



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: *Procurement; Agency Rules*

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, May 9, 2018, at 10:00 A.M.



## BOROUGH OF MANHATTAN

Nos. 1-6

### SPECIAL INWOOD DISTRICT REZONING

No. 1

CD 12 C 180204 ZMM  
IN THE MATTER OF an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Tenth Avenue;
2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. Cooper Street, a line 150 feet northeasterly of 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20<sup>th</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;

- f. Sherman Avenue, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
  - g. Tenth Avenue, a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
2. changing from an R7-2 District to an R7A District property, bounded by:
    - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
    - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204<sup>th</sup> Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
    - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
    - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
    - e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
  3. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
  4. changing from a C8-3 District to an R7A District property, bounded by:
    - a. Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
    - b. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
    - c. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
    - d. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
  5. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 203<sup>rd</sup> Street, a line 300 feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;
  6. changing from an R7-2 District to an R7D District property, bounded by:
    - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
    - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
  8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
  9. changing from an M3-1 District to an R8 District property, bounded by:
    - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
    - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
  10. changing from an R7-2 District to an R8A District property, bounded by:
    - a. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
    - b. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  11. changing from an M1-1 District to an R8A District property, bounded by:
    - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;
    - b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and
    - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;
  12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
  13. changing from an M1-1 District to an R9A District property, bounded by:
    - a. Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street; and
    - b. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;
  14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  15. changing from an R7-2 District to a C4-4D District property, bounded by:
    - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street; and
    - b. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;
  16. changing from a C4-4 District to a C4-4D District property, bounded by:
    - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
    - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
  17. changing from a C8-3 District to a C4-4D District property, bounded by:
    - a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
    - b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;

18. changing from a C8-4 District to a C4-4D District property, bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;
19. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
20. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;
21. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;
22. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
23. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
24. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
25. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
26. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. Staff Street, Dyckman Street, Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
  - b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
  - c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
  - e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
  - f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
  - g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
  - h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
  - i. Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup> Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
  - j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
  - k. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - l. Indian Road, West 218<sup>th</sup> Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218<sup>th</sup> Street;
  - m. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street; and
  - n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204<sup>th</sup> Street and West 205<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
27. establishing within a proposed R7D District a C2-4 District bounded by:
  - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street;
  - b. a line 100 feet southeasterly of Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, and Academy Street;
  - c. a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street Broadway, and the northeasterly boundary line of a Park (Dyckman House Park);
  - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
  - e. a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
28. establishing within a proposed R8 District a C2-4 District bounded by:
  - a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and
  - b. Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;
29. establishing within a proposed R8A District a C2-4 District bounded by:
  - a. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - b. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  - d. a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and
  - e. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;
30. establishing within a proposed R9A District a C2-4 District bounded by:
  - a. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the

southwesterly street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and

- b. Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 201<sup>st</sup> Street and West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street and its northwesterly centerline prolongation;

- 31. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway, the U.S. Pierhead and Bulkhead Line, West 218<sup>th</sup> Street and its southeasterly centerline prolongation, Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the former centerline of Academy Street\*, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.

\*Note: West 208<sup>th</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line and Academy Street between West 201<sup>st</sup> Street and the U.S. Pierhead and Bulkhead Line are proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

No. 2

**CD 12 C 180204(A) ZMM**  
**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

- 1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Tenth Avenue;
- 2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. Cooper Street, a line 150 feet northeasterly of 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20<sup>th</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
  - f. Sherman Avenue, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and

- g. Tenth Avenue, a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
- 3. changing from an R7-2 District to an R7A District property, bounded by:
  - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
  - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204<sup>th</sup> Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
  - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
  - e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
- 4. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
- 5. changing from a C8-3 District to an R7A District property, bounded by:
  - a. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
  - b. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
  - c. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
- 6. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and West 203<sup>rd</sup> Street;
- 7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
- 8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
- 9. changing from an M3-1 District to an R8 District property, bounded by:
  - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
  - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
- 10. changing from an R7-2 District to an R8A District property, bounded by Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
- 11. changing from an M1-1 District to an R8A District property, bounded by:
  - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;

- b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and
- c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;
12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
13. changing from an M1-1 District to an R9A District property, bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;
14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
15. changing from a C8-3 District to a C4-4A District property, bounded by Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
16. changing from an R7-2 District to a C4-4D District property, bounded by:
- a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
- b. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
- c. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;
17. changing from a C4-4 District to a C4-4D District property, bounded by:
- a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
- b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
18. changing from a C8-3 District to a C4-4D District property, bounded by:
- a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
- b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
19. changing from an R7-2 District to a C4-5D District property, bounded by:
- a. a line 100 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
- b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
20. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
21. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;
22. changing from an M2-1 District to a C6-2 District property, bounded by Ninth Avenue, the south easterly centerline prolongation of West 218<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street;
23. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;
24. changing from a C8-4 District to a C6-2A District property, bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;
25. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
26. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
27. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
28. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
29. changing from an M1-1 District to an M1-4/R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, a line 300 feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;
30. changing from an M1-1 District to an M1-4/R9A District property, bounded by Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street;
31. established within a proposed R7A District a C2-4 District bounded by:
- a. Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
- b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
- c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
- d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
- e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
- f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
- g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
- h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
- i. Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100

feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup> Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;

j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;

k. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;

l. Indian Road, West 218<sup>th</sup> Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218<sup>th</sup> Street;

m. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205<sup>th</sup> Street and west 206<sup>th</sup> Street; and

n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204<sup>th</sup> Street and West 205<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;

32. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;

33. establishing within a proposed R8 District a C2-4 District bounded by:

a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and

b. Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;

34. establishing within a proposed R8A District a C2-4 District bounded by:

a. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;

b. a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;

c. a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and

d. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;

35. establishing within a proposed R9A District a C2-4 District bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and

36. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup>

Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the centerline of former Academy Street, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated April 18, 2018.

\*Note: West 208<sup>th</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line is proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

**No. 3**

**CD 12 IN THE MATTER OF** **N 180205 ZRM**  
an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE I - GENERAL PROVISIONS**

**Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations**

\* \* \*

**11-122 Districts established**

\* \* \*

**Establishment of the Special Hunts Point District**

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

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

**Establishment of Special Limited Commercial District**

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

\* \* \*

**Chapter 2 - Construction of Language and Definitions**

\* \* \*

**12-10 DEFINITIONS**

\* \* \*

**Special Hunts Point District**

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

**Special Limited Commercial District**

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 - Sidewalk Cafe Regulations**

\* \* \*

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

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Manhattan		
Hudson Square District	Yes	Yes
Inwood District	No	Yes
Limited Commercial District	No	No <sup>1</sup>

**ARTICLE II – RESIDENCE DISTRICT REGULATIONS**  
**Chapter 3 – Residential Bulk Regulations in Residence Districts**

**23-00**  
**APPLICABILITY AND GENERAL PURPOSES**

**23-01**  
**Applicability of This Chapter**

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

**23-011**  
**Quality Housing Program**

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to paragraph (b) of this Section, shall not apply to:

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

**Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts**

**24-00**  
**APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**24-01**  
**Applicability of This Chapter**

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

**ARTICLE III – COMMERCIAL DISTRICT REGULATIONS**

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

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

**33-01**  
**Applicability of This Chapter**

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

**Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts**

**34-00**  
**APPLICABILITY AND DEFINITIONS**

**34-01**  
**Applicability of This Chapter**

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

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

**35-00**  
**APPLICABILITY AND DEFINITIONS**

**35-01**  
**Applicability of This Chapter**

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

**Chapter 7 - Special Urban Design Regulations**

**37-00**  
**GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

(c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

**ARTICLE IV – MANUFACTURING DISTRICT REGULATIONS**  
**Chapter 3 - Bulk Regulations**

**43-00**  
**APPLICABILITY AND GENERAL PROVISIONS**

**43-01**  
**Applicability of This Chapter**

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

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

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

**62-10**  
**GENERAL PROVISIONS**

**62-13**  
**Applicability of District Regulations**

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

#Special Inwood District#  
#Special St. George District#  
\* \* \*

**62-90**  
**WATERFRONT ACCESS PLANS**  
\* \* \*

**62-94**  
**Borough of Manhattan**  
The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)  
\* \* \*

**ARTICLE XIV – SPECIAL PURPOSE DISTRICTS**

**Chapter 2 - Special Inwood District**

**142-00**  
**GENERAL PURPOSES**

The “Special Inwood 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 create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (b) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (d) to maintain and establish physical and visual public access to and along the waterfront;
- (e) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (f) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (g) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (h) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (i) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

**142-01**  
**General Provisions**

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

**142-02**  
**District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Subdistricts and Subareas) and Map 2 (Ground Floor Use and Curb Cut Regulations), is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District - Subdistricts and Subareas
- Map 2. Special Inwood District - Ground Floor Use and Curb Cut Regulations

- Map 3. Waterfront Access Plan: Parcel Designation
- Map 4. Waterfront Access Plan: Public Access Areas
- Map 5. Waterfront Access Plan: Visual Corridors

**142-03**  
**Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, five subdistricts are established, as follows:

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

- Within Sherman Creek Subdistrict A:
  - Subarea A1
  - Subarea A2
  - Subarea A3
- Within Tip of Manhattan Subdistrict B:
  - Subarea B1
  - Subarea B2
  - Subarea B3
  - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04**  
**Applicability**

**142-041**  
**Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #buildings# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042**  
**Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

**142-05**  
**Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

**142-06**  
**Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

**142-07**  
**Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

**142-10**  
**SPECIAL USE REGULATIONS**

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

### 142-11 Permitted Uses

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

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

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

### 142-112 Special provisions for transient hotels

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (b) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
  - (1) sufficient sites are available in the area to meet the residential development goal; or
  - (2) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

### 142-113 Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

### 142-12 Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

### 142-13 Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

### 142-14 Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1 and Type 2 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

#### (a) Along #primary street frontages#

##### (1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

##### (2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

#### (b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

#### (c) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

### 142-141 Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

#### (a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs

shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) **Wall treatment**

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

**142-20  
SPECIAL FLOOR AREA REGULATIONS**

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

**142-21  
Floor Area Regulations on Waterfront Blocks**

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

**142-22  
Floor Area Regulations in Subareas A2, A3 and B1**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines. #Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

**142-23  
Floor Area Regulations in Subarea B2 and B3**

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument

legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot and numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

**142-30  
SPECIAL YARD REGULATIONS**

The underlying #yard# regulations are modified by the provisions of this Section.

In Subareas A1 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot#, located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

**142-40  
SPECIAL HEIGHT AND SETBACK REGULATIONS**

In Subareas A1, B2 and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying districts are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

**142-41  
Permitted Obstructions in Subareas A2, A3, B1, B3 and B4**

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

**142-42  
Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of

Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

#### **142-43**

#### **Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline**

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

(a) #Street wall# location

The #street wall# location requirements of paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(b) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(c) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (1) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (3) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (4) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (5) The maximum height of such tower shall not exceed 245 feet.

#Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

#### **142-44**

#### **Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(a) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(b) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(c) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet, provided that:

- (1) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (3) The maximum height of such tower shall not exceed 295 feet.

#### **142-45**

#### **Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that Paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. All #visual corridors# established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a #street line# for the purposes of applying all height and setback regulations.

#### **142-46**

#### **Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

#### **142-47**

#### **Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street

line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. The boundary of such sidewalk widening shall be considered the #street line# for the purpose of this Section.

**142-48  
Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# which share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

**142-49  
Height and Setback for Certain Zoning Lots in Subdistricts C and D**

In Subdistrict D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for portions of #zoning lots# that are located within 30 feet of West 201st Street, the underlying height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified to limit maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (a) the minimum required base height shall be 25 feet;
- (b) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (c) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of paragraph (a)(1) of Section 35-651 shall apply.

**142-50  
SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

**142-51  
Required Accessory Parking Spaces for Residences**

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

**142-52  
Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts**

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

**142-53  
Public Use of Accessory Parking**

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

**142-54  
Accessory Parking on a Roof in Subarea A1**

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

**142-55  
Curb Cuts**

For #zoning lots# with frontage along both a #street# specified as a Type 1 or Type 2 primary street on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter, and along a frontage that is not specified on Map 2, no curb cuts accessing off-street parking facilities or loading berths shall be permitted for along the primary street frontage.

**142-60  
INWOOD WATERFRONT ACCESS PLAN**

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 3 (Waterfront Access Plan: Parcel Designation), Map 4 (Waterfront Access Plan: Public Access Areas), and Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

- Parcel 1: block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
- Parcel 2/3: block 2197, lot 47 and 75
- Parcel 4: block 2188, lot 1
- Parcel 5: block 2187, lots 1, 5, 7 and 20
- Parcel 6: block 2185, lots 25, 36 and 51
- Parcel 7: block 2185, lots 1 and 10
- Parcel 8: block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

**142-61  
Lot area and waterfront public access area requirements**

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

**142-62  
Tip of Manhattan, Subdistrict B**

In Tip of Manhattan Subdistrict B, for Parcels 1, 2 & 3, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply:

- (a) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements#.

- (b) #Shore public walkways#
  - (1) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
  - (2) the minimum width of the screening buffer shall be five feet;
  - (3) on Parcel 1, no #shore public walkway# shall be required.

- (c) #Upland connections#
 

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within 100 feet south of the prolongation of the southerly #street line# of West 219th Street.

- (d) #Supplemental public access areas#
  - (1) on Parcel 1, #supplemental public access area# shall be

bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;

- (2) on Parcel 2/3, #supplemental public access area# shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

(e) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220th Street;
(2) within the prolongation of the #street lines# of Ninth Avenue;
(3) within the area between the prolongation of the centerline of West 218th Street and a line parallel to and 50 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

142-63 Sherman Creek Subdistrict A

In the Sherman Creek Subdistrict A, Parcels 4, 5, 6, 7 and 8, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

(a) #Shore public walkways#

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
(2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:
(i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
(ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 5, 6 or 7, the planting requirements set forth in Paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include the #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

(b) #Supplemental public access areas#

On Parcel 4, no #supplemental public access area# shall be required.

142-64 Special Regulations on Parcel 4

- (a) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 4, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

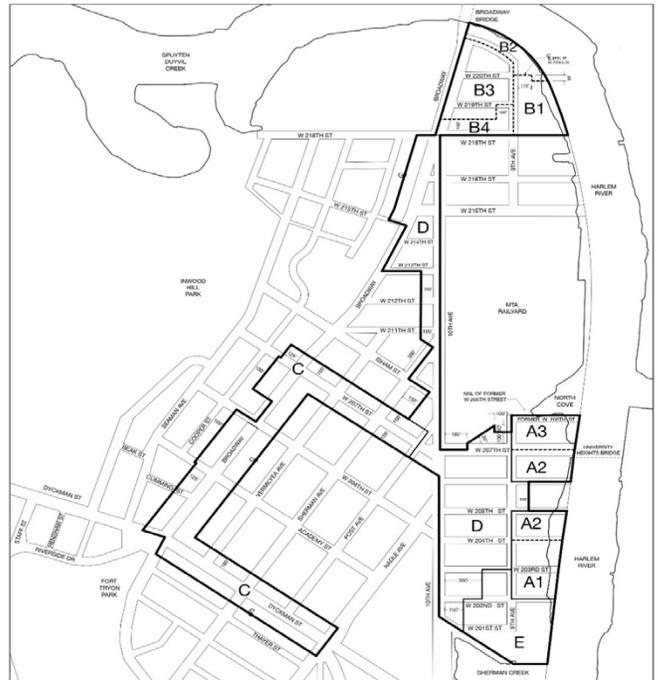
No excavation or building permit shall be issued for any #development# on Parcel 4 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
(2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and
(3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).
(b) Buildout of Adjoining #Streets#
No certificate of occupancy for any #development# on Parcel 4 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

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

APPENDIX Special Inwood District Plan

Map 1. Special Inwood District – Subdistricts and Subareas



Legend: District Boundary (solid line), Sub-districts (dashed line), Subareas within Subdistricts (dotted line)

Subdistricts and Subareas:

A – Sherman Creek Subdistrict A

- Subarea A1
Subarea A2
Subarea A3

B – Tip of Manhattan Subdistrict B

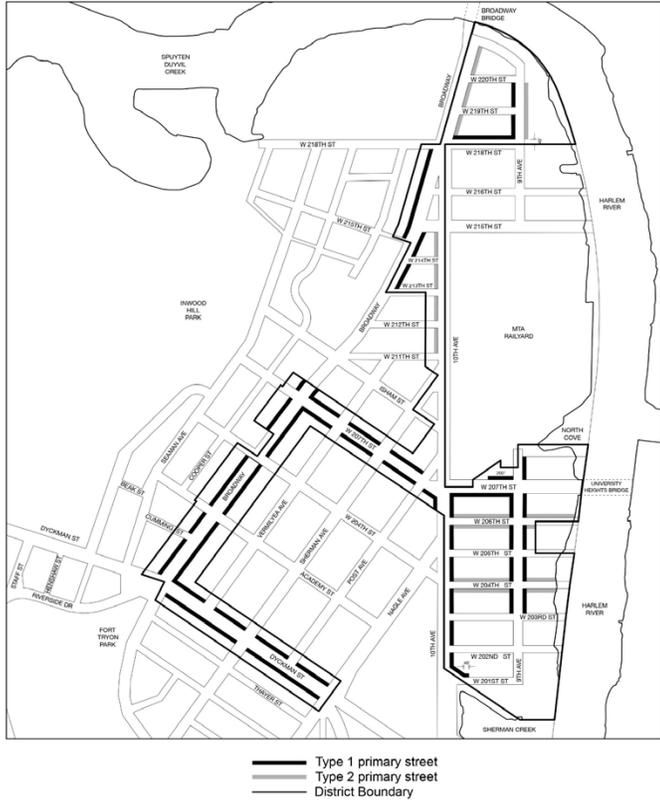
- Subarea B1
Subarea B2
Subarea B3
Subarea B4

C – Commercial “U” Subdistrict C

D – Upland Area Subdistrict D

E – Infrastructure Zone Subdistrict E

Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



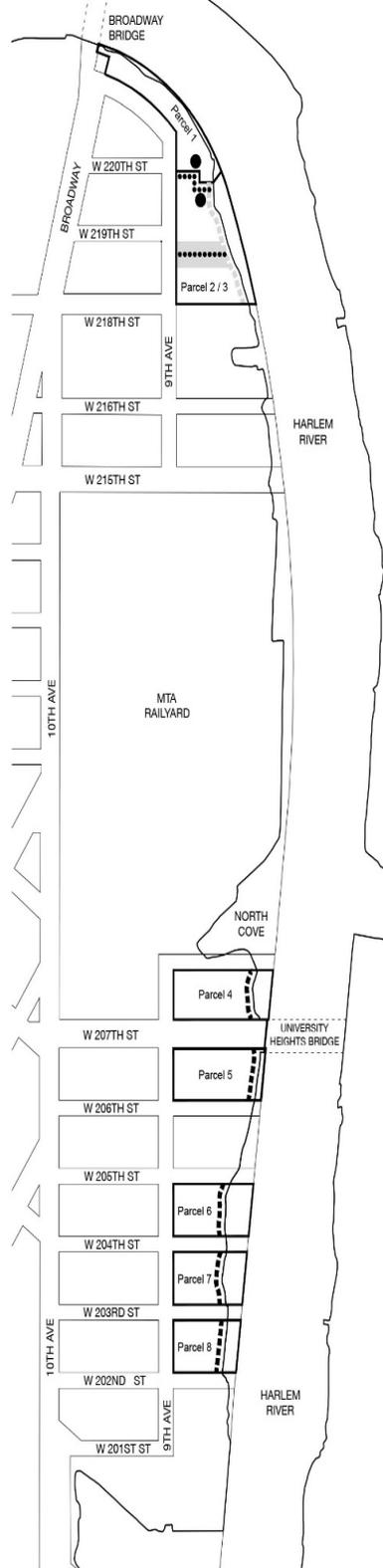
— Type 1 primary street  
 - - - Type 2 primary street  
 — District Boundary

Map 3. Waterfront Access Plan: Parcel Designation



**Parcel Designation**  
 - - - WAP boundary  
 — Parcel line  
 2182 / 1, 10 Tax Block / Lot Numbers

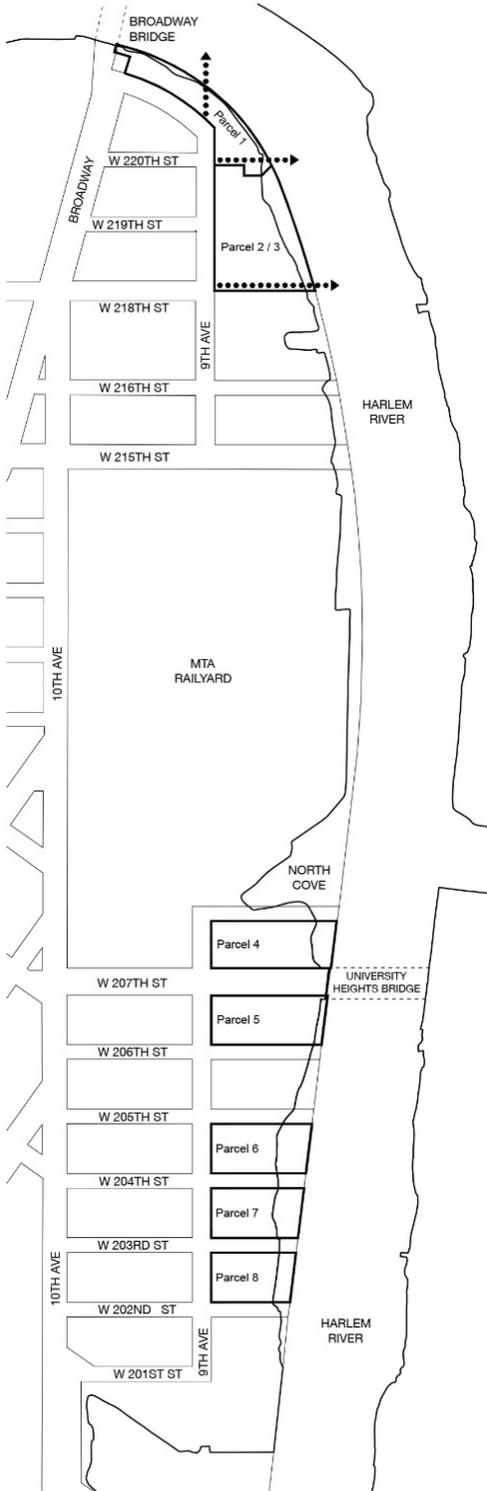
Map 4. Waterfront Access Plan: Public Access Areas



**Public Access Areas**

— Parcel line  
 - - - Shore Public Walkway - 20-ft minimum required  
 - - - - - Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)  
 ● Supplemental Public Access Area  
 ..... Upland Connection (Designated Location)  
 - - - - - Upland Connection (Flexible Zone)

Map 5. Waterfront Access Plan: Visual Corridors



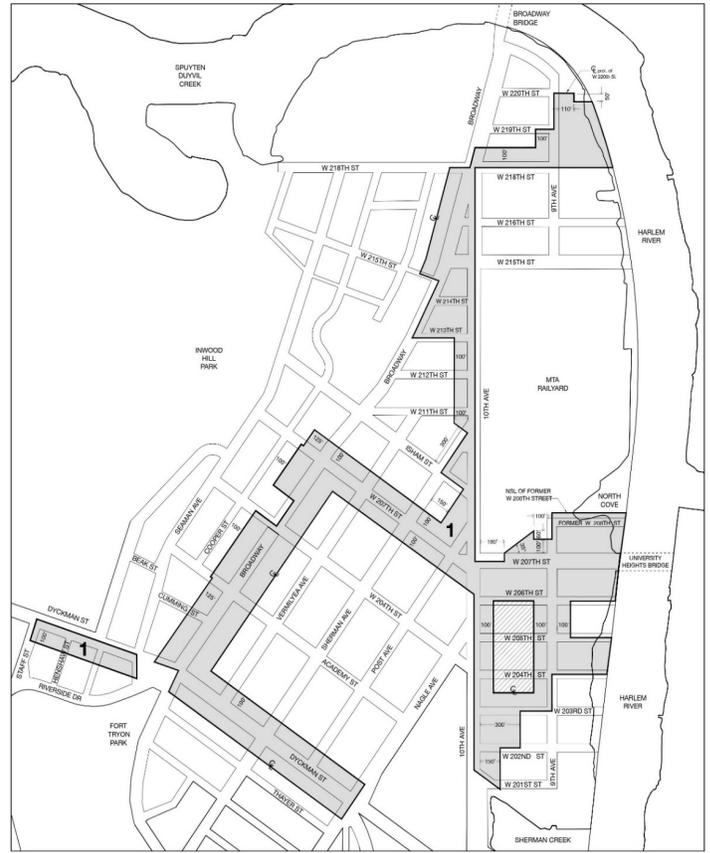
**Visual Corridors**

— Parcel line  
 .....➔ Visual Corridor

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

\*\*\*  
 MANHATTAN  
 \*\*\*

**Manhattan Community District 12  
 Map 1 – (date of adoption)**



■ Mandatory Inclusionary Housing Program see section 23-154(d)(3)  
 Area 1 - [date of adoption] MIH Program Option 1 and Option 2  
 ▨ Excluded Area

**Portion of Community District 12, Manhattan**

\*\*\*  
**No. 4**

**CD 12** **N 180205(A) ZRM**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE I - GENERAL PROVISIONS**

**Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations**

**11-122  
 Districts established**

- Establishment of the Special Hunts Point District  
 In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.
- Establishment of the Special Inwood District  
 In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.
- Establishment of Special Limited Commercial District  
 In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

Chapter 2 - Construction of Language and Definitions

\* \* \*

12-10 DEFINITIONS

\* \* \*

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

Chapter 4 - Sidewalk Cafe Regulations

\* \* \*

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

\* \* \*

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#

\* \* \*

Hudson Square District	Yes	Yes
<u>Inwood District</u>	No	Yes
Limited Commercial District	No	No <sup>1</sup>

\* \* \*

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

23-011 Quality Housing Program

\* \* \*

(d) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to Paragraph (b) of this Section, shall not apply to:

\* \* \*

(3) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

\* \* \*

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

\* \* \*

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

\* \* \*

ARTICLE III - COMMERCIAL DISTRICT REGULATIONS

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

33-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

33-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01 Applicability of This Chapter

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01 Applicability of This Chapter

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

\* \* \*

Chapter 7 - Special Urban Design Regulations

37-00 GENERAL PURPOSES

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

(c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

\* \* \*

ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

**43-01  
Applicability of This Chapter**

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

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

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

**62-10  
GENERAL PROVISIONS**

**62-13  
Applicability of District Regulations**

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

#Special Inwood District#

#Special St. George District#.

**62-90  
WATERFRONT ACCESS PLANS**

**62-94  
Borough of Manhattan**

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

**ARTICLE XIV – SPECIAL PURPOSE DISTRICTS**

**Chapter 2 - Special Inwood District**

**142-00  
GENERAL PURPOSES**

The “Special Inwood 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:

- (j) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (k) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (l) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (m) to maintain and establish physical and visual public access to and along the waterfront;
- (n) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (o) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (p) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (q) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (r) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

**142-01  
General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution

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

**142-02  
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Special Inwood District – Subdistricts and Subareas), Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) and Map 3 (Special Inwood District – Transit Easement Zones) is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District – Subdistricts and Subareas
- Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations
- Map 3. Special Inwood District – Transit Easement Zones
- Map 4. Waterfront Access Plan: Parcel Designation
- Map 5. Waterfront Access Plan: Public Access Areas
- Map 6. Waterfront Access Plan: Visual Corridors

**142-03  
Subdistricts and Subareas**

In order to carry out the provisions of this Chapter, five subdistricts are established, as follows:

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

- Within Sherman Creek Subdistrict A:
  - Subarea A1
  - Subarea A2
  - Subarea A3
- Within Tip of Manhattan Subdistrict B:
  - Subarea B1
  - Subarea B2
  - Subarea B3
  - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04  
Applicability**

**142-041  
Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #building# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042  
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

**142-043  
Applicability of Article XII, Chapter 3**

In M1 Districts paired with a #Residence District#, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

#### 142-05

##### **Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

#### 142-06

##### **Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

#### 142-07

##### **Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

#### 142-08

##### **Off-street Relocation of Subway Station Entrances**

For all #developments# or #enlargements# involving ground floor level construction on a #zoning lot# that is wholly or partially located within a Transit Easement Zone, as shown on Map 3 (Special Inwood District – Transit Easement Zones) in the Appendix to this Chapter, a transit easement volume may be required on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station.

##### (a) Transit Easement

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is required on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is required on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is required, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, shall be executed and recorded in a form acceptable to the MTA and the Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

##### (b) Construction and Maintenance

Where a transit easement volume is required, pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

(1) Where such mass transit improvement is constructed and maintained by the owner of the #development# or #enlargement#:

- (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
- (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
- (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
- (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.

(2) Where such mass transit improvement is constructed and maintained by the MTA:

- (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
- (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
- (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

##### (c) Additional modifications

Where a transit easement volume is required, pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 142-40 (SPECIAL HEIGHT AND SETBACK REGULATIONS), inclusive, irrespective of whether such volume is incorporated into a #building#;
- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 142-40, inclusive, shall be increased by 10 feet, and the maximum number of #stories#, if applicable, shall be increased by one, except where the provisions of Section 142-48 (Special Regulations for Certain Sites in Subdistrict C) are being utilized;
- (3) the floor space contained within any transit easement volume required, pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 142-14 (Ground Floor Level Requirements).

##### (d) Temporary Use

Any easement volume required on a #zoning lot#, pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as required by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is required, except as otherwise specified by the MTA. A minimum notice of six months in writing shall be given by the MTA to the owner of the #building# or portion of the #zoning lot# in order to vacate the occupants of such temporary #uses#.

(e) Termination of an easement volume

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not required on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously required transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously required volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 142-14.

**142-10  
SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive. In M1-4/R7A and M1-4/R9A Districts, the #use# regulations of Article XII, Chapter 3 of the #Special Mixed Use District# shall apply, except where modified by the provisions of this Section.

**142-11  
Permitted Uses**

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

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

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

**142-112  
Special provisions for transient hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (c) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (d) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
  - (3) sufficient sites are available in the area to meet the residential development goal; or
  - (4) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

**142-113  
Regulations for manufacturing uses in Subareas B2 and B3**

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

**142-12  
Location of Uses**

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

Within the portion of the C2-4 District mapped within an R8A District and the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be inapplicable. In lieu thereof, Section 32-422 (Location of floors occupied by commercial uses) shall apply.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

**142-13  
Enclosure Requirements in Subdistrict E**

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

**142-14  
Ground Floor Level Requirements**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1, Type 2 and Type 3 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

- (d) Along #primary street frontages#
  - (3) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

(4) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of Paragraph (a) of Section 37-35.

(5) Type 3 #primary street frontages#

For #buildings#, or portions thereof, with Type 3 #primary street frontage#, #uses# on the #ground floor level# shall comply with the regulations applicable to Type 1 #primary street frontages#. In addition, the following regulations shall apply to the #ground floor level# to a depth of 30 feet from the #street line#:

- (i) an aggregate width equal to at least 50 percent of a #building's street wall# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, 9A, 10 or 12; and
- (ii) the maximum #street wall# width of a bank or loan office, as listed in Use Group 6C, shall not exceed 25 feet.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

(e) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

(f) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

**142-141  
Special Streetscape Provisions for Blank Walls**

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

(a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

**142-20****SPECIAL FLOOR AREA REGULATIONS**

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

**142-21****Floor Area Regulations on Waterfront Blocks**

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

**142-22****Floor Area Regulations in Subareas A2, A3 and B1**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

**142-23****Floor Area Regulations in Subarea B2 and B3**

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a "granting lot" shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a "receiving lot" shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this

Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

#### 142-24

##### Floor Area Regulations in Subdistrict D

For #zoning lots# that are located partially in a #Commercial District# mapped within an R8A District and partially in a #Commercial District# mapped within an R9A District, #residential floor area# may transfer across the zoning district boundary from the #Commercial District# mapped within an R8A District to the #Commercial District# mapped within an R9A District.

#### 142-25

##### Special Commercial and Community Facility Floor Area Regulations in Subdistricts C and D

Within Subdistricts C and D, the maximum #floor area ratio# permitted for #commercial# and #community facility uses# shall be modified as follows:

##### (a) Within Subdistrict C

- (1) within the C4-4D District mapped around the intersection of Broadway and 207th Street, the maximum #community facility floor area ratio# shall be 4.2;
- (2) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is west of Broadway, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
- (3) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is east of Broadway and that is within 100 feet of Dyckman Street, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2.

##### (b) Within Subdistrict D

- (1) within the C2-4 District mapped within an R7D District to the west of Broadway, the maximum #community facility floor area ratio# shall be 4.0;
- (2) within the C4-4D Districts mapped to the west of Tenth Avenue, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
- (3) within the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the #commercial floor area ratio# shall be 3.5.

#### 142-30

##### SPECIAL YARD REGULATIONS

The underlying #yard# regulations are modified by the provisions of this Section.

In M1-4/R7A and M1-4/R9A Districts in Subareas A1 and B3 as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, and in the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue, and north of West 206th Street, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot# located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

#### 142-40

##### SPECIAL HEIGHT AND SETBACK REGULATIONS

In Subareas A1 and B2, and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of the underlying district regulations are modified by Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying district regulations are modified by Sections 142-48 (Special

Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

#### 142-41

##### Permitted Obstructions in Subareas A2, A3, B1, B3 and B4

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

#### 142-42

##### Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

#### 142-43

##### Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

##### (f) #Street wall# location

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

##### (g) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

##### (h) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

##### (i) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

##### (j) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (6) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (7) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (8) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (9) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (10) The maximum height of such tower shall not exceed 245 feet. #Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

**142-44****Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

- (e) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

- (f) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

- (g) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

- (h) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

- (f) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a “tower” shall be permitted above a height of 175 feet within the portion of the #zoning lot# that is within 100 feet of West 207<sup>th</sup> Street, provided that:

- (4) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (5) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (6) The maximum height of such tower shall not exceed 295 feet.

**142-45****Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for

#zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. The #visual corridor# located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a narrow #street line# for the purposes of applying all height and setback regulations.

**142-46****Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

**142-47****Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. Any #development# or #enlargement# with frontage on Ninth Avenue must provide a sidewalk widening with a minimum depth of five feet along such frontage.

**142-48****Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

**142-49****Height and Setback for Certain Zoning Lots in Subdistricts C and D**

In Subdistricts C and D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all #non-residential buildings# in C4 and C6 Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) for the applicable residential equivalent.

In Subdistrict D, all #developments# or #enlargements# on zoning lots# within M1-4/R7A and M1-4/R9A Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664, for the applicable #Residence District#, except portions of #zoning lots# that are located within 30 feet of West 201st Street shall be limited to a maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (d) the minimum required base height shall be 25 feet;
- (e) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (f) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of Paragraph (a)(1) of Section 35-651 shall apply.

#### **142-50 SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

#### **142-51 Required Accessory Parking Spaces for Residences**

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

#### **142-52 Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts**

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

#### **142-53 Public Use of Accessory Parking**

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

#### **142-54 Accessory Parking on a Roof in Subarea A1**

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

#### **142-55 Curb Cuts**

Curb cuts accessing off-street parking facilities or loading berths shall not be permitted along the #streets# specified as a Type 1 or Type 2 primary street on Map 2 (Special Inwood District –Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter on #zoning lots# that also have frontage on a #street# that is not specified on Map 2.

#### **142-60 INWOOD WATERFRONT ACCESS PLAN**

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 4 (Waterfront Access Plan: Parcel Designation), Map 5 (Waterfront Access Plan: Public Access Areas), and Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

- Parcel 1: block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
- Parcel 2/3: block 2197, lot 47 and 75
- Parcel 4: block 2197, portion of lot 1
- Parcel 5: block 2188, lot 1
- Parcel 6: block 2187, lots 1, 5, 7 and 20
- Parcel 7: block 2185, lots 25, 36 and 51
- Parcel 8: block 2185, lots 1 and 10
- Parcel 9: block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

#### **142-61**

#### **Lot area and waterfront public access area requirements**

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

#### **142-62**

#### **Tip of Manhattan, Subdistrict B**

In Tip of Manhattan Subdistrict B, for Parcels 1 and 2/3, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (b) **Applicability of #waterfront public access area requirements# to Use Group 16**  
In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements.
- (c) **#Shore public walkways#**
  - (4) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
  - (5) the minimum width of the screening buffer shall be five feet;
  - (6) on Parcel 1, no #shore public walkway# shall be required.
- (f) **#Upland connections#**

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline.

- (g) **#Supplemental public access areas#**
  - (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2/3 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
  - (2) on Parcel 2/3, #supplemental public access area#, if required, shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.
- (h) **#Visual corridors#**  
#Visual corridors# shall be provided at three locations as shown on Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:
  - (1) within the prolongation of the #street lines# of West 220th Street;
  - (2) within the prolongation of the #street lines# of Ninth Avenue;
  - (3) within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

#### **142-63**

#### **Sherman Creek Subdistrict A**

In the Sherman Creek Subdistrict A, Parcels 5, 6, 7, 8 and 9, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

(c) #Shore public walkways#

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
- (2) #Zoning lots# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:
  - (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
  - (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 6, 7 or 8, the planting requirements set forth in paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include all of the adjacent #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

(d) #Supplemental public access areas#

On Parcel 5, no #supplemental public access area# shall be required.

**142-64  
Special Regulations on Parcel 5**

- (b) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 5, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 5 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and
- (3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

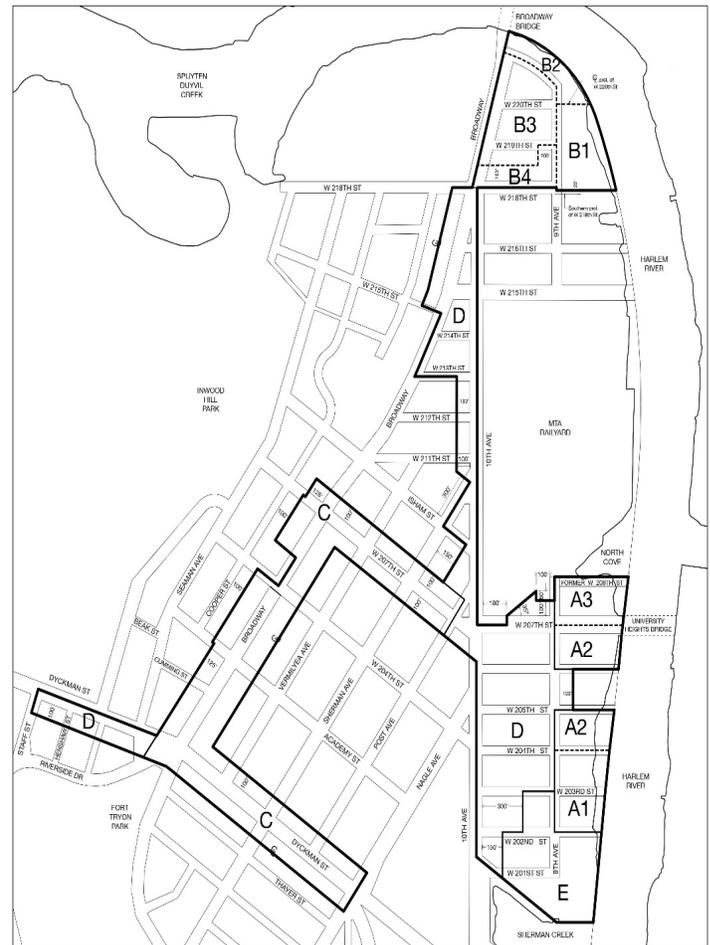
(c) Buildout of Adjoining #Streets#

No certificate of occupancy for any #development# on Parcel 5 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

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

**APPENDIX  
Special Inwood District Plan**

Map 1. Special Inwood District – Subdistricts and Subareas



— District Boundary  
 — Subdistricts  
 - - - Subareas within Subdistricts

**Subdistricts and Subareas:**

**A – Sherman Creek Subdistrict A**

- Subarea A1
- Subarea A2
- Subarea A3

**B – Tip of Manhattan Subdistrict B**

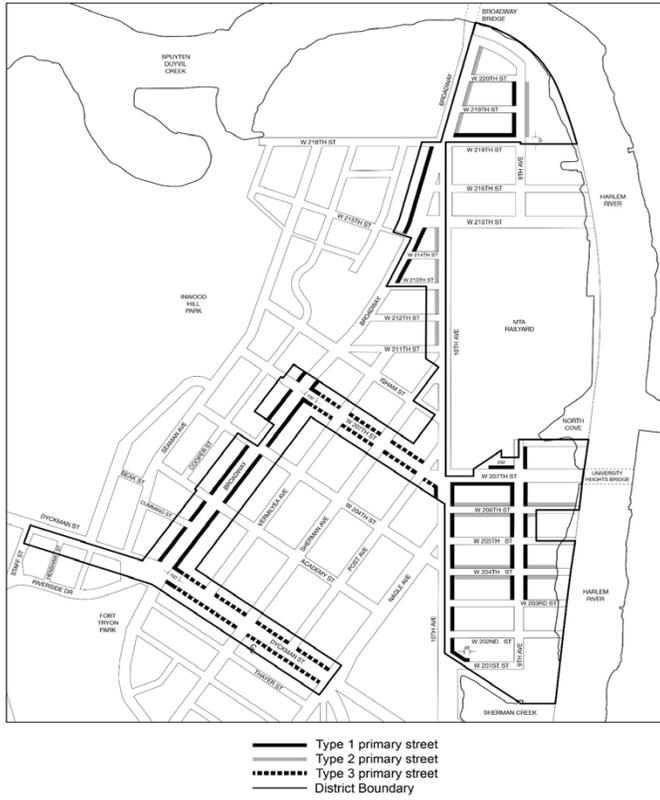
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

**C – Commercial “U” Subdistrict C**

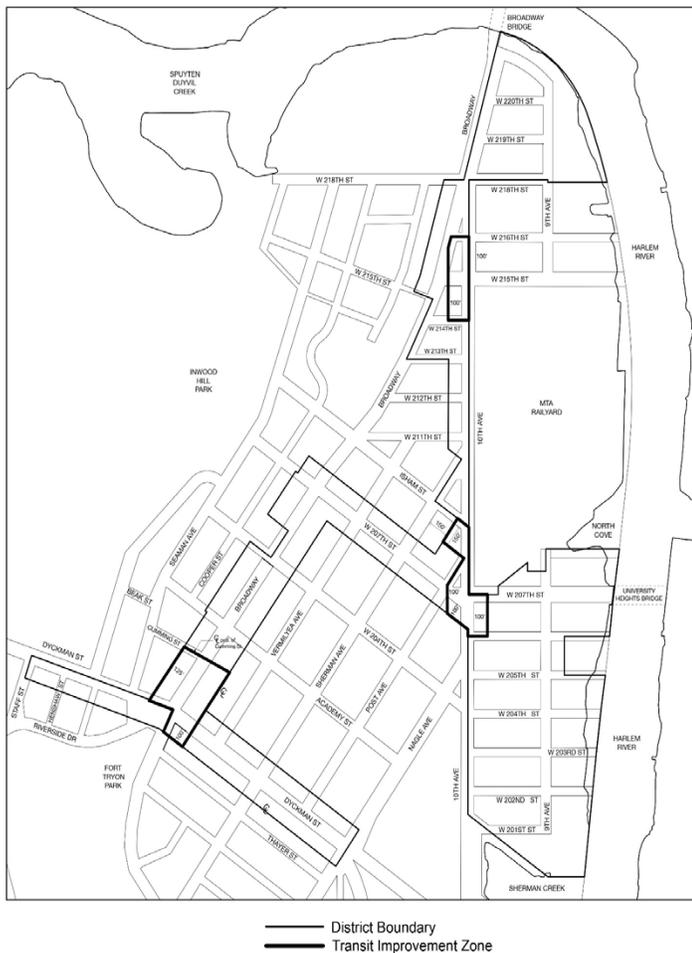
**D – Upland Area Subdistrict D**

**E – Infrastructure Zone Subdistrict E**

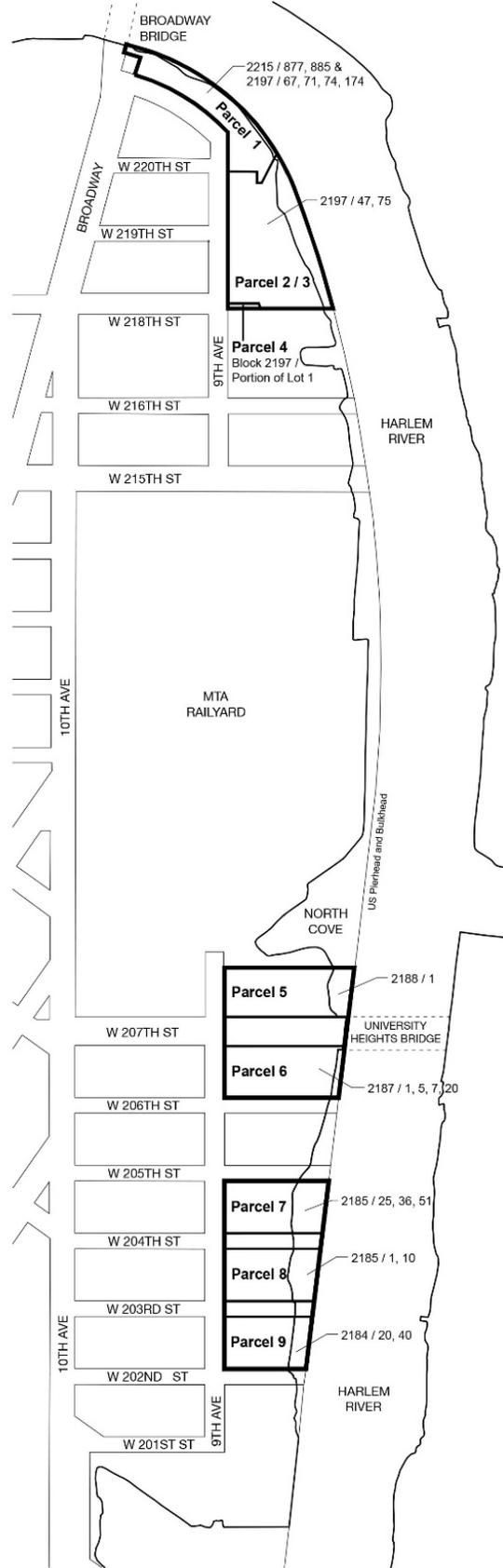
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



Map 3. Special Inwood District – Transit Easement Zones



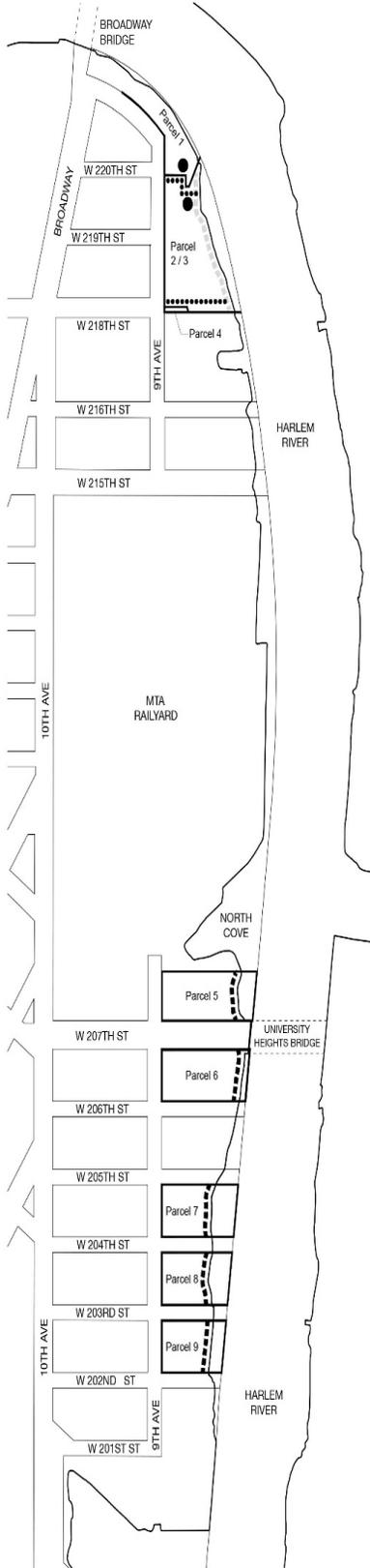
Map 4. Waterfront Access Plan: Parcel Designation



Parcel Designation

- WAP boundary
- Parcel line
- 2185 / 1, 10 Tax Block / Lot numbers

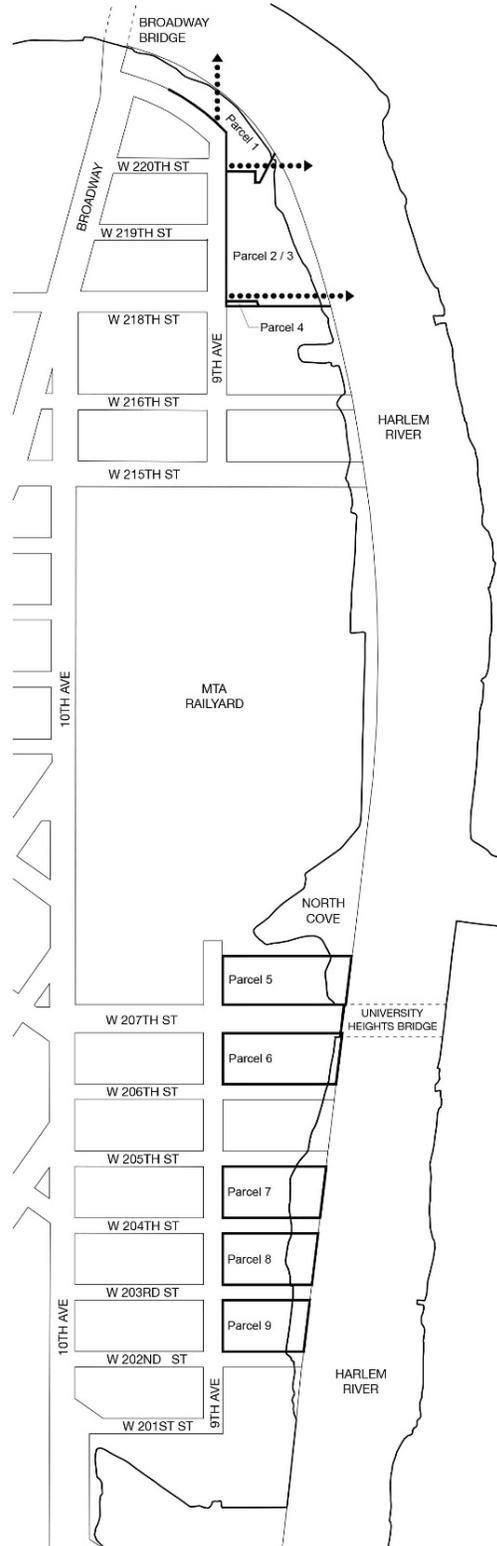
Map 5. Waterfront Access Plan: Public Access Areas



**Public Access Areas**

- Parcel line
- - - - - Shore Public Walkway - 20-ft minimum required
- - - - - Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- ..... Upland Connection (Designated Location)

Map 6. Waterfront Access Plan: Visual Corridors



**Visual Corridors**

- Parcel line
- ..... Visual Corridor

**APPENDIX F**

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

MANHATTAN

\* \* \*

\* \* \*

\* \* \*



3. changing from a C6-3X District to a C6-4 District property, bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place; as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

No. 10

**CD 3** **N 180202 ZRM**  
**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE VII – ADMINISTRATION

Chapter 4 – Special Permits by the City Planning Commission

\* \* \*

74-72 Bulk Modification

74-721 Height and setback and yard regulations

(a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in Paragraph (e) of this Section, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

\* \* \*

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

\* \* \*

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

MANHATTAN

\* \* \*

Manhattan Community District 3

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]



Inclusionary Housing Designated Area

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

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

Portion of Community District 3, Borough of Manhattan

\* \* \*

No. 11

**CD 3** **C 180203 ZSM**  
**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-721\* of the Zoning Resolution to modify the rear yard regulations of Section 23-53 (Rear Yards) and the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property, located at 124 East 14<sup>th</sup> Street (Block 559, Lots 16 & 55), in a C6-4\*\* District, partially within the Special Union Square District, Borough of Manhattan, Community District 3.

\* Note: Section 74-721 of the Zoning Resolution is proposed to be changed under a concurrent related application for a Zoning Text amendment (N 180202 ZRM).

\*\* Note: The site is proposed to be rezoned by changing from existing C6-1, C6-2A and C6-3X Districts to a C6-4 District under a concurrent related application for a Zoning Map change (C 180201 ZMM).

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

BOROUGH OF BROOKLYN No. 12

**CD 13** **N 180317 PKX**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property, located at 2926 West 19<sup>th</sup> Street (entirety of Block 7060) (Human Resources Administration offices).

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



a25-m9

CITYWIDE ADMINISTRATIVE SERVICES

PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on May 23, 2018, at 10:00 A.M., 1 Centre Street, Mezzanine, Borough of Manhattan.

**IN THE MATTER OF** a lease for the City of New York, as tenant, of space partial seventh (7th) floor of the building, located at 80 39th Street (Block 706, Lot 24) in the Borough of Brooklyn for the Department of Consumer Affairs to use as Warehouse space or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed lease shall be for a period of five (5) years commencing upon substantial completion of alterations and improvements to the premises by Landlord. The base annual rent shall be \$155,011.50, through the expiration of the lease, payable in equal monthly installments at the end of each month.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with the scope of work which is attached to the lease. The work consists of alterations and improvements that the Landlord shall provide at its sole cost and expense.

Further information, including public inspection of the proposed lease may be obtained at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please contact Chris Fleming, at (212) 386-0315.

Individuals requesting Sign Language Interpreters/Translators should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than TEN (10) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call VERIZON relay services.

 m8

**COMMUNITY BOARDS**

■ PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 07 - Wednesday, May 9, 2018, 6:30 P.M., P.S. 130, 713 Caton Avenue, Brooklyn, NY.

#C170213 ZMK

57 Caton Place Rezoning

**IN THE MATTER OF** an application submitted by 47 Caton Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d: changing from a C8-2 District to an R7A District property, bounded by Ocean Parkway, a line 150 feet northeasterly of East 8th Street, Caton Place, a line 50 feet northeasterly of East 8th Street, the southeasterly boundary line of a park and its southwesterly prolongation, and East 8th Street; and establishing within the proposed R7A District, a C2-4 District bounded by Ocean parkway, a line 50 feet northeasterly of East 8th Street.

m3-9

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 08 - Monday, May 14, 2018, 7:30 P.M., Queens Community Board District Office, 197-15 Hillside Avenue, Hollis, NY.

Co-Naming of 169th Street (*from Highland Avenue to Hillside Avenue to: Ramesh D. Kalicharran "Kali" Way*)

The Indian Diaspora Council International (IDC) has requested the renaming of 169th Street from Highland Avenue, to Hillside Avenue as a tribute to the late Ramesh D. Kalicharran. Our Transportation Committee voted to approve the co-naming of a portion of 169th Street with: Ramesh D. Kalicharran "Kali" Way.

m8-14

**BOARD OF CORRECTION**

■ MEETING

Please take note that the next meeting of the Board of Correction, will be held on May 8th, at 9:00 A.M. The location of the meeting, will be 125 Worth Street, New York, NY 10013, in the Auditorium, on the 2nd Floor.

At that time there will be a discussion of various issues concerning New York City's correctional system.

m2-8

**EMPLOYEES' RETIREMENT SYSTEM**

■ MEETING

Please be advised that the next Regular Meeting of the Board of Trustees of the New York City Employees' Retirement System, has been scheduled for Thursday, May 10, 2018, at 9:30 A.M.

To be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor, Boardroom, Brooklyn, NY 11201-3751.

Melanie Whinnery, Executive Director

m3-9

**FINANCE**

■ PUBLIC HEARINGS

A meeting of the New York City Banking Commission, is scheduled for Thursday, May 10, 2018, at 1:00 P.M.

Location: 59 Maiden Lane, 28th Floor, Large Conference Room, New York, NY 10038.

 m3-10

**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

■ PUBLIC HEARINGS

**PUBLIC NOTICE IS HEREBY GIVEN** that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, May 9, 2018, at 2:30 P.M., at 2 Lafayette Street, 14th Floor, Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007 (212)788-0010, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.

a30-m9

**HOUSING AUTHORITY**

■ MEETING

The next Audit Committee Meeting of the New York City Housing Authority, is scheduled for Thursday, May 17, 2018, at 10:00 A.M., in the Board Room on the 12th Floor of 250 Broadway, New York, NY. Copies of the Agenda are available on NYCHA's website, or can be picked up at the Office of the Audit Director, at 250 Broadway, 3rd Floor, New York, NY, no earlier than 24 hours before the upcoming Audit Committee Meeting. Copies of the Minutes are also available on NYCHA's website or can be picked up at the Office of the Audit Director no later than 3:00 P.M., on the Monday after the Audit Committee approval in a subsequent Audit Committee Meeting.

Accessibility questions: Paula Mejia (212) 306-3441, by: Wednesday, May 16, 2018, 3:00 P.M.

 m7-17

**LANDMARKS PRESERVATION COMMISSION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 8, 2018, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**454 Fulton Street - Individual Landmark**  
**LPC-19-18814** - Block 157 - Lot 9 - **Zoning:** C5-4  
**CERTIFICATE OF APPROPRIATENESS**

A department store designed by Robert D. Kohn and Charles Butler and built in 1924-1925, and expanded in 1928-1929. Application is to install signage.

**565A Carlton Avenue - Prospect Heights Historic District**  
**LPC-19-17675** - Block 1137 - Lot 6 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1869-1880. Application is to construct rear yard and rooftop additions.

**17 Bleecker Street - NoHo East Historic District**  
**LPC-19-20186** - Block 529 - Lot 50 - **Zoning:** M1-5B  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style store and loft building, designed by Frederick Ebeling and built in 1909. Application is to legalize the installation of storefront infill, in non-compliance with Certificate of No Effect 19-11252.

**75 Bank Street - Greenwich Village Historic District**  
**LPC-19-23183** - Block 624 - Lot 7504 - **Zoning:** C1-6  
**CERTIFICATE OF APPROPRIATENESS**

An apartment house, designed by Irving Margon and built in 1938. Application is to legalize the removal of stairs and the installation of a service ramp and security cameras and conduit without Landmarks Preservation Commission permit(s).

**428 Lafayette Street - NoHo Historic District**  
**LPC-19-22891** - Block 545 - Lot 40 - **Zoning:** M1-5B  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style townhouse, designed by Seth Geer and built in 1832-33. Application is to alter an entrance bay and install a through-window louver.

**89 Greene Street - SoHo-Cast Iron Historic District**  
**LPC-19-20018** - Block 500 - Lot 7507 - **Zoning:** M1-5A  
**CERTIFICATE OF APPROPRIATENESS**

A store and loft building, designed by J.B. Snook and built in 1886-87. Application is to install a bracket sign.

**120 Prince Street - SoHo-Cast Iron Historic District**  
**LPC-19-17979** - Block 500 - Lot 16 - **Zoning:** M1-5A  
**CERTIFICATE OF APPROPRIATENESS**

A store and light manufacturing building, designed by Fred S. Schlesinger and built in 1892-93. Application is to legalize the installation of a flagpole without Landmarks Preservation Commission permit(s).

**30 East 21st Street - Ladies' Mile Historic District**  
**LPC-19-18706** - Block 849 - Lot 55 - **Zoning:** M1-5M  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style store and loft building, designed by Ralph Samuel Townsend and built in 1897-98. Application is to install a barrier-free access ramp.

**950 Park Avenue - Park Avenue Historic District**  
**LPC-19-19188** - Block 1493 - Lot 37 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building, designed by J.E.R. Carpenter and built in 1919-20. Application is to replace windows.

**1065 Park Avenue - Park Avenue Historic District**  
**LPC-19-13316** - Block 1516 - Lot 1 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**

A Modern style apartment building, designed by Stephen C. Lyras and built in 1969-73. Application is to establish a master plan governing the future installation of windows.

**157 East 70th Street - Upper East Side Historic District**  
**LPC-19-22629** - Block 1405 - Lot 24 - **Zoning:** R8B R9X  
**CERTIFICATE OF APPROPRIATENESS**

An altered rowhouse originally built c. 1879, with the current façade built, pursuant to Certificate of Appropriateness 95-0132. Application is to alter the façade, ironwork and areaway.

**2633 Adam Clayton Powell Jr. Boulevard - Individual Landmark**  
**LPC-19-21410** - Block 2016 - Lot 60 - **Zoning:** R7-2  
**ADVISORY REPORT**

A housing project designed by Archibald Manning Brown, and built in 1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

**1680 Lexington Avenue - Individual Landmark**  
**LPC-19-23899** - Block 1633 - Lot 13 - **Zoning:** R7-2  
**BINDING REPORT**

A Neo-Grec style public school building, designed by David I. Stagg and built in 1879-82. Application is to install signage in the yard and an air conditioning unit in the alley.

**799 Fort Washington Avenue - Individual Landmark**  
**LPC-19-20929** - Block 2179 - Lot 701 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A museum complex composed of portions of medieval buildings and

modern structures, designed by Charles Collens and built between 1934 and 1938. Application is to replace a window.

a25-m8

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 15, 2018, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**39-44 47th Street - Sunnyside Gardens Historic District**  
**LPC-19-23628** - Block 149 - Lot 52 - **Zoning:** R4  
**CERTIFICATE OF APPROPRIATENESS**

A simplified Art Deco style rowhouse, designed by Clarence Stein and Henry Wright and built in 1925. Application is to replace windows.

**39-25 48th Street - Sunnyside Gardens Historic District**  
**LPC-19-20557** - Block 133 - Lot 29 - **Zoning:** R4  
**CERTIFICATE OF APPROPRIATENESS**

A simplified Colonial Revival style rowhouse, designed by Clarence Stein and Henry Wright and built in 1927. Application is to legalize and modify the stoop and legalize the areaway paving.

**175-12 Murdock Avenue - Addisleigh Park Historic District**  
**LPC-19-18923** - Block - Lot 120 - **Zoning:** R2  
**CERTIFICATE OF APPROPRIATENESS**

A Medieval Revival style house, designed by G. English and built in 1928-29. Application is to legalize a masonry wall constructed without Landmarks Preservation Commission Permits and to install light fixtures, gates, and pavers.

**81-02 35th Avenue - Jackson Heights Historic District**  
**LPC-19-14494** - Block 1281 - Lot 1 - **Zoning:** R7-1  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Tudor style church building, designed by F.P. Platt and built between 1920-1923. Application is to install signage.

**187 Dean Street - Boerum Hill Historic District**  
**LPC-19-21989** - Block 189 - Lot 45 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

A late Italianate style rowhouse, built in 1870-71. Application is to construct a rear yard addition and alter the areaway.

**284 Lafayette Avenue - Clinton Hill Historic District**  
**LPC-19-21987** - Block 1947 - Lot 15 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, built in 1873. Application is to construct a rear yard addition.

**43 Willow Place - Brooklyn Heights Historic District**  
**LPC-19-25031** - Block 260 - Lot 5 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse, built in 1846. Application is to replace windows.

**2 Eastern Parkway - Individual Landmark**  
**LPC-19-20286** - Block 1183 - Lot 2 - **Zoning:** R-6  
**BINDING REPORT**

A Modern Classical style library building with Art Deco style detailing, designed by Alfred Morton Githens and Francis Keally and built in 1935-41. Application is to alter the Flatbush Avenue façade, install new window and door openings, and install signage and lighting.

**630 Bergen Street - Prospect Heights Historic District**  
**LPC-19-23891** - Block 1144 - Lot 47 - **Zoning:** R7A  
**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style flats building, designed by Timothy A. Remsen and built c. 1894. Application is to legalize the replacement of windows without Landmarks Preservation Commission permits.

**510 Fifth Avenue - Individual and Interior Landmark**  
**LPC-19-22206** - Block 1258 - Lot 40 - **Zoning:** C5-3  
**CERTIFICATE OF APPROPRIATENESS**

An International style building, designed by Skidmore, Owings, & Merrill and built in 1953-54. Application is to install a security desk and modify partitions at the elevator lobby.

**128 West 119th Street - Mount Morris Park Historic District**  
**LPC-19-22351** - Block 1903 - Lot 147 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse, designed by Alfred H. Taylor and built in 1897-98. Application is to replace windows.

**2633 Adam Clayton Powell Jr. Boulevard - Individual Landmark**  
**LPC-19-21410** - Block 2016 - Lot 60 - **Zoning:** R7-2  
**ADVISORY REPORT**

A housing project, designed by Archibald Manning Brown, and built in

1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

m2-15

# COURT NOTICES

## SUPREME COURT

### BRONX COUNTY

#### NOTICE

#### I.A.S. PART 21 NOTICE OF ACQUISITION INDEX NUMBER 42104/2018E CONDEMNATION PROCEEDING

**IN THE MATTER OF** the Application of the CITY OF NEW YORK Relative to Acquiring Permanent Storm Sewer and Water Main Easements in Block 5636, Part of Lot 100, and a Permanent Storm Sewer Easement in Block 5636, Part of Lot 177, located in the Bronx, for the construction of the

#### CITY ISLAND WATER MAIN AND STORM SEWER OUTFALLS PROJECT,

Located on the land under the waters of Eastchester Bay in the vicinity of Kilroe Street, and both upland and lands under the waters of Eastchester Bay in the vicinity of Minnieford Avenue, in the Borough of the Bronx, City and State of New York.

**PLEASE TAKE NOTICE**, that by order of the Supreme Court of the State of New York, County of Bronx, IA Part 21 (Hon. Ben R. Barbato, J.S.C.), duly entered in the office of the Clerk of the County of Bronx on March 26, 2018, the application of the CITY OF NEW YORK ("CITY") to acquire certain real property, for the construction of a water main and storm sewer outfall, was granted and the CITY was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the CITY, was filed with the City Register on April 6, 2018. Title to the real property vested in the CITY on April 6, 2018.

**PLEASE TAKE FURTHER NOTICE**, that the CITY has acquired the following parcels of real property in, over, above, through and beneath the lands described herein, for the City's free right to enter into and upon the easements for the purpose of constructing, inspecting, using, operating, maintaining, repairing or replacing the aforesaid sewers and/or water mains, and, pursuant to the Terms of Permanent Easements, delineated below, shall affect the following parcels delineated below and as more particularly described in the annexed Exhibit A:

Damage Parcel	Block	Lot	Property Interest Acquired
1	5636	Part of Lot 100	Permanent Easement
2	5636	Part of 177	Permanent Easement
3	5636	Part of 177 and adjacent Lands under water	Permanent Easement *This property is being acquired subject to the interests of the State of New York, if any.

#### TERMS OF PERMANENT EASEMENTS

**In order to allow the City, its agents, servants, workers or contractors, together with their tools, equipment, vehicles and materials, at all times to install, operate, maintain and reconstruct certain storm sewers and appurtenant structures, and/or water mains, the restrictions described below are placed in perpetuity upon the easement areas:**

- a. **No permanent structure of any kind shall be erected within, above, or under the easement areas without the prior written approval of the New York City Department of Environmental Protection.**

- b. **Vehicular access at all times shall be available to the City or its agents, public or private, to construct, reconstruct, lay, relay, maintain, operate and inspect the existing/proposed sewers and/or water mains within the easements.**
- c. **No materials or equipment of any kind shall be placed for storage within or over said easements.**
- d. **No trees or shrubs of any kind shall be planted within or over said easement areas.**
- e. **All new footings to be constructed for any new structures shall be completely outside of the easements and, located at such elevations so that no loading of any kind is transmitted from the footing to the existing/proposed sewers.**
- f. **Within the easement areas the condemnee will be permitted to grade, place pavement for use as a parking area and erect any nonpermanent improvement, but if access to the sewers and/or water mains are required for the purpose of constructing, maintaining, repairing or reconstruction of the existing/proposed sewers and/or water mains within the easement areas, the condemnee, his heirs, assigns and successors shall bear the cost of removing and replacing the pavement and nonpermanent improvement installed by the condemnee.**

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to said Order, and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof, shall have a period of one calendar year from the date of service of The Notice of Acquisition for this proceeding, to file a written claim with the Clerk of the Court of Bronx County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, NY 10007. Pursuant to EDPL § 504, the claim shall include:

- a. the name and post office address of the condemnee;
- b. reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
- c. a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
- d. if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

#### EXHIBIT A

#### PROPOSED SEWER AND WATER MAIN EASEMENTS IN LOT 100 BLOCK 5636 DAMAGE PARCEL 1 - Part of Lot 100 in Block 5636

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of the said City Island Avenue, said point being distant 61.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue with the northerly line of the said Kilroe Street:

Running thence, southeastwardly and along the southwesterly line of the said City Island Avenue, a distance of 60.00 feet to a point, said point being distant 1.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue (varied width) with the northerly line of the said Kilroe Street.

Thence, eastwardly, forming an interior angle of 257°23'42" with the previous course and through the bed of City Island Avenue, a distance of 40.74 feet to a northwesterly prolongation of a southwesterly line of City Island Avenue (80 feet wide).

Thence, southeastwardly, forming an interior angle of 101°12'06" with the previous course, along the said northwesterly prolongation of the southwesterly line of City Island Avenue (80 feet wide) and through the bed of City Island Avenue, a distance of 35.44 feet to a point on the northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, westwardly, forming an interior angle of 79°20'06" with the previous course and through the beds of City Island Avenue and the said Kilroe Street (westward extent of Kilroe Street not shown on Final Map) and along the said northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King" and its westerly prolongation, a distance of 355.23 feet to point of the exterior line of the water grant to Benjamin Palmer and others, dated May 27, 1763.

Thence, northwestwardly, forming an interior angle of 98°59'51" with the previous course and along the said exterior line of water grant to Benjamin Palmer and others, dated May 27, 1763, a distance of 350.00 feet to a point.

Thence, southeastwardly, forming an interior angle of 41°00'18" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 391.77 feet to a point.

Thence, eastwardly, forming an interior angle of 219°59'51" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 50.00 feet to the point of beginning.

This parcel consists of part of tax lot 100 in the Bronx tax block 5636 and comprises an area of 63,548 square feet or 1.45886 of an acre.

**PROPOSED SEWER EASEMENT IN LOT 177 BLOCK 5636 DAMAGE PARCEL 2 - Part of Lot 177 in Block 5636**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street;

Running thence, northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, northeastwardly, forming an approximate interior angle of 65°17' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to a point on the said mean high water line.

Thence, northeastwardly, forming an approximate interior angle of 190°21' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, southeastwardly, forming an approximate interior angle of 104°35' with the previous course, and through tax lot 177 in the Bronx tax block 5636, a distance of 147 feet more or less to a point on the westerly line of the said Minnieford Avenue.

Thence, southwardly, forming an interior angle of 116°33'30" with the previous course and along the westerly line of the said Minnieford Avenue, a distance of 39.13 feet to the point of beginning.

This parcel consists of part of tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 5,687 square feet or 0.13056 of an acre more or less.

**DAMAGE PARCEL 3 - Part of Lot 177 in Block 5636 and adjacent lands under water**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Commencing at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street; thence northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being the point of beginning;

Running thence, northwestwardly, continuing in the direction of the previous course, a distance of 20 feet more or less to a point on the mean high water line as located by NYC Department of Design and Construction in May 2014.

Thence, northeastwardly, forming an approximate interior angle of 78°23' with the previous course and along the said mean high water line as located by NYC Department of Design and Construction in May 2014, a distance of 35.7 feet to a point on the said mean high water line.

Thence, southeastwardly, forming an approximate interior angle of 101°37' with the previous course, and part of the distance through tax lot 177 in the Bronx tax block 5636, a distance of 27 feet more or less to

a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, southwestwardly, forming an approximate interior angle of 75°25' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, forming an approximate interior angle of 169°39' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to the point of beginning.

This parcel consists of an area between mean high water line as located by NYC Department of Design and Construction in May 2014 and the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883 partially located within tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 861 square feet or 0.00198 of an acre more or less. This property is being acquired subject to the interests of the State of New York, if any.

Dated: New York, NY  
April 23, 2018  
ZACHARY W. CARTER  
Corporation Counsel of the City of New York  
Attorney for the Condemnor,  
100 Church Street  
New York, NY 10007  
(212) 356-2140

a30-m11

**RICHMOND COUNTY**

■ NOTICE

**IA PART 89  
NOTICE OF PETITION  
INDEX NUMBER CY4509/2018  
CONDEMNATION PROCEEDING**

**IN THE MATTER OF** the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of

**DAHLIA STREET**

generally bounded by WOODROW ROAD and SHIFT PLACE, in the Borough of Staten Island, City and State of New York.

**PLEASE TAKE NOTICE** that the City of New York (the "City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- c. providing that the compensation which should be made to the owners of the interests in real property sought to be acquired and described above be ascertained and determined by the Court without a jury;
- d. directing that within thirty days of the vesting of title to the property, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the reconstruction of roadways, sidewalks and curbs, and appurtenances in the Borough of Staten Island, City and State of New York.

The real property which is to be acquired in fee simple absolute in this proceeding is described as follows:

**ALL** that certain plot, piece or parcel of land, with the building and improvements thereof erected, situate, lying and being in the borough of Staten Island, County of Richmond, City and State of New York, being bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the northerly side of Woodrow Road with the westerly side of Dahlia Street;

**RUNNING THENCE** along the westerly line of Dahlia Street, North 18 degrees 56 minutes 14 seconds West, a distance of 484.01 feet to a point;

**THENCE** North 73 degrees 34 minutes 22 seconds East, a distance of 50.00 feet to a point;

**THENCE** parallel or nearly parallel with the easterly side of Dahlia Street, South 18 degrees 53 minutes 13 seconds East, a distance of 497.09 feet to a point;

**THENCE** along a curve deflecting to the left with a radius of 10.97 feet and a central angle of 35 degrees 17 minutes 22 seconds, a distance of 6.67 feet to a point;

**THENCE** the following two courses and distances:

1. South 78 degrees 24 minutes 46 seconds West, a distance of 36.06 feet to a point;
2. South 82 degrees 08 minutes 46 seconds West, a distance of 15.87 feet to a point;

**THENCE** North 18 degrees 56 minutes 14 seconds West, a distance of 14.01 feet to the point or place of **BEGINNING**.

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, NY 10007.

**PLEASE TAKE FURTHER NOTICE THAT**, pursuant to Eminent Domain Procedure Law § 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.

Dated: New York, NY  
March 19, 2018

ZACHARY W. CARTER  
Corporation Counsel  
of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, NY 10007  
Tel. (212) 356-2170

**SEE MAP(S) IN BACK OF PAPER**

**m2-15**

**IA PART 89  
NOTICE OF PETITION  
INDEX NUMBER CY4505/2018  
CONDEMNATION PROCEEDING**

**IN THE MATTER OF** the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of

**RUSTIC PLACE from CLEVELAND AVENUE to HILLSIDE TERRACE**

in the Borough of Staten Island, City and State of New York.

**PLEASE TAKE NOTICE**, that the City of New York ("City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described above shall vest in the City in fee simple absolute;
- c. providing that the compensation which should be made to the owners of the real property sought to be acquired and described above be ascertained and determined by the Court without a jury;

- d. directing that within thirty days of the vesting of title, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record; and

- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the construction of sanitary and storm sewers and appurtenances in the Borough of Staten Island, City and State of New York.

The real property that is to be acquired in fee simple absolute in this proceeding is described as follows:

**Rustic Place from Cleveland Avenue to Hillside Terrace**

**ALL** that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, as bounded and described as follows:

**BEGINNING** at a point being the corner formed by the intersection of the northerly line of Rustic Place (50 feet wide) with the easterly line of Cleveland Avenue (60 feet wide);

**RUNNING THENCE** North 64 degrees 53 minutes 30 seconds East along said northerly line of Rustic Place, for a distance of 235.26 feet to an angle point;

**THENCE** North 41 degrees 02 minutes 11 seconds East along northwesterly line of said Rustic Place and its northeastwardly prolongation, for a distance of 214.92 feet to a point in the bed of Hillside Terrace (60 feet wide), said point being on the northeasterly line of Damage Parcel No. 5A as shown on Acquisition and Damage Map No. 4245;

**THENCE** South 48 degrees 54 minutes 22 seconds East through the bed of said Hillside Terrace and along northeasterly lines of Damage Parcels No. 5A and 6A as shown on said Acquisition and Damage Map No. 4245, for a distance of 50.00 feet to a point on the northeastwardly prolongation of the southeasterly line of the said Rustic Place;

**THENCE** South 41 degrees 02 minutes 11 seconds West along southeasterly line of said Rustic Place and its northeastwardly prolongation, for a distance of 225.43 feet to an angle point;

**THENCE** South 64 degrees 53 minutes 30 seconds West along southerly line of said Rustic Place, for a distance of 240.90 feet to a point being the intersection of said southerly line of Rustic Place with the easterly line of Cleveland Avenue;

**THENCE** North 30 degrees 44 minutes 18 seconds West along the northwestwardly prolongation of the said easterly line of Cleveland Avenue, for a distance of 50.24 feet back to the point or place of **BEGINNING**.

Above described parcel consists of bed of Rustic Place between Cleveland Avenue and Hillside Terrace. This parcel comprises an area of 22,912 Sq. Ft. or 0.52599 acres.

The above-described property shall be acquired subject to encroachments, if any, so long as said encroachments shall stand, as delineated on Damage and Acquisition Map No. 4245.

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, NY 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.

Dated: New York, NY  
March 23, 2018

ZACHARY W. CARTER  
Corporation Counsel of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, NY 10007  
Tel. (212) 356-4064

**SEE MAP(S) IN BACK OF PAPER**

**m2-15**

I.A. PART 89  
NOTICE OF PETITION  
INDEX NUMBER CY4510/2018  
CONDEMNATION PROCEEDING

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in fee Simple to Property Known as Richmond County Tax Block 707, part of and adjacent to Lot 16, for the construction of the

VICTORY AND MANOR INTERSECTION PROJECT, STAGE 1,

Located in the area generally bounded by Victory Boulevard from east of Winthrop Place to Sommers Lane, in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE that the City of New York (the "City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89 for certain relief.

The application will be made at the following time and place: at the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. Authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. Directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- c. Providing that the compensation which should be made to the owners of the property sought to be acquired and described below be ascertained and determined by the Court without a jury;
- d. Directing that within thirty days of the vesting of title to the property, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. Directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY, 10007.

The City of New York, in the proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for street purposes, including the reconstruction of sanitary sewers, water mains, roadways, sidewalks and curbs, and appurtenances in the Borough of Staten Island, City and State of New York.

The real property which is to be acquired in fee simple absolute in the proceeding is described as follows:

ALL THAT certain plot, piece or parcel of land, situate, lying and being in the Borough of State Island, County of Richmond, City and State of New York as bounded and described as follows:

BEGINNING AT a point formed by the intersection of the southerly right of way line of Victory Boulevard (100 feet wide) with the easterly line of Winthrop Place (50 feet wide), from said point of beginning;

RUNNING THENCE northwesterly, North 05 degrees - 46 minutes - 44 seconds west, a distance of 14.19 feet to a point;

THENCE, northeasterly, North 84 degrees - 11 minutes - 16 seconds east, a distance of 12.17 feet to a point;

THENCE, northwesterly, North 05 degrees - 45 minutes - 02 seconds west, a distance of 11.22 feet to a point;

THENCE, northeasterly, North 84 degrees - 14 minutes - 58 seconds east, a distance of 172.26 feet to a point;

THENCE, southeasterly, South 03 degrees - 09 minutes - 17 seconds east, a distance of 26.32 feet to a point;

THENCE, southwesterly, South 84 degrees - 31 minutes - 19 seconds west, a distance of 183.22 feet to the point and place of beginning.

Containing 4,617 square feet or 0.1060 acres.

Surveys, map 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, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to Eminent Domain Procedure Law § 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.

Dated: New York, NY  
April 25, 2018  
ZACHARY W. CARTER  
Corporation Counsel of the  
City of New York  
Attorney for the Condemnor,  
100 Church Street  
New York, NY 10007  
(212) 356-2170

SEE MAP(S) IN BACK OF PAPER

m4-17



CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

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

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

m30-s11

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

POLICE

■ NOTICE

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

The following list of properties is in the custody of the Property Clerk Division without claimants:

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

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

**INQUIRIES**

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

**FOR MOTOR VEHICLES** (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

**FOR ALL OTHER PROPERTY**

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31



*“Compete To Win” More Contracts!*

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

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

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

**HHS ACCELERATOR**

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

Important information about the new method

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

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

**Participating NYC Agencies**

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

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

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

**BUILDINGS**

■ AWARD

*Goods*

**MICROFICHE EQUIPMENT** - Innovative Procurement - Other - PIN# 810186889L - AMT: \$80,800.00 - TO: Driii Inc., PO Box 336, Eastmeadow, NY 11554. MWBE INNOVATIVE PROCUREMENT.  
 ● **ADOBE EXPERIENCE MANAGER FORMS 6.2 SOFTWARE** - Innovative Procurement - Other - PIN# 810189233I - AMT: \$79,837.24 - TO: SHI International Corporation, 290 Davidson Avenue, Sommerset, NY 08873. MWBE INNOVATIVE PROCUREMENT.

◀ m8

**CITYWIDE ADMINISTRATIVE SERVICES**

**OFFICE OF CITYWIDE PROCUREMENT**

■ AWARD

*Goods*

**AUTO BODY AND CHASSIS REPAIR SERVICES, CITYWIDE** - Renewal - PIN# 8571300455 - AMT: \$254,941.67 - TO: 161-12 46th Avenue Lease Corp., DBA Magic Collision Center, 150-42 12th Road, Whitestone, NY 11357-1810.

◀ m8

**FINANCIAL INFORMATION SERVICES AGENCY**

**PROCUREMENT**

■ AWARD

*Goods*

**QC UPGRADE TO APPLICATION LIFECYCLE MANAGEMENT** - Innovative Procurement - Other - PIN# 127FY1800038 - AMT: \$83,221.22 - TO: SHI International Corp., 290 Davidson Avenue, Somers, NJ 08873.

This purchase is made through The New York City M/WBE Purchase Method.

◀ m8

**HOUSING AUTHORITY**

**SUPPLY MANAGEMENT**

■ SOLICITATION

*Goods*

**SMD ELEVATOR BRUSHES** - Competitive Sealed Bids - PIN# 67093 - Due 5-24-18 at 12:00 P.M.

This is a RFQ for 3 year blanket order agreement. The awarded bidder/ vendor agrees to have SMD Elevator brushes readily available for delivery within 15 days after receipt of order on an “as needed basis” during the duration of the contract period. The quantities provided are estimates based on current usage and the New York City Housing

Authority may order less or more depending on our needs. All price adjustable RFQ'S are fixed for one year after award date. One price adjustment per year will be allowed with mfg. supporting documentation only. Please note: NYCHA reserves the right to make award by line as indicated. Samples may be required to be provided within 10 days of request. Failure to do so will result in bid being considered non-responsive.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Housing Authority, 90 Church Street, 6th Floor, Cubical 6-758, New York, NY 10008. Aleksandr Karmanskiy (212) 306-4718; Fax: (212) 306-5108; alexsandr.karmanskiy@nycha.nyc.gov



• m8

**COMPACTOR PARTS LESS CYLINDERS** - Competitive Sealed Bids - PIN#67097 - Due 5-24-18 at 12:00 P.M.

This is an RFQ for a Standard purchase order of two (2) MACHINE, ROLL-OFF COMPACTORS AND DUMPER CARTS. The awarded bidder/vendor agrees to provide two (2) MACHINE, ROLL-OFF COMPACTORS AND DUMPER CARTS within 15 days.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Housing Authority, 90 Church Street, 6th Floor, Cubical 6-758, New York, NY 10008. Aleksandr Karmanskiy (212) 306-4718; Fax: (212) 306-5108; alexsandr.karmanskiy@nycha.nyc.gov



• m8

*Goods and Services*

**SMD REPAIR OF TWO (2) UNDERGROUND WATER MAINS - ROBBINS PLAZA, MANHATTAN** - Competitive Sealed Bids - PIN#67064 - Due 5-22-18 at 10:00 A.M.

The work to be done under this Contract is to repair two (2) underground water mains, serving the building, located at 341 East 70th Street, New York, NY 10021. Replace approximately 40 linear feet of existing 3" broken underground water main piping with new 3" Ductile Iron Pipe.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor->

registration.page. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Mimose Julien (212) 306-8141; Fax: (212) 306-5109; mimose.julien@nycha.nyc.gov

• m8

**HUMAN RESOURCES ADMINISTRATION**

■ AWARD

*Human Services/Client Services*

**FUNDING SUPPORTS THE LEGAL SERVICES FOR LOW-INCOME NEW YORKERS INITIATIVE** - BP/City Council Discretionary - PIN#09618L0021001 - AMT: \$750,000.00 - TO: New York Legal Assistance Group, 7 Hanover Square, 18th Floor, New York, NY 10004. Contract Term: 7/1/2017 to 6/30/2018

• m8

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

CONTRACTS AND PROCUREMENT

■ AWARD

*Services (other than human services)*

**IBM IT SECURITY CLASS 3 RENEWAL** - Renewal - PIN# 85813P0004001R001 - AMT: \$5,000,000.00 - TO: International Business Machines Corporation, 590 Madison Avenue, 16th Floor, New York, NY 10022.

Contract Renewal with International Business Machines Corporation for IT Security Class 3 Services. The term of the Renewal is 4/1/18 - 3/31/21.

• m8

**PARKS AND RECREATION**

■ VENDOR LIST

*Construction Related Services*

**PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION, NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS.**

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL" exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construct its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)\*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE\*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

\* Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendoronline/home.asap.>; or <http://www.nycgovparks.org/opportunities/business>.

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

*Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov*

j2-d31

## REVENUE

### ■ SOLICITATION

*Services (other than human services)*

#### **DEVELOPMENT, OPERATION, AND MAINTENANCE OF A FOOD SERVICE FACILITY WITH THE OPTION TO OPERATE (2) MOBILE FOOD UNITS AT MCCARREN PARK, BROOKLYN**

- Request for Proposals - PIN# B58-SB-2018 - Due 6-18-18 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") for the development, operation, and maintenance of a food service facility with the option to operate (2) mobile food units at McCarren Park, Brooklyn.

There will be a recommended proposer site tour, on Wednesday, May 23, 2018, at 11:00 A.M. We will be meeting at the proposed concession site (Block #2670 and Lot #1), which is located at Lorimer Street between Bedford Avenue and Driggs Avenue, Brooklyn. If you are considering responding to this RFP, please make every effort to attend this recommended meeting. All proposals submitted in response to this RFP, must be submitted no later than Monday, June 18, 2018, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Monday, May 7, 2018 through Monday, June 18, 2018, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download, on Monday, May 7, 2018 through Monday, June 18, 2018, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Jocelyn Lee, Project Manager, at (212) 360-3407 or at [jocelyn.lee@parks.nyc.gov](mailto:jocelyn.lee@parks.nyc.gov).

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
*Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Jocelyn Lee (212) 360-3407; [jocelyn.lee@parks.nyc.gov](mailto:jocelyn.lee@parks.nyc.gov)*

m7-18

## POLICE

### CONTRACT ADMINISTRATION

#### ■ SOLICITATION

*Goods*

#### **HORSES - PURCHASE AND LEASE** - Negotiated Acquisition - Other - PIN#05618N0001 - Due 6-28-18 at 2:00 P.M.

The New York City Police Department ("NYPD") is conducting a solicitation in which it is seeking appropriately qualified horse breeders, horse trainers, or horse traders that will be able to supply the Department's Mounted Unit with quality horses. The horses will be used for Patrol and/or lease that will be used for training purposes. Interested vendors have the option of submitting applications to provide either Patrol Horses or Lease Horses or to submit two applications and apply for both options. The deadline for applications will be Thursday, June 28th, 2018, at 2:00 P.M.

Interested vendors are strongly encouraged to attend the Pre-Application Conference on Thursday, May 24th, 2018, at 11:00 A.M., at the NYPD Mounted Unit, located at 553 West 53rd Street, New York, NY 10019. If you are planning on attending the Pre-Application Conference, please RSVP via email, no later than Monday, May 21, 2018, at 4:00 P.M., with both your company/organization name and the names of the specific attendees to Rosemarie Moore, at [Contracts@nypd.org](mailto:Contracts@nypd.org).

Pursuant to Section 3-04(b)(2) of the PPB Rules, the Agency Chief Contracting Officer has determined that it is not practicable or advantageous to the City to use Competitive Sealed Bidding because there is a limited number of suppliers available and able to perform the work.

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

*Police, 90 Church Street, Suite 1206, New York, NY 10007. Rosemarie Moore (646) 610-4929; Fax: (646) 610-5224; [contracts@nypd.org](mailto:contracts@nypd.org)*

Accessibility questions: Rosemarie Moore (646) 610-4929, Rosemarie.moore@nypd.org.; by: Friday, May 18, 2018, 3:00 P.M.



m7-11

## TRANSPORTATION

### BRIDGES

#### ■ VENDOR LIST

*Services (other than human services)*

#### **PRE-QUALIFICATION LIST FOR BRIDGE DESIGN AND CONSTRUCTION SUPPORT SERVICES AND RESIDENT ENGINEERING INSPECTION SERVICES**

The Department of Transportation invites engineering firms to be considered for inclusion on the agency's Pre-Qualified Lists (FY19/ FY20) for the following categories of service: (1) Bridge Design and Construction Support Services and/or (2) Bridge Resident Engineering Inspection (REI) Services. In order for a firm to be Pre-Qualified the firm must meet specific criteria requirements as stated on the Pre-Qualification Forms and SF330 Forms which can be obtained from the New York City Department of Transportation (NYCDOT). Information and applications to be included on such lists may be submitted at any time. The information and applications may be obtained from the NYCDOT's Agency Chief Contracting Office or from DOT's website (<http://www.nyc.gov/html/dot/html/about/doing-business.shtml>). Firms already on the Pre-Qualified Lists will need to be re-certified for inclusion on the list(s).

For the two categories described above, three (3) lists (Large, Medium and Small) are established according to project size. No firm may be placed on more than two of the three lists for the Bridge Design and Construction Support Services or the Bridge Resident Engineering Inspection Services category. Firms that are placed on these Pre-Qualified lists may be invited to receive RFPs (Request for Proposals) on selected Capital Bridge Projects without additional public notification. The Pre-Qualification Lists are as follows:

**SMALL BRIDGE DESIGN/REI:** (for projects less than \$15 million construction cost)

**MEDIUM BRIDGE DESIGN/REI:** (for projects of \$15 to \$40 million construction cost)

LARGE BRIDGE DESIGN/REI: (for projects in excess of \$40 million construction cost)

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.

Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, 8th Floor, Room 825, New York, NY 10041, Hours 10:00 A.M. to 3:00 P.M., Monday thru Friday. Window Services (212) 839-9308.

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HUMAN RESOURCES AND FACILITIES

AWARD

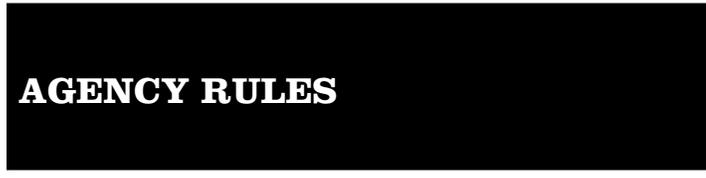
Services (other than human services)

TRAINING DESIGNED AND DELIVERED FOR THE FOLLOWING PROGRAMS, INCLUDING CLASSROOM, FIELD EXERCISES AND OPERATOR COMPETENCE EVALUATIONS: WORK ZONE SAFETY, EQUIPMENT AND HAND AND POWER TOOLS - Innovative Procurement - Other - PIN# 84118PO140HR - AMT: \$100,000.00 - TO: Epro Safety Solutions, PO Box 391, Centerville, VA 20122.

Pursuant to Section 3-12 of the New York City Procurement Policy Board (PPB) Rules NYCDOT has procured training designed and delivered for the following programs, including classroom, field exercises and operator competence evaluations: work zone safety, equipment and hand and power tools.

The New York City Department of Transportation (NYCDOT) on behalf of all New York City agencies and entities subject to the New York City Procurement Policy Board (PPB) Rules, utilized the Innovative Procurement Method, under Section 3-12 of the Procurement Policy Board Rules.

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OFFICE OF ADMINISTRATIVE TAX APPEALS

NOTICE

OFFICE OF ADMINISTRATIVE TAX APPEALS CAPA REGULATORY AGENDA FY 2019

Pursuant to Section 1042 of the Charter, the New York City Office of Administrative Tax Appeals sets forth below its regulatory agenda for the City's fiscal year of 2019:

NEW YORK CITY TAX APPEALS TRIBUNAL

- 1. SUBJECT: Repeal of existing Rules of Practice and Procedure of the Tax Appeals Tribunal (Tribunal) and adoption of new Rules of Practice and Procedure. A. Reason: The Tribunal Rules of Practice and Procedure have not been revisited in any significant way since they were originally adopted in 1992. B. Anticipated contents: As part of a complete review and update of the Tribunal Rules of Practice and Procedure... C. Objectives: Adopt new Tribunal Rules of Practice and Procedure to give taxpayers and practitioners updated instructions for handling proceedings before the Tribunal...

- D. Legal basis: Section 169 of the New York City Charter. E. Types of individuals and entities likely to be affected: Taxpayers subject to any non-property income and excise taxes administered by the City of New York... F. Relevant laws and rules: Sections 168 through 172 of the New York City Charter and Title 20 of the Rules of the City of New York. G. Approximate schedule: Fourth Quarter of FY 2019.

Agency Contact: Mary E. Gallagher (212) 669-2070

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BUILDINGS

NOTICE

FY '19 REGULATORY AGENDA OF THE DEPARTMENT OF BUILDINGS, PURSUANT TO SECTION 1042 OF THE CITY ADMINISTRATIVE PROCEDURE ACT

The Rules of the New York City Department of Buildings are authorized pursuant to Section 643 of the New York City Charter and are found in Title 1 of the Rules of the City of New York. The Rules are supplementary and include interpretive technical rulings as well as administrative procedure necessary to carry out the law.

Promulgation of the following rules and regulations of the Department of Buildings is anticipated by the first day of July 2019:

- 1. Rule relating to the Loft Board. A. Reason: To simplify navigation, language, and processes, to add rules pertaining to the 2015 amendments to the Loft Law and to address issues raised by tenants and owners within the Loft community. B. Anticipated contents: Add an entirely new Chapter 1 governing the Loft Board's functions and amend some rules contained in Chapter 2 to address community concerns. C. Objectives: Repeal and reenact the Loft Board procedural rules in order to simplify navigation, language, and processes and to address community concerns. D. Legal basis: Section 643 of the New York City Charter; Multiple Dwelling Law 282(d). E. Types of individuals and entities likely to be affected: Owners and tenants of interim multiple dwellings and those who work with them to legalize these spaces (architects, contractors, etc.) F. Other relevant laws: Multiple Dwelling Law §282. G. Approximate schedule: First half of FY'19. Contact person - Helaine Balsam, Executive Director, Loft Board, (212) 393-2616. 2. Rule relating to gas work qualifications. A. Reason: Local law 150 of 2016 created a requirement for gas work qualifications. B. Anticipated contents: Qualifications for performing gas work. C. Objectives: Establish qualifications for performing gas work. D. Legal basis: Section 643 of the New York City Charter. E. Types of individuals and entities likely to be affected: Plumbers and those performing gas work. F. Other relevant laws: Article 423 of the Administrative Code. G. Approximate schedule: Second half of FY'19. Contact person - Gus Sirakis, Assistant Commissioner, Technical Affairs, (212) 393-2043. 3. Rule relating to gas piping safety inspections. A. Reason: Local law 152 of 2016 requires periodic inspections of gas piping systems. B. Anticipated contents: Qualifications for gas piping safety inspectors and the frequency of inspections. C. Objectives: Establish qualifications for gas piping safety inspectors and the frequency of inspections. D. Legal basis: Section 643 of the New York City Charter.

- E. Types of individuals and entities likely to be affected: Building owners, licensed plumbers.
- F. Other relevant laws: Article 318 of the Administrative Code.
- G. Approximate schedule: Second half of FY '19.

**Contact person** – Gus Sirakis, Assistant Commissioner, Technical Affairs, (212) 393-2043

**4. Increasing penalties for violation of stop work orders and work without a permit.**

- A. Reason: Local laws 156 and 157 of 2017 increased the penalties for violation of stop work orders and work without a permit.
- B. Anticipated contents: Amend 1 RCNY § 102-04 to increase penalties to match the increases in local laws 156 and 157.
- C. Objectives: Bring rule into compliance with code.
- D. Legal basis: Section 643 of the New York City Charter.
- E. Types of individuals and entities likely to be affected: Building owners; registered design professionals, licensees, contractors.
- F. Other relevant laws: Sections 28-207.2.6 and 28-213.1 of the Administrative Code
- G. Approximate schedule: Second half of FY'19.

**Contact person** - Shamonda Graham, Executive Director, Administrative Enforcement, (212) 393-2783

**5. Rules necessary to add or amend penalties and violation classifications.**

- A. Reason: Various local laws adopted by the City Council may require adding violation classifications and penalties or amending existing ones.
- B. Anticipated contents: Amend 1 RCNY § 102-01 to add or amend penalties and violation classifications for violations of code and rules as needed.
- C. Objectives: To be able to impose penalties for violation of new local laws.
- D. Legal basis: Article 201 of the NYC Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners; registered design professionals, licensees, contractors.
- F. Other relevant laws: NYC Administrative and Construction Codes, as amended.
- G. Approximate schedule: Second half of FY'19.

**Contact person** - Shamonda Graham, Executive Director, Administrative Enforcement, (212) 393-2783

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**ENVIRONMENTAL PROTECTION**

■ NOTICE

**New York City Department of Environmental Protection  
FY19 Regulatory Agenda**

In compliance with Section 1042 of the New York City Charter, the following is the regulatory agenda for rules that the New York City Department of Environment of Protection (DEP) anticipates it may promulgate during the fiscal year beginning July 1, 2018 and ending June 30, 2019. An approximate schedule for adopting the proposed rules and the name and telephone number of a DEP official knowledgeable about each subject area involved are listed below each section.

**1. Construction Noise Mitigation Rules**

A. Description

Rules regarding noise mitigation practices including requirements for street plates, jackhammers, and noise barriers.

B. Reasons

Update 2005 rules that set forth specific requirements for “construction noise mitigation plans” that contractors must complete prior to starting work.

C. Anticipated contents

The rule will establish additional requirements for the use of insulation between street plates and the ground, additional noise barriers for structures over 20 feet, and additional technologies for mitigation of jackhammer noise during nighttime construction activities.

D. Objectives

To further reduce noise during construction activities.

E. Legal basis:

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code §24-219, 15 RCNY §28-100 et seq., 34 RCNY §2-11

G. Individuals and entities affected:

Builders and Contractors

H. Approximate Schedule:

4Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**2. Compliance with Local Law 53/18**

A. Descriptions

Rules will define timeframes for noise inspections; will establish procedures for stop-work orders and amend the adjudication process to cover hearings on stop-work orders issued. The department will amend existing construction rules to define “interior renovations.”

B. Reasons

Local Law 53 of 2018 revised the Noise Code to require rapid responses to complaints regarding construction noise and music from commercial establishments. The same legislation allows inspectors to stop work with respect to the equipment that is in violation of the decibel levels set and poses a threat to human health and safety. Finally, the same legislation requires a definition of what constitutes interior work.

C. Anticipated contents

The rules will establish requirements to help ensure that after-hours noise complaints are responded to during a time that the noise is most likely to occur and when the noise is likely to be repeated. The stop work rule will establish a procedure for requesting a hearing to appeal a written abatement order. The department will amend the construction noise rules to define what constitutes interior renovations and the mitigation procedures to be used to reduce the noise levels during this construction activity.

D. Objectives

To further reduce noise during construction activities.

E. Legal basis:

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code §24-207, 24-219, 24-223.1, 15 RCNY §28-100 et seq.

G. Individuals and entities affected:

Builders and Contractors

H. Approximate Schedule:

1Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**3. Mold**

A. Description

Rule to define the emergency condition that would allow a contractor to file the post remediation notice to the department within 24 hours after the commencement of the abatement has begun.

B. Reasons

Local Law 61 of 2018 established minimum standards for carrying out mold assessment, mold abatement and mold remediation at certain buildings and requires the department to promulgate this rule.

C. Anticipated contents

The rule would set forth the conditions that pose an immediate risk of harm to any person or damage to property and would necessitate a filing 24 hours after the commencement of the abatement.

D. Objectives

Comply with Local Law 61 mandate by developing standards that would define when notices have to be filed within 24 hours.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant local laws and rules:

Local Law 61 of 2018; NYC Administrative Code section 24-154

G. Individuals and entities affected:

Contractors, Building Owners

H. Approximate Schedule:

3Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**4. Registration of Cook Stoves and Charcoal Burning Devices**

A. Description

Rule to require registration under the Air Code for cook stoves and charcoal burning devices that require the installation of an emission control device.

B. Reasons

The 2016 Air Code revision did not contain an explicit requirement to file a registration for cook stoves with the department as was required for char broilers. Requiring registration of these devices allows for better tracking and requirements for control systems before the 2020 effective date for installing emission controls on existing cook stoves.

C. Anticipated contents

The rule will create a registration requirement that all cook stoves and charcoal burning devices must be registered with the department.

D. Objectives

Reduction in emissions.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403, Ad Code 24-109

F. Relevant local laws and rules:

NYC Administrative Code Section 24-109(a)(17)

G. Individuals and entities affected:

Restaurants, other food preparation facilities

H. Approximate Schedule:

2Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**5. Work Permit Exceptions**

A. Description

Rule will define certain equipment that the department may exempt from requirements for a work permit under the Air Pollution Control Code.

B. Reasons

Certain equipment, which is not explicitly exempted from the work permit requirement in Section 24-121 of the Air Code, does not need a work permit for various reasons including how DEC classifies certain sources. DEP seeks to clarify and expand the existing list of sources for which a registration or exemption from filing is acceptable instead of a work permit.

C. Anticipated contents

The rule will set forth the equipment or apparatus that the department may exempt from requirements for a work permit.

D. Objectives

Simplify compliance requirements and streamline permitting.

E. Legal basis:

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code Section 24-121(a)(21)

G. Individuals and entities affected:

Engineers, architects, and those who file in the regulated community.

H. Approximate Schedule:

2Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**6. Fee Rule Amendment**

A. Description

Rule will establish a fee for variances from the Air Pollution Control Code.

B. Reasons

The department receives requests for variances from the Air Code, which require a review by engineers and other staff. The department needs a fee to cover its costs for reviewing these applications.

C. Anticipated contents

The rule will establish a fee for review of applications for a variance from the Air Code.

D. Objectives

Ensure sufficient revenue is received to review and evaluate variances.

E. Legal basis:

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code Section 24-105 (c)

G. Individuals and entities affected:

Those who seek a variance from the Air Code.

H. Approximate Schedule:

3Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**7. Penalty Schedule Amendments**

A. Description

Rules that will amend the penalty schedule for the Air Code, Noise Code, Asbestos Rules, and Community Right-to-Know Law.

B. Reasons

Recent or pending changes will require the amendment of penalty schedules related to summonses issued by DEP.

C. Anticipated contents

Addition and deletion of affected provisions from current penalty schedules.

D. Objectives

Update penalty schedules to be consistent with current laws and rules.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant local laws and rules:

NYC Administrative Code § 24-223, 24-223.1(d), 24-154, 24-178, 24-105, 24-204, 24-257, 15 RCNY Chapter 1.

G. Individual and entities affected:

Entities and individuals who receive summonses issued by DEP.

H. Approximate Schedule:

1Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**8. Drilling and Excavation**

A. Description

Uniform standards for the application for and permitting of all drilling and/or excavation in close proximity to critical infrastructure.

B. Reason

Existing provisions of the Administrative Code mandate in general terms that the DEP Commissioner protect New York City's water supply; this rule would provide explicit protections.

C. Anticipated contents

The rule will set forth specific standards for the application for and permitting of drilling and/or excavation in close proximity to critical infrastructure

D. Objectives

To guarantee and protect the integrity of New York City's water supply and facilities.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

NYC Administrative Code §24-302; 15 RCNY Chapter 34.

## G. Individuals and entities affected:

Engineers and contractors whose projects include drilling and/or excavation within the five boroughs of NYC

## H. Approximate Schedule:

4Q FY 2019

## I. Agency Contact:

Melinda Sherer, DEP Legal Affairs, (718) 595-6613

**9. Water Shortage Rules**

## A. Description

Amendment of existing rules to apply in all situations of water shortage (including drought situations) and to update the existing prohibitions.

## B. Reasons

Update the existing prohibitions to reflect current conservation studies and understanding of water use by consumers.

## C. Anticipated contents

The rule will set forth prohibitions and restrictions on water usage during periods of water shortage.

## D. Objectives

Ensure an adequate water supply during periods of weather-related drought and/or large conveyance infrastructure repair and/or failure.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

15 RCNY Chapter 21

## G. Individuals and entities affected:

All consumers of New York City water

## H. Approximate Schedule:

4Q FY 2019

## I. Agency Contact:

Robin Levine, DEP Legal Affairs (718) 595-6586

**10. Design and Construction of Private Water Mains**

## A. Description

Rules for design and construction of private water mains.

## B. Reasons

Establish rules for private water mains that are consistent with rules for private sewers.

## C. Anticipated contents

The rules will establish requirements for those who construct private water mains in mapped streets at their own expense (and connect such water mains to City water mains or other private water mains) to transfer ownership of such mains to the City within a prescribed period of time.

## D. Objectives

To ensure that private water mains are constructed to DEP standards and specifications.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

15 RCNY Chapter 23

## G. Individuals and entities affected:

Builders and developers

## H. Approximate Schedule:

4Q FY 2019

## I. Agency Contact:

Susan Gordon, DEP Legal Affairs (718) 595-4260

**11. Watershed - Revocable Land Use Permits**

## A. Description

Rules for issuance of revocable land use permits for NYC-owned land in nine upstate counties

## B. Reasons

Give DEP greater discretion to allow acceptable activities on City-Owned land without imposition of unduly burdensome insurance requirements.

## C. Anticipated contents

The rule will remove the requirement for a bond for pump stations and add a new fee category for "lawn mowing or other small-scale uses incidental to residential dwellings."

## D. Objectives

Permit public use of land in the NYC watershed in upstate counties.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

15 RCNY Chapter 17

## G. Individuals and entities affected:

Applicants for revocable land use permits for NYC-owned land in nine upstate counties

## H. Approximate Schedule:

4Q FY 2019

## I. Agency Contact:

May Chin, DEP Legal Affairs (845) 340-7204

**12. Watershed - Rules for the Recreational Use of Water Supply Lands and Waters**

## A. Description

Rules for issuance of permits and permissions for certain commercial activities and additional uses on water supply property owned by the City of New York.

## B. Reasons

Emphasize new recreational uses and further align property designations with beneficial use principles.

## C. Anticipated contents

The rule will provide for permitting for new recreational uses such as trolling motors and for new Public Access Areas for East of Hudson water supply lands.

## D. Objectives

To provide management strategies to manage/protect natural resources.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

## F. Relevant local laws and rules:

15 RCNY Chapter 16

## G. Individuals and entities affected:

Public interested in recreational use of water supply lands and waters

## H. Approximate Schedule:

4Q FY 2019

## I. Agency Contact:

Robin Levine, DEP Legal Affairs (718) 595-6586

**13. Watershed - Watershed Regulations**

## A. Description

Update of certain wastewater sections of the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations).

## B. Reasons

To conform to regulatory revisions made by the New York State Department of Environmental Conservation (DEC) and the New York State Department of Health.

## C. Anticipated contents

The rule will amend requirements governing certain regulated activities in the New York City watershed including noncomplying regulated activities, subsurface treatment systems, holding tanks, stormwater pollution prevention plans, sewer systems, and variances.

## D. Objectives

Protection of NYC water supply from contamination and pollution.

## E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant state/local laws and rules:

15 NYCRR Chapter 18; Design Standards for Intermediate-Sized Wastewater Treatment Systems (effective March 5, 2014), and the New York State Department of Health Appendix 75-A revisions (effective February 2, 2010).

G. Individuals and entities affected:

Persons undertaking regulated activities in the New York City Watershed

H. Approximate Schedule:

4Q FY 2019

I. Agency Contact:

Robin Levine, DEP Legal Affairs (718) 595-6586

**14. Community Right-to-Know Rules**

A. Description

Update and revision of the Community Right-To-Know Regulations for entities involved in the processing, storage, handling, or use of hazardous substances, extremely hazardous substances, and regulated toxic substances.

B. Reasons

DEP promulgated these rules almost 25 years ago, and they contain many outdated and obsolete references.

C. Anticipated contents

Revisions to the Hazardous Substances List to conform to the current federal and state lists

D. Objectives

To protect the public from the dangers associated with hazardous substances.

E. Provide a summary of the legal basis for the proposed rule.

NYC Charter Section 1403

F. Relevant local laws and rules:

15 RCNY Chapter 41, §§ 24-703 and 24-706 of the New York City Administrative Code

G. Individuals and entities affected:

Owners of facilities where hazardous substances are stored.

H. Approximate Schedule:

4Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**15. Sewer Use Rules**

A. Description

Revisions to "Use of the Public Sewers" rules, incorporating federal pretreatment standards and requirements, establishing sewer use limits and implementing the federal pretreatment program.

B. Reasons

Provide more clarity and specificity to the regulations in order to avoid confusion, promote higher rates of compliance, and facilitate DEP inspectors' performance of comprehensive inspections.

C. Anticipated contents

Modifications to the definition section, the Best Management Practices for Non-Residential Direct and Indirect Dischargers of Grease to the Public Sewer System, and the rules regarding groundwater discharge permits.

D. Objectives

Reduce pollutants in stormwater runoff that discharge to the local waterbodies.

E. Provide a summary of the legal basis for the proposed rule.

Section 1403 of NYC Charter and Section 24-523(e) of the NYC Administrative Code

F. Relevant local laws and rules:

15 RCNY Chapter 19

G. Individuals and entities affected:

Dischargers to the public sewer system.

H. Approximate Schedule:

4Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**16. MS4**

A. Description

Rules that will give DEP new or additional authority to regulate certain sources of pollution in order to protect water quality and meet the City's obligations under the MS4 permit.

B. Reasons

New York State Pollutant Discharge Elimination System Permit for the NYC Municipal Separate Storm Sewer System (MS4), effective date August 1, 2015, requires DEP to have legal authority to regulate sources of pollution to the MS4.

C. Anticipated contents

Addition of rules related to regulation of industrial/commercial dischargers and dischargers from construction and post-construction sites to the MS4.

D. Objectives

To comply with NYC's MS4 permit and regulate discharges to the NYC MS4 in order to reduce the discharge of pollutants to the NYC waterways.

E. Provide a summary of the legal basis for the proposed rule.

Section 1403 of NYC Charter, Chapter 5 of Title 24 of the NYC Administrative Code

F. Relevant local laws and rules:

Chapter 5 of Title 24 of the NYC Administrative Code

G. Individuals and entities affected:

Property owners, business owners, contractors and the public.

H. Approximate Schedule:

4Q FY 2019 (Industrial/Commercial Rules); 4Q FY 2019 (Construction/Post-Construction Rules)

I. Agency Contact:

Melinda Sherer, DEP Legal Affairs (718) 595-6613

**17. Revision of Facility Inventory Form**

A. Description

Repeal and replace the existing Facility Inventory Form (FIF) in the Community Right-to-Know Program Rules.

B. Reasons

The current FIF requires updating due to new federal, state, and local requirements.

C. Anticipated contents

The current FIF will be replaced by an updated version.

D. Objectives

Bring the FIF into compliance with all current requirements.

E. Provide a summary of the legal basis for the proposed rule.

Section 1403 of NYC Charter and Section 24-705 of the Administrative Code

F. Relevant local laws and rules:

Community Right-to-Know Law (Section 24-705)

G. Individuals and entities affected:

Facilities that store hazardous materials.

H. Approximate Schedule:

1Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

**Update to Perchloroethylene Dry Cleaning Facilities**

A. Rules applicable to all dry cleaning facilities in the State that use perchloroethylene (perc) will be amended to reflect changes by the DEC to 6 NYCRR Parts 200 and 232.

B. Reasons

DEC has adopted changes to the regulations that impact the dry cleaning community. Major changes to the dry cleaning industry have taken place since DEC's dry cleaning regulations went into effect in 1997. As a result, many of the requirements in Part 232 have become outdated and are, therefore, in need of revision.

C. Anticipated Contents

Revise the existing regulation and add several new components to improve compliance and program delivery; reduce perc and alternative solvent emissions to the environment; address advancements in technology and changes in the industry regarding the use of alternative dry cleaning solvents; and bring New York's regulation up to date with current federal requirements. This proposal applies to any entity that operates, or proposes to operate, approved alternate solvent or perc dry cleaning machines.

D. Objectives

Reduce exposure to perc from dry cleaning operations and improve air quality.

E. Legal Basis

NYC Charter Section 1403

F. NYC Administrative Code Section 24-105, 15 RCNY 12-01 et seq.

G. Individuals and Entities affected:

Dry Cleaning Facilities

H. Approximate Schedule:

2Q FY 2019

I. Agency Contact:

Russ Pecunies, DEP Legal Affairs, (718) 595-6531

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FINANCE

NOTICE

DEPARTMENT OF FINANCE
CAPA REGULATORY AGENDA FY 2019

1. SUBJECT: Major capital improvement (MCI) tax abatements

- A. Reason: A new real property tax abatement for rent stabilized and rent controlled apartment buildings in New York City was enacted in 2015. This tax abatement is intended to partially offset the economic loss imposed upon eligible building owners due to the recent changes in the amortization period for major capital improvements.
B. Anticipated contents: The proposed rule will set forth who is eligible for the benefit as well as how the amount of the benefit is calculated.
C. Objectives: The tax abatement is intended to partially offset the economic loss imposed upon eligible building owners due to the 2015 changes in the amortization period for major capital improvements.
D. Legal basis: The enabling legislation for MCI tax abatements is set forth in Real Property Tax Law Section 467-i, Paragraph 6 of Subdivision c of Section 26-511 and Subparagraph g of Paragraph 1 of Section 26-405 of the administrative code of the City of New York.
E. Other relevant laws: See Paragraph D above
F. Types of individuals and entities likely to be affected: Owners of rent stabilized and rent controlled apartments.
G. Approximate schedule: 1st quarter of FY 2019.

Agency Contact: Timothy LaRose (718) 488-2029

2. SUBJECT: Industrial and Commercial Abatement Program ("ICAP")

- A. Reason: The Department of Finance proposes revising the rules relating to ICAP. These changes are needed to address recent changes to the New York State Real Property Law.
B. Anticipated contents: The proposed rule will amend the ICAP rules to allow the granting of abatement benefits by the New York City Department of Finance when a final application is filed more than one year from the date of issuance of the first building permit for construction work on the project, or when construction work does not require a building permit, no later than the date of commencement of construction on the project. The proposed rule amendment also extends the deadline for the submission of ICAP preliminary applications from April 1, 2019 to April 1, 2022.
C. Objectives: The objective of the proposed rule is to conform the ICAP rules with recently adopted changes to the New

York Real Property Tax law.

- D. Legal basis: The enabling legislation for ICAP is set forth in Real Property Tax Law Sections 489-aaaaaa to 489-kkkkkk and the local law is set forth in Sections 11-268 to 11-278 of the Administrative Code of the City of New York.
E. Other relevant laws: See Paragraph D above.
F. Types of individuals and entities likely to be affected: Owners of commercial and industrial real property.
G. Approximate schedule: 2nd quarter of FY 2019.

Agency Contact: Timothy LaRose (718) 488-2029

3. SUBJECT: SCRIE and DRIE Program Rules

- A. Reason: The Senior Citizen Rent Increase Exemption (SCRIE) Program and Disability Rent Increase Exemption (DRIE) Programs provide eligible senior citizens and persons with disabilities with exemptions from certain rent increases and property taxes. These rules will provide more detailed information concerning the eligibility as well as calculation of SCRIE and DRIE benefits for eligible senior citizens and persons with disabilities.
B. Anticipated contents: The proposed rules will address who is eligible for SCRIE and DRIE benefits as well as the income and apartment eligibility requirements. The proposed rules will also address rent increase exemption orders, the treatment of Major Capital Improvements (MCI), preferential rents, benefit takeovers and rent redeterminations.
C. Objectives: These rules will provide guidance concerning the eligibility for as well as calculation of rent increase exemption benefits for eligible senior citizens and persons with disabilities as well as corresponding tax abatement benefits for building owners.
D. Legal basis: The enabling legislation for SCRIE and DRIE benefits are set forth in Real Property Tax Law Sections 467(b) and 467(c) and the local laws are set forth in Chapter 3 (Section 26-401 et seq.), Chapter 4 (Section 26-501 et seq.) and Chapter 7 (Section 26-601 et seq.) of Title 26 of the Administrative Code of the City of New York.
E. Other relevant laws: See Paragraph D above.
F. Types of individuals and entities likely to be affected: SCRIE and DRIE beneficiaries and owners of rent stabilized and rent controlled apartments.
G. Approximate schedule: 4th quarter of FY 2019.

Agency Contact: Timothy LaRose (718) 488-2029

4. SUBJECT: Amendment to Parking Broker Sanctions Rules

- A. Reason: The Department of Finance proposes the increase of the maximum period of suspension the Commissioner may impose on a parking summons broker or brokerage company who violates the DOF parking summons broker sanctions rules that brokers and brokerage companies must adhere to when appearing before the Parking Violations Bureau.
B. Anticipated contents: The proposed rule will increase the maximum period of suspension that the Commissioner may impose on a parking summons broker or brokerage company who violates the DOF parking summons broker sanctions rules that brokers and brokerage companies must adhere to when appearing before the Parking Violations Bureau from five (5) years to life, or in the case of a brokerage company, until its dissolution.
C. Objectives: The proposed rule will increase the deterrence against potential misconduct and fraud performed by parking summons brokers or brokerage companies when appearing before the Parking Violations Bureau.
D. Legal basis: The enabling legislation for this proposed rule is Section 19-203 of the Administrative Code of the City of New York, and New York City Charter ("Charter") Sections 1043 and 1504, which authorize DOF to make this proposed rule.
E. Other relevant laws: See Paragraph D above.
F. Types of individuals and entities likely to be affected: Parking summons brokers and brokerage companies.
G. Approximate schedule: 1st quarter of FY 2019.

Agency Contact: Jeremy Loewenberger (718) 488-2446

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## HEALTH AND MENTAL HYGIENE

### ■ NOTICE

#### NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE

##### FY 2019 REGULATORY AGENDA

Pursuant to Section 1042 of the New York City Charter, the New York City Department of Health & Mental Hygiene hereby publishes a Regulatory Agenda for fiscal year 2019. The Regulatory Agenda describes those areas in which it is anticipated that rules may be promulgated during this fiscal year.

#### 1. Mandate Reporting of *C. auris*

- Provide a brief description of the subject area(s) of the proposed rule. Amend New York City Health Code to mandate laboratory reporting of *Candida (C.) auris*.
- State the reasons why action by the agency is being considered. *C. auris* is an emerging fungus that represents a serious public health threat. *C. auris* can infect many parts of the body, and is most common in persons with other serious medical conditions and who are infected while in hospitals and nursing homes. Infection control measures are key to curbing the spread of *C. auris*. Mandated laboratory reporting will provide vital epidemiological information on the emerging outbreak in New York City.
- Provide a summary of the anticipated contents of the proposed rule (if known). Proposed rule would mandate laboratory reporting of *C. auris* – related laboratory findings.
- Provide a summary of the objectives of the proposed rule. Identify all *C. auris* cases in New York City to support appropriate infection control measures.
- Provide a summary of the legal basis for the proposed rule. Sections 556 (c) (2) and (4), Sections 558 (b) and Section 1043 of the New York City Charter.
- Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule: Articles 11 and 13 of the New York City Health Code.
- Provide a description of the types of individuals and entities likely to be subject to the proposed rule: Clinical laboratories.
- Provide the approximate schedule for adopting the proposed rule. First or second quarter of FY 2019.
- Agency Contact for Rulemaking:  
Rima Oken, Director of Policy  
Division of Disease Control  
Telephone: (347) 396-7591  
Email: roken@health.nyc.gov.

#### 2. Mandate Reporting of Non-Tuberculosis Mycobacteria

- Provide a brief description of the subject area(s) of the proposed rule. Amend the New York City Health Code to mandate provider and laboratory reporting of extrapulmonary infections caused by non-tuberculosis mycobacteria (NTM) species (i.e., not *M. tuberculosis* or *M. leprae*).
- State the reasons why action by the agency is being considered. Outbreaks of NTM are emerging in immunocompetent populations. In 2017, the Council of State and Territorial Epidemiologists (CSTE) adopted a position calling for national public health surveillance of extrapulmonary NTM.
- Provide a summary of the anticipated contents of the proposed rule (if known). The proposed rule would mandate laboratory and provider reporting of all positive NTM results yielded by specimens collected from sites other than the respiratory tract.
- Provide a summary of the objectives of the proposed rule. The Health Code amendment will enable the Department to conduct public health surveillance for the emerging disease, as recommended by CSTE
- Provide a summary of the legal basis for the proposed rule. Sections 556 (c) (2); 558 (b) and (c) abs 1043 of the New York City Charter.
- Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:

Articles 11 and 13 of the New York City Health Code.

- Provide a description of the types of individuals and entities likely to be subject to the proposed rule: Clinical laboratories.
- Provide the approximate schedule for adopting the proposed rule. First or second quarter of FY 2019.
- Agency Contact for Rulemaking:  
Rima Oken  
Director of Policy, Division of Disease Control  
Telephone: (347) 396-7591  
Email: roken@health.nyc.gov.

#### 3. Bathing Beaches

- Provide a brief description of the subject area(s) of the proposed rule. Proposed revisions to Article 167 (Bathing Beaches) of the New York City Health Code to conform to changes made in the State Sanitary Code and revised water quality criteria recommendations issued by the Environmental Protection Agency pursuant to the BEACH Act of 2000.
- State the reasons why action by the agency is being considered. To update water quality criteria for City recreational waters consistent with the latest EPA recommendations.
- Provide a summary of the anticipated contents of the proposed rule (if known). Revise current provisions in Article 167 dealing with water quality to conform with 2012 EPA recommendations.
- Provide a summary of the objectives of the proposed rule. To better protect public health at the City's coastal beaches governed by Article 167 of the Health Code by conforming its provisions to applicable state and federal regulations and recommendations.
- Provide a summary of the legal basis for the proposed rule. Revise Article 167 of the Health Code to conform to the most recent water quality criteria recommendation issued by the EPA in 2012 under the authority of the Beaches Environmental Assessment and Coastal Health (BEACHES) Act of 2000.
- Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule: BEACH Amendments to the Clean Water Act (CWA) Section 304(a). New York State Sanitary Code Part 6, Subpart 6-2 (Bathing Beaches).
- Provide a description of the types of individuals and entities likely to be subject to the proposed rule: Swimmers, bathers and permitted bathing beaches.
- Provide the approximate schedule for adopting the proposed rule. Second quarter of Fiscal Year 2019.
- Agency Contact for Rulemaking:  
Trevor McProud, City Research Scientist II, Bureau of Public Health Engineering; Telephone: (347) 396-6135;  
Email: tmcproud@health.nyc.gov.

#### 4. Mobile Food Vending Commissaries

- Provide a brief description of the subject area(s) of the proposed rule. Amend Article 89 of the New York City Health Code to specify additional regulatory standards and practices for mobile food vendor commissaries.
- State the reasons why action by the agency is being considered. There is a need to revise the provisions pertaining to mobile food vending commissaries in Article 89 to better control and prevent foodborne illnesses in the mobile food vending industry in the City.
- Provide a summary of the anticipated contents of the proposed rule (if known). To amend Article 89 of the New York City Health Code to update the provisions pertaining to the mobile food vending industry as it relates to design and construction, equipment and food safety operations.
- Provide a summary of the objectives of the proposed rule. Currently, Article 89 of the Health Code, specifically Section 89.27, sets forth only the most general categorical requirements for commissaries, and has been difficult for commissaries to comply with in the absence of specifications. The proposed regulations will aid the industry to maintain compliance with food sanitation requirements.
- Provide a summary of the legal basis for the proposed rule. Section 558(b) and (c) of the New York City Charter empowers the Board of Health to amend the Health Code and to include all matters to which the Health Department's authority extends.

6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
Subpart 14-1 of the State Sanitary Code; Subpart 14-4 of the State Sanitary Code; Article 71 of the New York City Health Code; Article 81 of the New York City Health Code; Article 89 of the New York City Health Code.
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
The public, permittees, owners and managers of all food service establishments.
8. Provide the approximate schedule for adopting the proposed rule.  
Winter 2019.
9. Agency Contact for Rulemaking:  
Michelle Robinson  
Deputy Executive Director, Food and Community Sanitation,  
Bureau of Environmental Health  
Telephone: (646) 632-6174  
Email: Mrobins1@health.nyc.gov.

#### 5. Radiation Control

1. Provide a brief description of the subject area(s) of the proposed rule.  
Radiation Control.
2. State the reasons why action by the agency is being considered.  
To simplify the process of maintaining consistency between Article 175 of the New York City Health Code (Radiation Control) and applicable federal (US Nuclear Regulatory Commission) radioactive materials requirements by incorporating relevant federal regulations by reference, and to update radiation equipment requirements by adopting certain provisions of the Model Code maintained by the Conference of Radiation Control Program Directors (CRCPD).
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
Repeal and reenactment of Article 175 of the New York City Health Code to incorporate by reference applicable federal regulations in order to maintain required consistency between Federal and local requirements and to update radiation equipment standards primarily to implement "best practices" quality assurance processes.
4. Provide a summary of the objectives of the proposed rule.  
To incorporate by reference into Article 175 of the Health Code applicable Federal radiation materials requirements and to update radiation equipment requirements.
5. Provide a summary of the legal basis for the proposed rule.  
NYC Charter Sections 556(c)(11), 558 and 1043.
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
10 CFR Chapter I  
10 NYCRR Part 16  
Article 175 of the New York City Health Code
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Facilities having a City issued x-ray permit or license to possess and use radioactive materials.
8. Provide the approximate schedule for adopting the proposed rule.  
Fall 2018.
9. Agency Contact for Rulemaking:  
Li Huang  
Acting Assistant Commissioner, Environmental Sciences and Engineering, Office of Radiological Health,  
Telephone: (718) 310-2726  
Email: lhuang@health.nyc.gov.

#### 6. Bathing Establishments

1. Provide a brief description of the subject area(s) of the proposed rule.  
The Department proposes to revise Article 165 of the New York City Health Code (Bathing Establishments).
2. State the reasons why action by the agency is being considered.  
To further protect swimmer health and safety and to conform to the federal Centers for Disease Control and Prevention (CDC) model code.
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
Revision to bather safety requirements in New York City Health Code Article 165.
4. Provide a summary of the objectives of the proposed rule.  
To further protect swimmer health and safety and to conform to the CDC model code.
5. Provide a summary of the legal basis for the proposed rule.  
NYC Charter Section 556 (c) (3) authorizes the Department to

exercise its functions, powers and duties in the area extending over the City, and over adjacent waters thereto.

6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
15 USC Sections 8001-8008 (Virginia Graeme Baker Pools and Spa Safety Act.  
Model Aquatic Health Code, Centers for Disease Control and Prevention  
New York State Sanitary Code, Part 6, Subpart 6-1 Swimming Pools  
New York State Building Code (Uniform Code), Section 3109  
New York City Building Code, Section 3109  
Article 165 of the New York City Health Code
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Swimmers and permitted bathing establishments.
8. Provide the approximate schedule for adopting the proposed rule.  
Summer 2018.
9. Agency Contact for Rulemaking:  
Trevor McProud, City Research Health  
Telephone: (347) 396-6135  
Email: tmcproud@health.nyc.gov.

#### 7. Fixed Penalty Schedules for Sustained Violations

1. Provide a brief description of the subject area(s) of the proposed rule.  
Proposed rule in Title 24 of the Rules of the City of New York establishing a fixed penalty schedule for all sustained notices of violation/summonses issued by the Department that are adjudicated at the Office of Administrative Trials and Hearings.
2. State the reasons why action by the agency is being considered.  
It is the Department's intent to establish fixed penalty amounts for all Department programs that issue violations returnable to the Office of Administrative Trials and Hearings. The Department currently has established fixed penalties for some, but not all, of its enforcement programs.
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
Fixed penalty amounts for additional Departmental programs that issue notices of violation returnable to the Office of Administrative Trials and Hearings will be established.
4. Provide a summary of the objectives of the proposed rule.  
Fixed penalties provide notice, promote transparency and consistency in adjudication outcomes.
5. Provide a summary of the legal basis for the proposed rule.  
Sections 556 and 1043 of the City Charter grants rulemaking authority to the Department.
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
Article 81 of the New York City Health Code; Article 89 of the New York City Health Code.
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Respondents in enforcement actions brought by the Department.
8. Provide the approximate schedule for adopting the proposed rule.  
First Quarter 2019.
9. Agency Contact for Rulemaking:  
Jeffrey Blank  
Senior Division Counsel, Bureau of Environmental Health  
Telephone: (646) 632-6240  
Email: jblank@health.nyc.gov.

#### 8. Mobile Food Vending Inspection Procedures

1. Provide a brief description of the subject area(s) of the proposed rule.  
Mobile Food Vending Inspection Procedures
2. State the reasons why action by the agency is being considered.  
Section 17-325.3 of Subchapter 2 of Chapter 3 of Title 17 of the Administrative Code directs the Department to promulgate rules establishing a system for grading and classifying inspection results for mobile food vending units using letter grades.
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
Amend Chapter 6 of Title 24 of the Rules of the City of New York to include inspection scoring and letter grading inspection and scoring procedures similar to those applied to food service establishments. Rule will also delineate penalties for violations of the proposed rule, the Health Code and State Sanitary Code.

4. Provide a summary of the objectives of the proposed rule. The proposed rule will establish objective measures for the sanitary inspections of mobile food vending units, including the implementation of a letter grading system.
5. Provide a summary of the legal basis for the proposed rule. Section 17-325.3 of Subchapter 2 of Chapter 3 of Title 17 of the Administrative Code requires that the Department establish a grading system for mobile food unit inspections.
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
Subchapter 2 of Chapter 3 of Title 17 of the New York City Administrative Code; Chapter 6 of Title 24 of the Rules of the City of New York; Subpart 14-4 of the State Sanitary Code; Articles 5, 81 and 89 of the New York City Health Code.
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Mobile food vending permittees and licensees.
8. Provide the approximate schedule for adopting the proposed rule.  
Winter 2019.
9. Agency Contact for Rulemaking:  
Michelle Robinson  
Deputy Executive Director, Food and Community Sanitation,  
Bureau of Environmental Health Telephone: (646) 632-6174  
Email: Mrobins1@health.nyc.gov.

### 9. Window Guards

1. Provide a brief description of the subject area(s) of the proposed rule.  
Repeal and Reenact Chapter 12 of Title 24 of the Rules of the City of New York to update specifications for window guards and other limiting devices; update the procedures to be followed for obtaining the Department's approval of such window guards and limiting devices; update lease notice and annual notice of widow guard requirement provided to tenants in multiple dwellings.
2. State the reasons why action by the agency is being considered. To reflect the technical advances in window design and modern building structures and to streamline the approval process for window fall prevention devices (window guards and limiting devices).
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
Update the requirements for window guards and alternative window guard limiting devices in order to obtain the required Department approvals for use of these devices.
4. Provide a summary of the objectives of the proposed rule.  
Update specifications for window guards and alternative limiting devices to be followed in order to obtain the required Department approval for use of these devices.
5. Provide a summary of the legal basis for the proposed rule. Section 131.15 of the NYCHC and Chapter 12 of Title 24 of the RCNY; Section 17-123 of Title 17 of the New York City Administrative Code, Section 2043.1 of Title 27 of the Housing Maintenance Code.
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
Section 131.15 of the New York City Health Code; Chapter 12, Title 24 of the Rules of the City of New York;
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Building owners and landlords of multiple dwellings where children 11 years of age or younger reside as well as manufacturers of window guards and limiting devices.
8. Provide the approximate schedule for adopting the proposed rule.  
Second quarter of Fiscal Year 2019.
9. Agency Contact for Rulemaking:  
Deborah Nagin  
Director of Health Homes Program, Bureau of Environmental Health  
Telephone: (646) 632-6108  
Email: dnagin@health.nyc.gov.

### 10. Cleaning Park Playground Equipment after Pesticide Spraying

1. Provide a brief description of the subject area(s) of the proposed rule.  
The City Council passed Local Law No. 71 of 2018 which requires the cleaning of park playground equipment within 24 hours of pesticide application (spraying). DOHMH must establish by rule the minimum distance between the treatment and the equipment where cleaning will be required.

2. State the reasons why action by the agency is being considered. Local Law 71 of 2018 requires that the Department pass this rule.
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
The proposed rule will specify the minimum distance between the pesticide treatment and the equipment where cleaning will be required.
4. Provide a summary of the objectives of the proposed rule.  
Establish by rule the minimum distance between treatment and playground equipment where cleaning will be required.
5. Provide a summary of the legal basis for the proposed rule. Local Law No. 71 of 2018 (Section 18-148 of Chapter 1 of Title 18 of the Administrative Code of the City of New York).
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
Section 18-148 of Chapter 1 of Title 18 of the Administrative Code; Section 409-k of the State Education Law; Section 390 of the Social Services Law.
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Operators applying pesticide near City park playground equipment.
8. Provide the approximate schedule for adopting the proposed rule.  
Second quarter of Fiscal Year 2019.
9. Agency Contact for Rulemaking:  
Otis Pitts, Assistant Commissioner, Regulatory and External Affairs,  
Bureau of Environmental Health; Telephone: (646) 632-6254  
Email: opitts@health.nyc.gov.

### 11. Food Safety Inspection Procedures

1. Provide a brief description of the subject area(s) of the proposed rule.  
Food Safety Inspection Procedures.
2. State the reasons why action by the agency is being considered. Updating is required to Department rules, located at 24 RCNY Chapter 23, Appendices A, B, and C (relating to Food Service Establishment Inspection Procedures) to conform them to applicable recent amendments to Article 81 of the New York City Health Code.
3. Provide a summary of the anticipated contents of the proposed rule (if known).  
To conform the numbering and descriptions of certain violations with those in Article 81 of the Health Code.
4. Provide a summary of the objectives of the proposed rule.  
Chapter 23 will be amended to better reflect changes that were made to Article 81.
5. Provide a summary of the legal basis for the proposed rule. NYC Charter Section 556 (c)(9) authorizes the Department to supervise and regulate the City's food supply.
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
10 NYCRR Chapter I, State Sanitary Code, Part 14, Subpart 14-1 Article 71 of the New York City Health Code  
Article 81 of the New York City Health Code
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
The public, permittees, owners and managers of all food service establishments.
8. Provide the approximate schedule for adopting the proposed rule.  
Winter 2019.
9. Agency Contact for Rulemaking:  
Michelle Robinson  
Deputy Executive Director, Food Safety and Community Sanitation, Bureau of Environmental Health  
Telephone: (646) 632-6174  
Email: Mrobins1@health.nyc.gov.

### 12. Cooling Towers

1. Provide a brief description of the subject area(s) of the proposed rule.  
Cooling Towers.
2. State the reasons why action by the agency is being considered. Minor revisions are needed to Chapter 8 of Title 24 of the Rules of the City of New York (Cooling Towers) for consistency with New York State regulations. Additional changes are proposed to clarify certain requirements of the regulations as well as incorporate elements of relevant standards and codes that have been published since the promulgation of Chapter 8.

3. Provide a summary of the anticipated contents of the proposed rule (if known).  
Proposal to amend and revise the current rule for clarification and consistency with state regulations.
4. Provide a summary of the objectives of the proposed rule.  
Purpose is to provide clarification and consistency with state regulations.
5. Provide a summary of the legal basis for the proposed rule.  
NYC Charter Sections 556 and 1043; Section 17-194 of the Administrative Code of the City of New York.
6. Provide all relevant Federal, State, and Local laws and rules, including those which may duplicate, overlap or conflict with the proposed rule:  
10 NYCRR 4-1; Section 17-194.1 of the New York City Administrative Code  
24 RCNY Chapter 8.
7. Provide a description of the types of individuals and entities likely to be subject to the proposed rule:  
Both owners of cooling towers and owners of buildings with cooling towers.
8. Provide the approximate schedule for adopting the proposed rule.  
First Quarter of FY 2019.
9. Agency Contact for Rulemaking:  
Karen Fernandez  
Public Health Engineering, Bureau of Environmental Health  
Telephone: (718) 310-2771  
Email: kfernand@health.nyc.gov.

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**MAYOR'S OFFICE OF CONTRACT SERVICES**

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■ NOTICE

**New York City Procurement Policy Board  
FY19 Regulatory Agenda**

In compliance with Section 1042 of the New York City Charter, the following is the regulatory agenda for rules that the Procurement Policy Board may promulgate during the fiscal year beginning July 1, 2018 and ending June 30, 2019. An approximate schedule for adopting the proposed rules and the name and telephone number of an official knowledgeable about each subject area involved are listed below each section.

**Rule Change A**

1. *Description*

The proposed amendments to the Procurement Policy Board Rules ("PPB Rules") seek to increase the dollar threshold for mandatory PASSPort enrollment for vendors doing business with the City of New York. These PPB Rule amendments also seek to clarify the nomenclature used to describe the electronic vendor record system established pursuant to Section 6-116.2(b) of the New York City Administrative Code. That system, formerly known as "VENDEX," is now known as "PASSPort."

2. *Reason*

The threshold for enrollment in PASSPort was increased by the City Council through Local Law 72 of 2017, which amended Subsections 6-116.2(b) and (i) of the New York City Administrative Code. This rule change seeks to bring the PPB Rules into agreement with the provisions of the Administrative Code. This rule change also seeks to harmonize the PPB Rules' definitions of "PASSPort" and "VENDEX."

3. *Anticipated Contents*

The PPB seeks to amend PPB Rule 2-08 to require PASSPort enrollment for vendors with contracts and subcontracts, the value of which are equal to or greater than \$250,000. (For the purposes of this threshold, each contract or subcontract value is aggregated with the values of all other contracts, subcontracts franchises, or concessions awarded to the vendor during the immediately preceding twelve-month period.) The current dollar threshold is equal to \$100,000. The PPB also seeks to harmonize the definitions of "VENDEX" and "PASSPort" by amending PPB Rule 1-01(e), the general definitions section of the PPB Rules.

4. *Objectives*

The PPB seeks to adopt the above mentioned rule changes to bring the PPB Rules into compliance with the New York City Administrative Code and ensure that the term "PASSPort" is reflected in the text of the PPB Rules. The dollar threshold increase, mentioned above, is part of a broader strategy to streamline the procurement workflow for the city. Improving procurement cycle-time will likely improve vendor experiences and accelerate the delivery of critical services to the public.

5. *Legal Basis*

The PPB is authorized by Sections 311(b) and (c) of the New York City Charter to adopt the proposed PPB Rule changes.

6. *Relevant Laws*

The PPB wishes to adopt this rule so that PPB Rule Section 2-08 agrees with New York City Administrative Code Section 6-116.2.

7. *Individuals and Entities Affected*

The proposed PPB Rule change will affect the disclosure requirements for vendors doing business with the City, their principal owners, and their officers.

8. *Approximate Schedule*

The PPB plans to consider this rule in the first quarter of FY 2019.

9. *Agency Contact*

Michael Smilowitz, Mayor's Office of Contract Services, (718) 594-5561, Michael.Smilowitz@mocs.nyc.gov

**Rule Change B**

1. *Description*

The proposed rule will expand opportunities for agencies to contract with Minority and Women Owned Business Enterprises ("M/WBEs") by expanding the potential use of the "small purchase" procurement method established under Section 3-08 of the PPB Rules.

2. *Reason*

The PPB wishes to exercise its authority, granted through Chapter 504 of the 2017 Laws of New York, to expand opportunities for M/WBEs to participate in City procurement and to expand the pool of available contractors to the City.

3. *Anticipated Contents*

This proposed amendment to Section 3-08 of PPB Rules would create a new subtype of small purchase, known as an "M/WBE Noncompetitive Small Purchase." The M/WBE Noncompetitive Small Purchase mechanism would allow agencies to make purchases of goods and services from M/WBEs in amounts not exceeding \$150,000 without competition.

4. *Objectives*

The PPB wishes to expand contracting opportunities to M/WBEs and expand the pool of available contractors to the City.

5. *Legal Basis*

Section 311(i)(1) of the New York City Charter, as amended by Chapter 504 of the 2017 Laws of New York, provides the PPB with the authority to adopt this rule.

6. *Relevant Laws*

There are no State, Federal, or Local laws or rules that conflict with the use of the M/WBE Noncompetitive Small Purchase mechanism.

7. *Individuals and Entities Affected*

City agencies subject to Chapter 13 of the New York City Charter will have the opportunity to use this mechanism to procure goods and services from M/WBEs certified under Section 1304 of the New York City Charter.

8. *Approximate Schedule*

The PPB plans to consider this rule in the first quarter of FY 2019.

9. *Agency Contact*

Michael Smilowitz, Mayor's Office of Contract Services, (718) 594-5561, Michael.Smilowitz@mocs.nyc.gov

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**RENT GUIDELINES BOARD**

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■ NOTICE

**NEW YORK CITY RENT GUIDELINES BOARD  
CAPA REGULATORY AGENDA FY 2019**

Pursuant to section 1042 of the Charter, the New York City Rent Guidelines Board (RGB) sets forth below its regulatory agenda for the City's fiscal year of 2019:

1. **SUBJECT:** Renewal lease adjustments for rent stabilized apartments and lofts commencing on October 1, 2019 through September 30, 2020
  - A. Reason: To set annual adjustments to rent stabilized leases

for apartments and lofts in NYC.

- B. Anticipated contents: One- and two-year renewal lease adjustments for rent stabilized apartments and lofts.
- C. Objectives: To comply with the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended.
- D. Legal basis: Section Resolution No 276 of 1974 of the New York City Council.
- E. Types of individuals and entities likely to be affected: Owners and tenants of rent stabilized apartment and lofts. ?
- F. Other relevant laws: N/A.
- G. Approximate schedule: Second Quarter of FY 2019.

Agency Contact: Andrew McLaughlin (212) 669-7482

**2. SUBJECT:** Rent adjustments for units located in rent stabilized hotels commencing on October 1, 2019 through September 30, 2020

- A. Reason: To set annual rent adjustments for rent stabilized units in residential Class A hotels, lodging houses, rooming houses, Class B hotels and Single Room Occupancy (SRO) buildings.
- B. Anticipated contents: One-year rent adjustments.
- C. Objectives: To comply with the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended.
- D. Legal basis: Section Resolution No 276 of 1974 of the New York City Council.
- E. Types of individuals and entities likely to be affected: Owners and tenants of rent stabilized hotels.
- F. Other relevant laws: N/A.
- G. Approximate schedule: Second Quarter of FY 2019.

Agency Contact: Andrew McLaughlin (212) 669-7482

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**TAXI AND LIMOUSINE COMMISSION**

■ NOTICE

**Regulatory Agenda  
Of the New York City Taxi and Limousine Commission  
Fiscal Year Ending June 30, 2019**

Pursuant to Section 1042 of the Charter of the City of New York, the New York City Taxi and Limousine Commission ("TLC") hereby publishes a Regulatory Agenda for the Fiscal Year ending June 30, 2019. This Regulatory Agenda describes briefly the subject areas in which it is anticipated that rules may be promulgated during the fiscal year.

**1. Used Taxi Rules**

- a. Anticipated Contents: Update the taxicab rules to permit limited use of used cars.
- b. Reason: Provide additional options to taxicab owners following the TLC's pilot of the approach.
- c. Objectives: Update and streamline requirements.
- d. Legal Basis: Chapter 65 of the New York City Charter and Title 19 and Chapter 5 of the Administrative Code.
- e. Other Relevant Laws: None
- f. Persons and entities likely to be affected: Medallion taxi owners.
- g. Approximate schedule: First half of FY 2019.
- h. Agency Contact for Rulemaking: Christopher Wilson, General Counsel. (212) 676-1110.

**2. Rules clarifying existing rules and practices**

- a. Anticipated contents: Revisions to TLC Rules to reflect changes suggested by City's Retrospective Rules Review project and to formalize certain procedures regarding fitness revocations.
- b. Reason: To adopt changes suggested by the review project and formalize existing procedures.
- c. Objectives: Clarity for rules and codifying procedures.
- d. Legal Basis: Chapter 65 of the New York City Charter and Title 19 and Chapter 5 of the Administrative Code.

- e. Other Relevant Laws: None.
- f. Persons and entities likely to be affected: Drivers licensed by the TLC, Bases, Medallion Owners, for-hire vehicle owners, Street Hail Livery owners, commuter van owners and general public.
- g. Approximate schedule: First half of FY 2019.
- h. Agency Contact for Rulemaking: Christopher Wilson, General Counsel. (212) 676-1110.

**3. Medallion Transfer Reform Rules**

- a. Anticipated contents: Revisions to requirements for the transfer of taxicab medallions, including removing independent/minifleet distinction and eliminating tort claim review process.
- b. Reason: Implement the requirements of Local Law 59 of 2017.
- c. Objectives: streamline transfer process, eliminate requirements that have outlived their usefulness.
- d. Legal Basis: Chapter 65 of the New York City Charter and Title 19 and Chapter 5 of the Administrative Code.
- e. Other Relevant Laws: Local Law 59 of 2017.
- f. Persons and entities likely to be affected: medallion owners, medallion purchasers, medallion lenders.
- g. Approximate schedule: First half of FY 2018.
- h. Agency Contact for Rulemaking: Christopher Wilson, General Counsel. (212) 676-1110.

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**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

Certification of No Harassment ("CONH")  
Pilot Program Concept Paper

In advance of the release of a Request for Proposals (RFP), the New York City Department of Housing Preservation and Development (HPD) is releasing a concept paper setting forth the services for potential, qualified vendors to support the CONH Pilot Program.

The CONH Pilot Program requires an investigation into whether harassment has occurred during a 60 month period preceding an application, and is triggered when an owner applies for a permit to the Department of Buildings to materially alter or demolish the building.

The concept paper will be posted on the HPD website, <http://www1.nyc.gov/site/hpd/vendors/contract-opportunities.page>, from May 14, 2018 to June 29, 2018. All comments in response to the concept paper should be in writing via email to: Mr. Jay Bernstein, Deputy Agency Chief Contracting Officer, at [jb1@hpd.nyc.gov](mailto:jb1@hpd.nyc.gov), by June 29, 2018.

Accessibility questions: [ENSAdmin@hpd.nyc.gov](mailto:ENSAdmin@hpd.nyc.gov), by: Monday, June 4, 2018, 5:00 P.M.



m7-11

**TRANSPORTATION**

■ NOTICE

**PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT PARK AVENUE (WEST) AND PERSHING SQUARE EAST BETWEEN EAST 41<sup>ST</sup> STREET AND EAST 42<sup>ND</sup> STREET, IN THE BOROUGH OF MANHATTAN**

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT"), intends to enter into a concession for the operation, management, and maintenance of a

pedestrian plaza located at Park Avenue (West) and Pershing Square East between East 41st Street and East 42nd Street, in the borough of Manhattan ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT's prior written approval of both solicitation and award.

DOT has identified the Grand Central District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041, by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

**PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT THIRD AVENUE, EAST 149<sup>TH</sup> STREET, WILLIS AVENUE AND EAST 148<sup>TH</sup> STREET, IN THE BOROUGH OF THE BRONX**

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT") intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Third Avenue, East 149th Street, Willis Avenue and East 148th Street, in the borough of the Bronx ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT's prior written approval of both solicitation and award.

It should be noted that the Licensed Plaza previously received FCRC Step 1 approval on September 8, 2010 to enter into negotiations with the South Bronx Overall Economic Development Corporation ("SoBRO"). However, in recent years as this Licensed Plaza has been developed and constructed, SoBRO has indicated to DOT that it is no longer interested nor has the capacity to undertake the overall management of the Licensed Plaza.

DOT has now identified the HUB-Third Avenue Merchants District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041 by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller, is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety

in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

**CHANGES IN PERSONNEL**

OFFICE OF THE COMPTROLLER FOR PERIOD ENDING 04/20/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
O'NEAL	KRISHNA N	95005	\$135000.0000	APPOINTED	YES 04/08/18	015
PEREZ	JULIO H	1002F	\$58926.0000	INCREASE	NO 02/09/18	015

OFFICE OF MANAGEMENT & BUDGET FOR PERIOD ENDING 04/20/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
BHATT	CHIRAG P	06088	\$65433.0000	APPOINTED	YES 04/04/18	019
BROWN	TAMIKA C	06088	\$65433.0000	RESIGNED	YES 04/08/18	019
HO	TONY C	0608A	\$119514.0000	INCREASE	YES 03/25/18	019
KROGER	ALEXANDR	06088	\$73939.0000	RESIGNED	YES 04/01/18	019
LACHANCE	DAVID M	06088	\$65433.0000	APPOINTED	YES 04/08/18	019
MCEACHERN	JULIANN E	06088	\$53000.0000	APPOINTED	YES 04/01/18	019
TOLAN	KATHLEEN M	0608A	\$128253.0000	RETIRED	YES 10/01/17	019

TAX COMMISSION FOR PERIOD ENDING 04/20/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ALDACHER	ABDULLAH A	10209	\$13.5000	APPOINTED	YES 04/02/18	021
KENNEDY	ASIA C	10209	\$13.5000	APPOINTED	YES 04/02/18	021



**PARKS AND RECREATION**

**CONTRACTS**

■ SOLICITATION

*Construction / Construction Services*

**RECONSTRUCTION OF DETERIORATED STRUCTURAL PLUMBING AND ELECTRICAL SYSTEMS - Competitive Sealed Bids - PIN#CNYG-918M - Due 6-6-18 at 10:30 A.M.**

For Various Parks and Recreation Pool Facilities, Citywide.  
E-PIN#84618B0143.

Pre-Bid Meeting on: Wednesday, May 23, 2018, at 11:30 A.M. Location: Olmsted Center Annex - Bid Room.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013.

Bid Deposit: Required 5 percent of Amount of Proposal or Bid Bond 10 percent of Amount of Proposal. The Cost Estimate Range is: \$1,000,000.00 to \$3,000,000.00.

To request the Plan Holder's List, please call the Blue Print Room at (718) 760-6576.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of New York, Parks and Recreation. A separate check/money order is required for each project. The company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

*Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows-Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov*

• m8

# COURT NOTICE MAPS FOR DAHLIA STREET

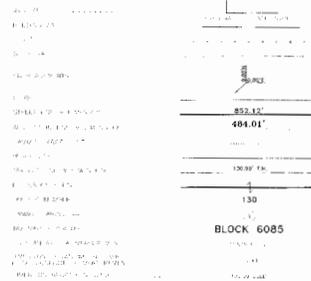
CITY OF NEW YORK  
 BOROUGH OF STATEN ISLAND  
 OFFICE OF THE PRESIDENT  
 TOPOGRAPHICAL BUREAU  
**ACQUISITION AND DAMAGE MAP  
 NO. 4239**

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF  
**DAHLIA STREET**  
 FROM WOODROW ROAD TO A POINT APPROX. 495 FEET NORTHWESTERLY THEREOF  
 IN THE BOROUGH OF STATEN ISLAND  
 RICHMOND COUNTY  
 CITY AND STATE OF NEW YORK



KEY MAP NOT TO SCALE

### LEGEND



PARCEL NO.	BLOCK NO.	LOT NO.	REPUTED OWNER	AREA IN SQ. FT.	REMARKS	ASSESSED VALUATIONS							
						2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018		
12	6881	PID 94	E. CANNINO	1,898	37,000	18,600	20,400	21,300	22,200	23,100	24,000	24,900	25,800
13	6881	PID 95	CONYAL, JAMAR	5,236	13,837	13,600	13,400	13,200	13,000	12,800	12,600	12,400	12,200
14	6881	PID 120	DOBBS, ROBERT	3,177	14,483	14,200	14,000	13,800	13,600	13,400	13,200	13,000	12,800
15	6881	PID 121	ENDRUSO CARANO	1,443	16,812	16,600	16,400	16,200	16,000	15,800	15,600	15,400	15,200
16	6881	PID 130	DEMPSEY, LITA	1,894	19,314	19,100	18,900	18,700	18,500	18,300	18,100	17,900	17,700
17	6881	PID 31	DEMO-SIVVA	2,362	12,464	12,300	12,100	11,900	11,700	11,500	11,300	11,100	10,900
18	6881	PID 143	JOSEPH W. WALSH	2,019	9,513	9,400	9,300	9,200	9,100	9,000	8,900	8,800	8,700
TOTAL				19,494		19,400	19,300	19,200	19,100	19,000	18,900	18,800	18,700

PARCEL NO.	ADJACENT BLOCK	ADJACENT LOT	REPUTED OWNER OF ADJACENT LOT	AREA IN SQ. FT.	REMARKS
12A	6881	25	EDMOND, JULIA	3,024	REAR OF DAHLIA STREET AND WOODROW ROAD, COG # 4-20-2012
13A	6881	153	KAN SUNG SUNG	1,572	REAR OF DAHLIA STREET, COG # 4-20-2012
14A	6881	155	STENHAM, ARI	4,180	REAR OF DAHLIA STREET, COG # 4-20-2012
TOTAL				8,776	

NOTE: THE REPUTED OWNER MAY OR MAY NOT HAVE INTEREST IN THE DAMAGED PARCEL.

*[Signature]*  
 CONYAL, JAMAR  
 CHIEF  
 DIVISION OF LAND USE, PLANNING  
 AND INFRASTRUCTURE

*[Signature]*  
 JAMES S. DOUGLASS  
 PRESIDENT, BOROUGH OF STATEN ISLAND

*[Signature]*  
 COMMISSIONER, DEPARTMENT OF ENVIRONMENTAL PROTECTION

**CITY OF NEW YORK**  
 DEPARTMENT OF DESIGN + CONSTRUCTION  
 DIVISION OF PROGRAM MANAGEMENT  
 OFFICE OF SITE ENGINEERING  
 TOPOGRAPHICAL SECTION

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF DAHLIA STREET FROM WOODROW ROAD TO A POINT APPROX. 495 FEET NORTHWESTERLY THEREOF IN THE BOROUGH OF STATEN ISLAND, RICHMOND COUNTY CITY AND STATE OF NEW YORK

**ACQUISITION AND DAMAGE MAP No. 4239**

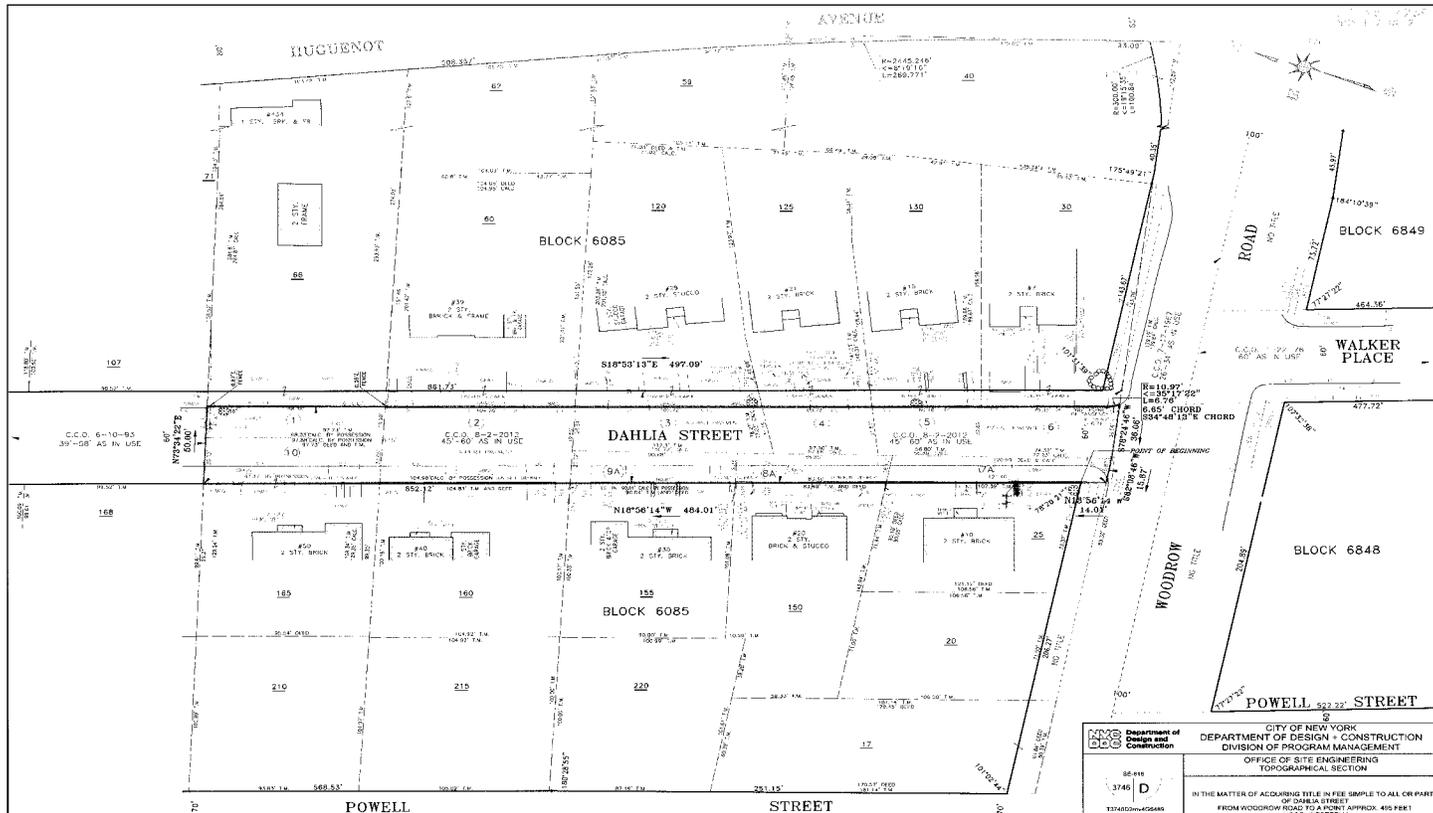
DATE: 03/26/2015 SHEET: 1 OF 2

PARTY CHIEF: I. BLAKE E. ALARDOZA  
 COMPUTATION: M. PRIZAKA CHECKED: K. RAMBERA VOLCHOK  
 DRAWING: FREEDMAN/PRIZAKA CHECKED: K. RAMBERA VOLCHOK  
 FIELD EDITOR:

KURT WAELEER, L.S.  
 CHIEF  
 TOPOGRAPHICAL SECTION

OLTON OLIVER, L.S.  
 DIRECTOR  
 OFFICE OF SITE ENGINEERING

MARK A. CANU  
 ASSOCIATE COMMISSIONER  
 DIVISION OF PROGRAM MANAGEMENT



**CITY OF NEW YORK**  
 DEPARTMENT OF DESIGN + CONSTRUCTION  
 DIVISION OF PROGRAM MANAGEMENT  
 OFFICE OF SITE ENGINEERING  
 TOPOGRAPHICAL SECTION

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF DAHLIA STREET FROM WOODROW ROAD TO A POINT APPROX. 495 FEET NORTHWESTERLY THEREOF IN THE BOROUGH OF STATEN ISLAND, RICHMOND COUNTY CITY AND STATE OF NEW YORK

**ACQUISITION AND DAMAGE MAP No. 4239**

DATE: 03/26/2015 SHEET: 2 OF 2

PARTY CHIEF: I. BLAKE E. ALARDOZA  
 COMPUTATION: M. PRIZAKA CHECKED: K. RAMBERA VOLCHOK  
 DRAWING: FREEDMAN/PRIZAKA CHECKED: K. RAMBERA VOLCHOK  
 FIELD EDITOR:

KURT WAELEER, L.S.  
 CHIEF  
 TOPOGRAPHICAL SECTION

OLTON OLIVER, L.S.  
 DIRECTOR  
 OFFICE OF SITE ENGINEERING

MARK A. CANU  
 ASSOCIATE COMMISSIONER  
 DIVISION OF PROGRAM MANAGEMENT

# COURT NOTICE MAPS FOR RUSTIC PLACE FROM CLEVELAND AVENUE TO HILLSIDE TERRACE

CITY OF NEW YORK  
 BOROUGH OF STATEN ISLAND  
 OFFICE OF THE PRESIDENT  
 TOPOGRAPHICAL BUREAU  
**ACQUISITION AND DAMAGE MAP  
 NO. 4245**  
 IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF  
**RUSTIC PLACE**  
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE  
 IN THE BOROUGH OF STATEN ISLAND  
 RICHMOND COUNTY  
 CITY AND STATE OF NEW YORK



PARCEL NO.	ADJACENT TO TO DLY	HEIGHT TO LOT	REF. JTD. OWNER OF ADJACENT LOT	AREA IN SQ. FT.	TAX P.N.	REMARKS	REMARKS	REMARKS
18	5147	55	C. MURPHY	832	N/A	800 OF RUSTIC PLACE, NO TITLE		
19	5147	55	C. MURPHY	1,312	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
2A	5147	55	QUINN, ANA	27	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
2B	5147	55	QUINN, ANA	86	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
3A	5147	47	PETERSON DONALD E	526	N/A	800 OF RUSTIC PLACE, NO TITLE		
3B	5147	47	PETERSON DONALD E	1,066	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
3C	5147	47	PETERSON DONALD E	719	N/A	800 OF RUSTIC PLACE, NO TITLE		
4A	5147	41	MARILL, J. DEFRIO	3,122	N/A	800 OF RUSTIC PLACE, NO TITLE		
5A	5147	33	JESSE OTTENBERG	2,441	N/A	800 OF RUSTIC PLACE AND HILLSIDE TERRACE, NO TITLE		
6A	5148	20	DOMANIK RADZIE	3,750	N/A	800 OF RUSTIC PLACE AND HILLSIDE TERRACE, NO TITLE		
7A	5148	18	J. LENTINI	3,125	N/A	800 OF RUSTIC PLACE, NO TITLE		
7B	5148	25	THROCKMOR STOLZ	779	N/A	800 OF RUSTIC PLACE, NO TITLE		
8A	5148	17	FRANK J. BRUNO	1,056	N/A	800 OF RUSTIC PLACE, NO TITLE		
8B	5148	18	SOCIAL, WYETTE	1,204	N/A	800 OF RUSTIC PLACE, NO TITLE		
10A	5148	14	BANDELLA, DANIELA	800	N/A	800 OF RUSTIC PLACE, NO TITLE		
12A	5148	13	MARK NOVA	600	N/A	800 OF RUSTIC PLACE, NO TITLE		
13A	5148	9	SAVAN ROBERT	418	N/A	800 OF RUSTIC PLACE, NO TITLE		
13B	5148	9	SAVAN ROBERT	135	N/A	800 OF RUSTIC PLACE, NO TITLE		
13C	5148	5	SAVAN ROBERT	191	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
14A	5148	8	JOHN J. COSTANZO	468	N/A	800 OF RUSTIC PLACE, NO TITLE		
14B	5148	8	JOHN J. COSTANZO	788	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
15A	5148	1	ANTONISZEWICZ POLKARSKI	1,070	N/A	800 OF RUSTIC PLACE, NO TITLE		
15B	5148	1	ANTONISZEWICZ POLKARSKI	1,341	N/A	800 OF RUSTIC PLACE, COO 8-28-91		
				TOTAL	22,912			

The part of the sheet being taken subject to the attachment of the wooden stake...  
 This part of the sheet being taken subject to the attachment of the wooden stake...  
 This part of the sheet being taken subject to the attachment of the wooden stake...

**NOTES**  
 1. THE PART OF THE SHEET BEING TAKEN SUBJECT TO THE ATTACHMENT OF THE WOODEN STAKE...  
 2. THE PART OF THE SHEET BEING TAKEN SUBJECT TO THE ATTACHMENT OF THE WOODEN STAKE...  
 3. THE PART OF THE SHEET BEING TAKEN SUBJECT TO THE ATTACHMENT OF THE WOODEN STAKE...

NOTE: \*\* - THE REPUTED OWNER MAY OR MAY NOT HAVE INTEREST IN THE DAMAGED PARCEL.

*Michael J. Frasca*  
 CONSULTING ENGINEER  
 DIVISION OF LAND USE, PLANNING AND INFRASTRUCTURE

*James S. O'Connell*  
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**NYS Department of Design and Construction**  
 DIVISION OF SAFETY AND SITE SUPPORT  
 BUREAU OF SITE ENGINEERING  
 TOPOGRAPHICAL SECTION

3710 B  
 1737108141G6832

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF  
**RUSTIC PLACE**  
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE  
 IN THE BOROUGH OF STATEN ISLAND  
 RICHMOND COUNTY  
 CITY AND STATE OF NEW YORK

**ACQUISITION AND DAMAGE MAP  
 No. 4245**

DATE: 08/14/2015 SHEET: 2 OF 2

PROJECT CHIEF: E. JALARZON  
 COMPUTATION: W. PRZAKA CHECKED: K. KRASNERA VOLZON  
 DRAFTED: S. WISNIEWSKI CHECKED: M. KRASNERA VOLZON  
 FIELD EDITOR: ...

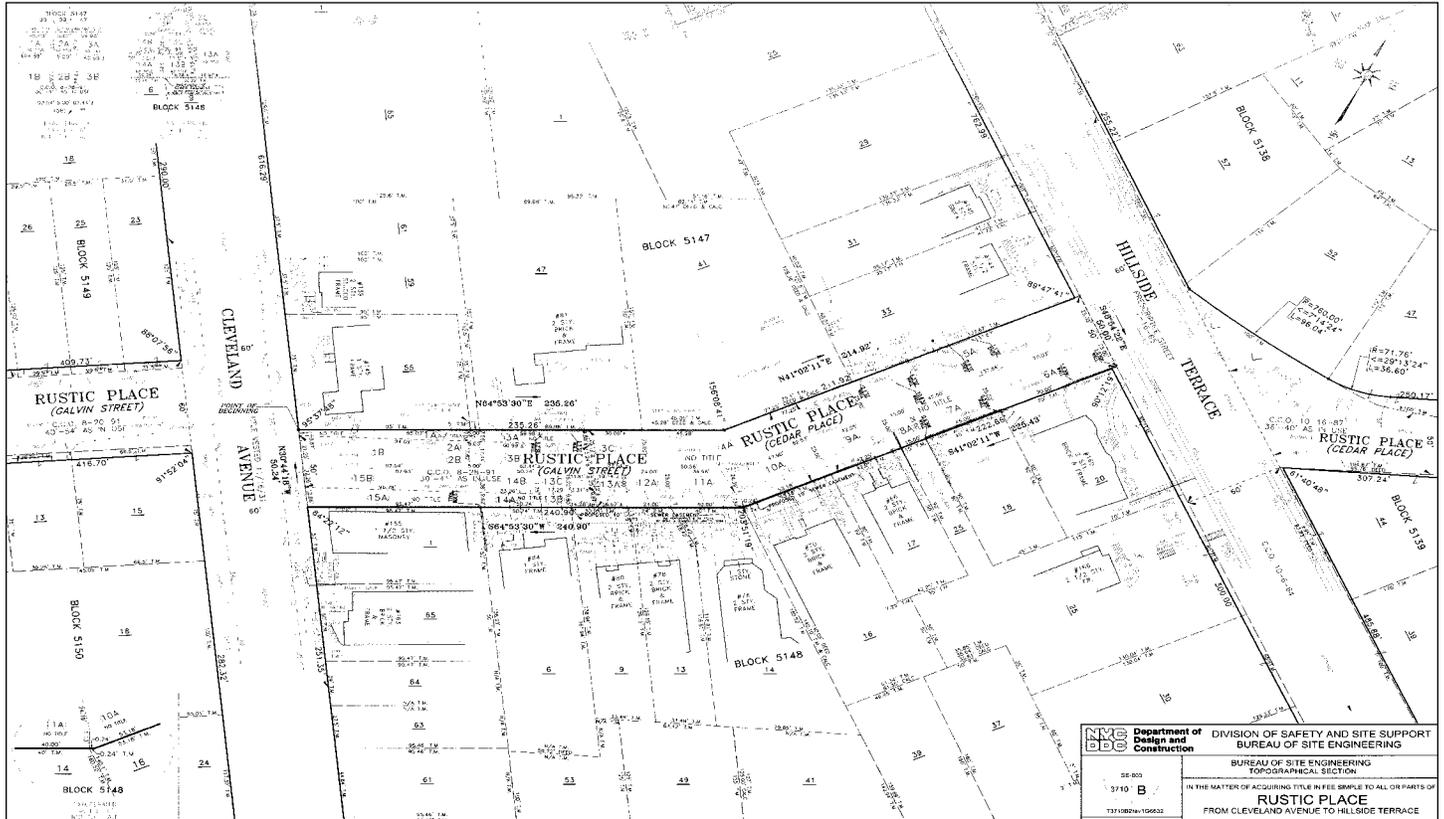
MURT KRASNERA, L.S. CHIEF TOPOGRAPHICAL SECTION

OLTON OLIVER, L.S. DIRECTOR BUREAU OF SITE ENGINEERING

MARK A. LANSI ASSOCIATE COMMISSIONER DIVISION OF SAFETY AND SITE SUPPORT

1 25/16 DATE REVISED PER LAW DEPT. COMMENTS DESCRIPTIONS REVISIONS

APP. BY: APPROV. BY:



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