			TETAL	LAND OHLY	-	LAND T				OOK 164	AUPUTED CHINER	TANEN NERAMO				UAND DHL1	100.00		TETAL CARE	1.04	10/146	
		1					OB.Y	2120	4.007	81.7%	11.008	22-49	44	1080	10.00	MPGUR KERR	-		1.819		2004	18,259	4.848			1000	
			Address of the second s		1.007		-0#	104	- 184	4.00	118	108		10.00.00	a rainut?	UNICASI	-		trial papersy topical here		14.0M	10,000	1,100	14.537	1,04	10,089	
2	-247	10.00	USER LIVE HEITING	1.40									48	1040	#1000	C. PROVIDE LABORATION	-	862	sta anti-termination	1							
-	NO BUCKS	(m) MR 207	CANNERS TOURIST	190	1/16	And of which Directly and the second	4.802	10.748	4.858	18,781	1/94	11,142		1 100	100.000	ACMUSACHAPTING			1000		8,632	1028	0.004	14,860	1.892	1008	
-		DK BOLD	una natifit	15/1		BEC-DF 1-END MINERY	-			_						unanalis/#ri		1981	HIS BOLD IN WHICH SPIRE		1.001	*****	2,040	10/184	1,070	0.09	
	10.00	an solar	pecketer			a parter tard direct		_								preservacione il	_		1.004								
	1018-31	DO HOUP	INVALUES	-436		MD-OFHERE MARK				-	-		474	40.000	K HOLE	UNIVERSITY OF THE OWNER		410	MR BECOVERNMENT		1000						
			UNITED AN	10		a second and the second second								10.00.00	(1401.W	UNIVERSE IN CONTRACT	-	870	MA BROOF SECOND								
			(subcost	10		a and of scale international and a scale international and the scale of the scale o										(rentschild	-	-	site application press				-				
10	NO BLOS	08 100,00	UNPORTED IN THE OWNER			and of stands and					-	_		NO. R. O		Unerschen	_	1.887	the part of Lance Lines.	1						_	
-	Contraction of the local division of the loc	ALC: NO. 1/1	User Change Chan		1 14	AND OF HOME STREET						_		1000	and a little	INCOMENTATION OF COMPAGE		5/904	BIC OF HIRD PROP	T (CNL FOR THE ROK SAMENING)		ж.		8.4	-	7	
0	and stated	VIN MEAN	Leonard	10	e	A DOLLAR LANGE STREET							100	 -prov 	100-1	SPG REALFIOL PROPERTY.	_					1					
14	No. of Lot	HAN 100407	UNKROWN			Billing have been been been been been been been be	4.969	13,340	1.00	-8.00	1.000	18,040	127	 Jack Bally 	on 6010	unocidante:		nee .	real among' training provide		1.80	43.879	0,108	10,002	1,289	41,505	
-94	10079	to provide	and seating the second	105		and the summariant							- 64	- 06M	100	TRAFFICE HELDERGE (HE)	-	100	N.204 March 1 and 1 and	COLUMN TWO IS NOT THE					-		
194	1008.0	per sein.a	C paperson and the second seco	- 18			1,006	14.142	4.800	10,04	2.07	10/101	EM	A 1004	-	Califyreit Housevelle Int		1.545	NA MELTING	(F							
- 10			T UNING AN A	. H		A BUC OF HER LEMENT				-						ADDRESS WATER		1,100	THE GD IS WHEN A	er	180	1964		110			
			11 Unemptite	1.00		a par or ratio (1982)							144	A HORN	real reality and	a unescose		1.92	IN MULTINGER			-			41,014	108,401	
			of undescening	1.00		a NC-01 HERE PREAT		-				-	10746		-			8.10 3	0.399		-			-			
-	40.80	000 881 8	et Lineologie	4.67		IN RECORDERING AND ADDRESS		1-	-	-																	
	100 800	and wear	or upoperate	1.2		An amount units press?																					
24	100.000	008 MT-10	97 (JANDISINA)																								
			ar unocale			40 40 17 HIT-17907																					
26			 memory with the second s			A DOLLAR MARKET				1																	
			of Unimpers		4D 1	No. MAR IN. HELMINELL						-															
- 24	-10 B.	LOOK HOLD	CT Unamatives		e .	A BOOK LANK STREET																					
37	140.00	1000 1000	U-PO-DATA	1.8		Ve Berlan Later Line 1	1		-	-																	
- 10	not built	00X 48135	or Unecount			AP RECOVERED THEY			-																		
24	140.600	ODK MEAN	at casocoste	24		the appropriate the second																					
- 14	100.001	me with	N. Neordage			the lattice with stream																					
- 14	No. of Lot.	DEX WOLL	a protection (prost			197	1,14	11,400	1.47	0.04	1,180	-4.800															
- 24	1000	and MOL	at united as		ND 1	His MID OF HET-ISTRET				cued	1.000	10/10															
30	1.00	an 1411	a residency			87	247	12,965	4,68																		
334	Designation.	Leon Hall	of united and			NA BEEN PROPERTY	2 AR	12-44	1.00	11.00	1.408	10.94															
- 84	100	#1 (m)	ex muchile an	-		HT	-																				
34	NO. 102	1009 100 1	at seecow			MA BECOVILIANS ENVIRO	10,50	e cuint	1.49	10,000	1.80	11,000															
- 14			ai our arear			HB BOOK HAIN MILLEY																					
	, peces	CODA MEL	an AND-ONLY MERCINA				1.0	11,6/8	3.8	1 4.00	4,10	1.12.400															
- 28			or parameters	1		ete allo or with itrain?	-			 OID 	1.000	-6.601															
37	0.0	041 141	IN LARY INFLU				1.00	10,710	-	-																	
100	1 100	a maint infait.	ALL REPORTED IN			ria an or self-selfert	1.00	1 12.10	1 1.0	1 (J.A.)	1.000	10,000															
	1.0	1001 1001	tab (samples analysis)			PO REAL PROPERTY.	-		_																		
	 (a) (b) 	LOOI	ere used-conte			SAL BUT OF SAME AREA TO A	- 1.0	6 400	4.0	10.00	1 2.40	1000															
			 all concurrence in Annual in the second in the second in Annual in the second in the second in the second in Annual in the second in the s			MR BECOVINESS STREET		-		-																	
	1 100		IN CONDROAT BREN		128 8.	and the second s	1.5	e 11.15	2.0	8 11,74	1.60	a 0.09															
1.1	a baces	MODK WOL	OF UNKNOWN		1.1.1	wite all to call the strength	-		-		-																
	10	1040 (MA)	14 Distriction and the second se			10	-																CITY	OF NO	W YOR	6	
	A mink	BARK HOL	10 CONTRACTOR			Ha and of all content	21	10.09		a 0.0	4 1.0	1.18,000									DEP	ARTH	ENT OF	DESK	ani + Ci	INSTRU	
- 4	1.3	100	EXE INCOME LINE TO		38 1	The age of the Cherry				-											_					UPPORT	
	A 140.0	8.000 Hill	uni unitaria dalla			4.4	14	N 312	1 10	et 13,67	0 12	1 1.04										BAR	REAU OF	F SITE F	ENGINE	DRING	
-	1.00	and stre	UN SECURI BULGET		440	Ma BEC OF LARSE AND AT	1	-			-									#940-TETEL	-		TOPDOR	MAPHIC/	AL BECT	EN	
_																				THE A	2.000			4240 87	94627		
	1.00	10°1										-								(ASA)		DAM	AGE AN		QUIST	TON MA	
NOOK.	. NACE	1008 cm	NAME & PARTY			асал.ан ба моле Баластон волого	-	NONE IN			-	LEBOYIN	I A CARU TOTALISTICS	NUA.	- 1	80. MAR	NIN	ar toons	87 LP	and the second		478 641				4	