



# 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

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

The public hearing will be held, on Wednesday, September 1, 2021, starting, at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

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

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

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

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

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

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

**BOROUGH OF BROOKLYN****Nos. 1 & 2****1045 ATLANTIC AVENUE****No. 1****CD 3****C 210276 ZMK**

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

**No. 2****CD 3****N 210277 ZRK**

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

Matter underlined is new, to be added;

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

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

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

\* \* \*

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

\* \* \*

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

\* \* \*

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

\* \* \*

**35-662**

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

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

\* \* \*

**APPENDIX F**

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

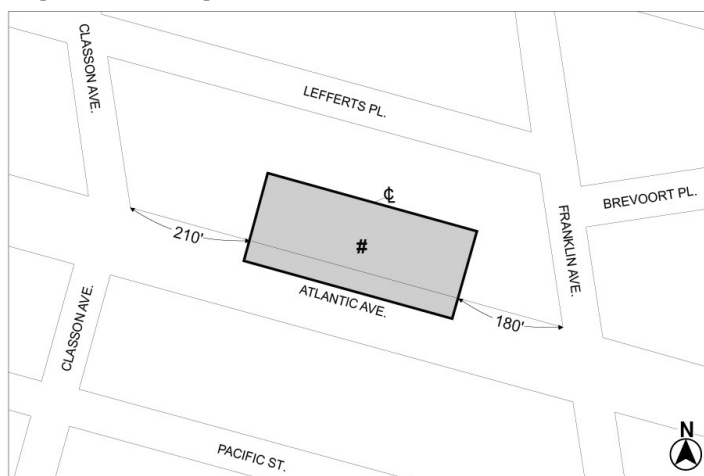
\* \* \*

**BROOKLYN**

\* \* \*

**Brooklyn Community District 3**

\* \* \*

**Map 7 - [date of adoption]**

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

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

Portion of Community District 3, Brooklyn

\* \* \*

**Nos. 3-7**  
**COOPER PARK COMMONS**  
**No. 3**

**CD 1****C 210480 ZMK**

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

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

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

**No. 4****C 210481 ZSK**

**IN THE MATTER OF** an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 24-203(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally, bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue/ Grandparents Avenue (Block 2885, Lots 1, 20, 23, 28, and 32), in R7-2\* and R7-2/C2-4\* Districts.

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

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

**No. 5****N 210482 ZRK**

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

Matter underlined is new, to be added;

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

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

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

**APPENDIX F**

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

\* \* \*

## BROOKLYN

## Brooklyn Community District 1

\* \* \*

Map 2 – [date of adoption]

[EXISTING MAP]



Inclusionary Housing designated area  
 Excluded Area

[PROPOSED MAP]



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

Portion of Community District 1, Brooklyn

\* \* \*

No. 6

CD 1

C 210483 HAK

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

- pursuant to Article 16 of the General Municipal Law of New York State for:
  - the designation of property, located, at 288 Jackson Avenue (Block 2885, Lot 1) as an

Urban Development Action Area; and

- an Urban Development Action Area Project for such area; and

- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

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

No. 7

C 210484 PPK

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

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

CD 2

C 210462 ZMK

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

- changing from an R6B District to an M2-1 District property, bounded by the following courses:

- a line 400 feet northeasterly of Navy Street;
- a line perpendicular, to the last named course, at a point 400 feet southeasterly (as measured on such named course) from the point of intersection of the southerly street line of Evans Street and the easterly street line of Little Street;
- a line passing through a point along the northeasterly street line of Navy Street, 95 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Navy Street and the easterly prolongation of a line 100 feet northerly of York Street and proceeding northerly, at an angle 138 degrees, to the northeasterly street line of Navy Street;
- a line passing through a point along the last named course, 170 feet northerly of the northeasterly street line of Navy Street (as measured along the last named course), proceeding easterly, at an angle 92 degrees, to the last named course; and
- a line passing through a point along the last named course, 131 feet easterly of the intersection of the last named course and Course 1(iii) above (as measured along the last named course), proceeding northeasterly, at an angle 117 degrees, to the last named course;

- changing from an M1-2 District to an M2-1 District property, bounded by:

- a line 400 feet northeasterly and easterly of Navy Street, the easterly centerline prolongation of Sands Street, Navy Street, and Course 1(ii); and
- a line 400 feet northerly of Flushing Avenue, the northerly centerline prolongation of North Oxford Street, Flushing Avenue, and a line 680 feet easterly of Navy Street;

- changing from an M3-1 District to an M2-1 District property, bounded by:

- a line 400 feet northerly of Flushing Avenue, a line 3,515 feet easterly of Navy Street, Flushing Avenue, and the northerly centerline prolongation of North Oxford Street; and

- the following courses:

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

northeasterly of the intersection of the last named course and **Course 3b(vi)** and the second being a point on the U.S. Pierhead and Bulkhead Line distant 149 feet southerly (as measured along the US Pierhead and Bulkhead Line) from the point of intersection of the U.S. Pierhead and Bulkhead Line and a southerly boundary line of the NYC Pierhead Line;

- (ix) the U.S. Pierhead and Bulkhead Line; and
- (x) the easterly prolongation of the NYC Pierhead Line; and

c. the following courses:

- (i) a line 400 feet northeasterly and easterly of Navy Street;
- (ii) a line passing through the point of intersection of the last named course and Course 1(v) proceeding easterly, at an angle 115 degrees to Course 1(v);
- (iii) a line passing through a point along the last named course 540 feet easterly (as measured along the last named course) from the intersection of the last named course and Course 1(v) proceeding southerly, at an angle 90 degrees, to the last named course; and
- (iv) a line passing through a point along the last named course 294 feet southerly (as measured along the last named course) from the intersection of the last named course and Course 3c(ii) proceeding southwesterly, at an angle 141 degrees, to the last named course;

4. establishing a Special Brooklyn Navy Yard District (BNY), bounded by the following courses:

- (i) the U.S. Pierhead and Bulkhead Line;
- (ii) the NYC Pierhead Line and its easterly prolongation;
- (iii) Kent Avenue;
- (iv) the northerly centerline prolongation of Classon Avenue;
- (v) Williamsburg Street West;
- (vi) Flushing Avenue;
- (vii) a line 680 feet easterly of Navy Street;
- (viii) a line 350 feet northerly of Flushing Avenue;
- (ix) a line passing through a point on the last named course 272 feet westerly of the intersection of the last named course and Course 4(vii) proceeding northwesterly, at an angle 135 degrees, to the last named course;
- (x) a line 34 feet southerly of the easterly centerline prolongation of Sands Street;
- (xi) a line 132 feet easterly of Navy Street;
- (xii) a line 50 feet southerly of the easterly centerline prolongation of Sands Street;
- (xiii) Navy Street;
- (xiv) Course 1(iii)
- (xv) Course 1(iv)
- (xvi) Course 1(v)
- (xvii) Course 3c(ii)
- (xviii) the northerly prolongation of Course 3c(iii)

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

## No. 9

**CD 2** **N 210463 ZRK**  
**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc. and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections.

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

## ARTICLE I GENERAL PROVISIONS

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

#### 11-12 Establishment of Districts

#### 11-122 Districts established

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

Special Purpose Districts

\* \* \*

#### Establishment of the Special Bay Street Corridor District

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

#### Establishment of the Special Brooklyn Navy Yard District

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

#### Establishment of the Special City Island District

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

\* \* \*

## Chapter 2 Construction of Language and Definitions

\* \* \*

### 12-10 Definitions

\* \* \*

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

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

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

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

Special City Island District (2/2/11)

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

\* \* \*

## Chapter 4 Sidewalk Café Regulations

\* \* \*

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

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

\* \* \*

Brooklyn	#Enclosed Sidewalk Café#	#Unenclosed Sidewalk Café#
* * *	* * *	* * *
#Bay Ridge District#	Yes	Yes
# <u>Brooklyn Navy Yard District</u> #	<u>Yes</u>	<u>Yes</u>
#Coney Island District#	Yes	No
* * *	* * *	* * *

## ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

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

\* \* \*

#### 62-13 Applicability of District Regulations

\* \* \*

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

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

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

Special Brooklyn Navy Yard District (date of adoption)

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

## Special City Island District (2/2/11)

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

\* \* \*

## Chapter 4 Sidewalk Café Regulations

\* \* \*

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

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

\* \* \*

Brooklyn	#Enclosed Sidewalk Café#	#Unenclosed Sidewalk Café#
* * *	* * *	* * *
#Bay Ridge District#	Yes	Yes
#Brooklyn Navy Yard District#	Yes	Yes
#Coney Island District#	Yes	No
* * *	* * *	* * *

## ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

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

\* \* \*

### 62-13 Applicability of District Regulations

\* \* \*

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

#Special Battery Park City District#

#Special Brooklyn Navy Yard District#

#Special Governors Island District#

\* \* \*

## ARTICLE XIV SPECIAL PURPOSE DISTRICTS

\* \* \*

[All below text is new, to be underlined]

### Chapter 4 Special Brooklyn Navy Yard District (BNY)

#### 144-00 GENERAL PURPOSES

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

- to encourage investment in the Brooklyn Navy Yard and facilitate the expansion of the Brooklyn Navy Yard as a modern manufacturing complex;
- to promote job growth;
- to allow for a mix of office, community facility, retail, and other commercial uses to complement the industrial and manufacturing facilities, at the Brooklyn Navy Yard;
- to use traffic management planning to meet loading and parking needs including through alternate means of travel
- to better integrate the Brooklyn Navy Yard with the urban fabric of surrounding residential and mixed-use communities and to introduce publicly accessible open space areas within the perimeter of the Yard; and

- to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City’s tax revenues.

#### 144-01 Definitions

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

## Barge Basin

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

## Shoreline

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

#### 144-02 General Provisions

The provisions of this Chapter shall apply within the #Special Brooklyn Navy Yard District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented, or modified by the provisions of this Chapter or where excluded from application by the terms of such other Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4 shall control.

#### 144-03 District Plan and Maps

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

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

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

#### 144-04 Subdistricts and Subareas

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

## Perimeter Subdistricts

Navy Street Subdistrict

Navy Street Central Subarea

Flushing Subdistrict

Flushing West Subarea

Flushing East Subarea

Barge Basin Subdistrict

Barge Basin East Subarea

Barge Basin West Subarea

Core Subdistrict

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

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

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

#### 144-06 Single Zoning Lot

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

#### 144-10 SPECIAL USE REGULATIONS

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

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

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

- (a) Alcoholic beverages and breweries

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

- (b) Water-dependent #uses#

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

- (c) #Physical culture or health establishments#

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

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

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

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

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

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

- (a) such #school#, college or university has an academic program compatible with a tenant or industrial operation in the #Brooklyn Navy Yard Special District#; and
- (b) the location of the #school#, college or university will not interfere with any industrial #use# or alter the essential industrial character of the #Special Brooklyn Navy Yard District#.

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

#### 144-20 SPECIAL BULK REGULATIONS

#### 144-21 Floor Area Regulations

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

#### 144-211 Floor area ratio

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

#### 144-212 Floor area ratio calculations

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

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

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

#### 144-22 Yard Regulations

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

#### 144-23 Height and Setback Regulations

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

#### 144-231 Flushing East Subarea

- (a) Wide street designation

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

- (b) Street wall location

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

- (c) View corridors

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

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

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

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

#### 144-232 Barge Basin Subdistrict

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

- (a) Sidewalk widening and Barge Basin setback

- (1) A sidewalk with a minimum width of 15 feet inclusive of any sidewalk located within the adjoining #street# shall be located along the Barge Basin Subdistrict. Any open area within the Barge Basin Subdistrict required to meet such minimum width shall be improved as a sidewalk to Department of Transportation standards, shall be, at the same level as the adjoining public sidewalk, and shall be accessible, to the public, at all times. Any required sidewalk widening line shall be deemed the #street line# for purposes of this Section 144-232.
- (2) No portion of any #development# or #enlargement# other than a #cellar# level located completely below grade shall be located within forty feet of the eastern boundary of the #Barge Basin# in the Barge Basin East Subarea or within fifty feet of the western boundary of the #Barge Basin# in the Barge Basin West Subarea. The area between the #Barge Basin# and any #building# within

the Barge Basin Subdistrict shall be improved as publicly accessible space in accordance with Section 144-30 (SPECIAL PUBLIC ACCESS AREA REGULATIONS).

(b) Base height

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

(c) Building wall continuity

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

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

(d) Building articulation

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

(e) Required setback

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

(f) Sky Exposure Planes

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

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

(g) Towers

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

(h) Permitted Obstructions

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

#### 144-24

##### Shoreline Setback

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

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

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

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

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

#### 144-25

##### Modification of Bulk Regulations

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

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

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

#### 144-30

##### SPECIAL PUBLIC ACCESS AREA REGULATIONS

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

#### 144-31

##### Required Public Access Areas

- (a) Navy Street Central Subarea

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

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

(b) Flushing East Subarea

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

(c) Barge Basin East Subarea

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

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

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

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

(d) Barge Basin West Subarea

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

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

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

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

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

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

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

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

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

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

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

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

#### 144-32 Design Requirements

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

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

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

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

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

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

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

#### 144-34 Hours of Operation

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

#### 144-35 Maintenance

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

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

No excavation or building permit shall be issued for any #development# or #enlargement# requiring the provision of public access area in the Navy Street Central Subarea, the Barge Basin East Subarea, or the Barge Basin West Subarea until the Chairperson of the City Planning Commission certifies, to the Department of Buildings or Department of Small Business Services, as applicable, that a complete application has been submitted showing compliance with the provisions of Section 144-31 (Required Public Access Areas), 144-32 (Design Requirements), and for the Barge Basin East Subarea and the Barge Basin West Subarea Section 144-33 (Additional Barge Basin Design Requirements), including the requirements of Section 144-31(e) or 144-31(f) for any phased public access area.

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

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

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

#### 144-40 MANDATORY DISTRICT PLAN ELEMENTS

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

#### 144-41 Ground Floor Streetscape Provisions

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

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

- (a) Along #primary street frontages#

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

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

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

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

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

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

#### 144-51 Permitted Accessory Parking

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

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

The requirements of Section 44-21 (General Provisions) shall apply within in the #Special Brooklyn Navy Yard District#, provided that in the event that a Transportation Management Plan has been prepared in accordance with Section 144-56 (Transportation Management

Planning), Section 44-21 (General Provisions) shall not be applicable and no parking shall be required.

#### 144-53

##### Loading Berths

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

#### 144-54

##### Curb Cuts

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

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

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

#### 144-55

##### Bicycle Parking

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

#### 144-56

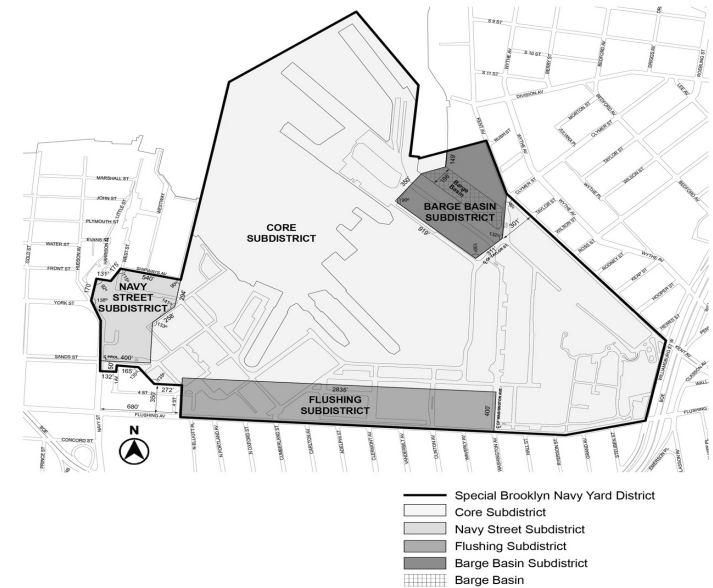
##### Transportation Management Planning

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

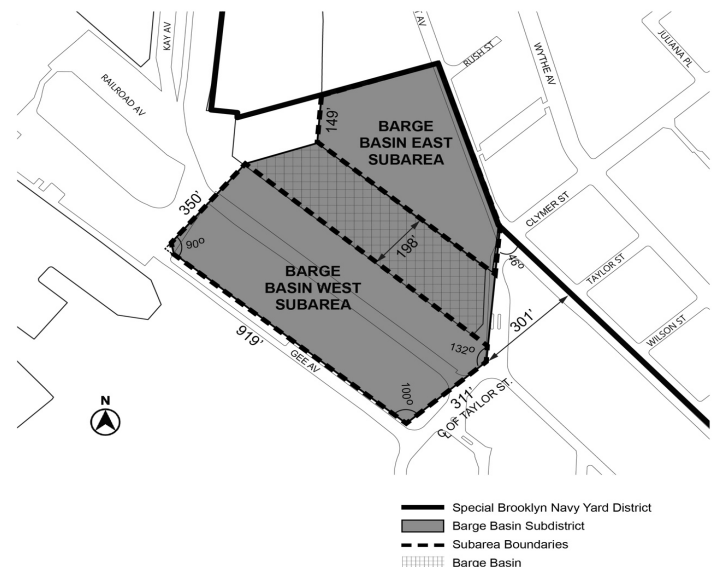
Any #development# or #enlargement# occurring after the date a Transportation Management Plan has terminated will be subject, to the requirements of Section 44-21 (General Provisions).

## APPENDIX A Special Brooklyn Navy Yard District Plan

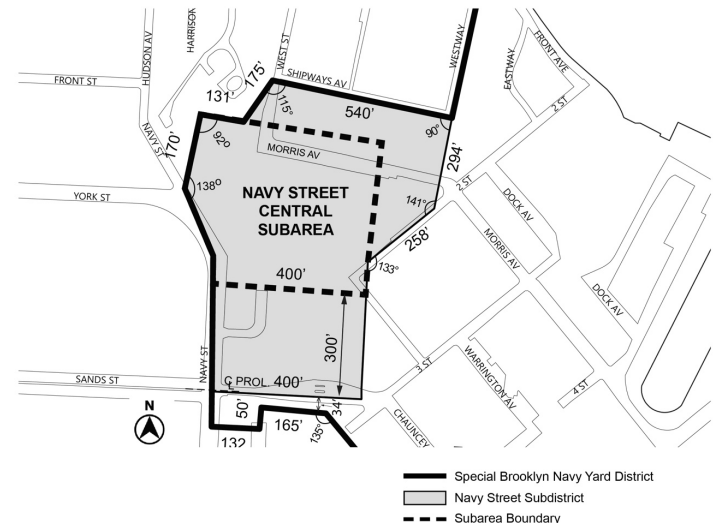
Map 1 - Special Brooklyn Navy Yard District and Subdistricts



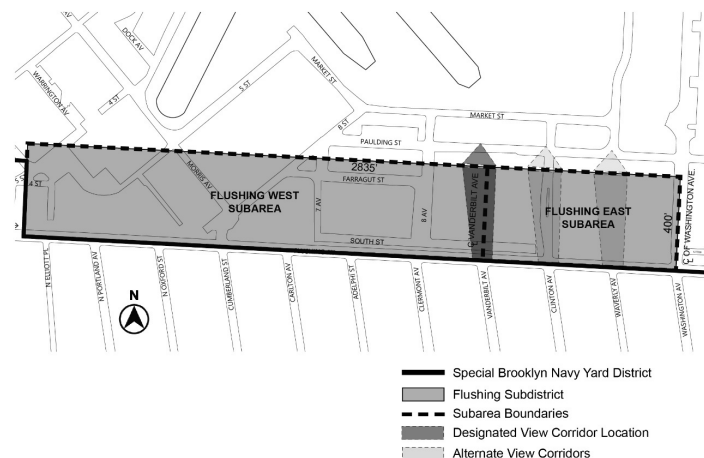
Map 2 - Barge Basin Subareas and Public Access Areas



Map 3 - Navy Street Central Subarea



## Map 4 - Flushing Avenue Subareas and View Corridors



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

No. 10

**CD 2** **N 210463(A) ZRK**  
**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc., and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections.

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

## ARTICLE I

### GENERAL PROVISIONS

#### Chapter 1

#### Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

#### 11-12

#### Establishment of Districts

\* \* \*

#### 11-122

#### Districts established

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

\* \* \*

#### Special Purpose Districts

\* \* \*

#### Establishment of the Special Bay Street Corridor District

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

#### Establishment of the Special Brooklyn Navy Yard District

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

#### Establishment of the Special City Island District

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

\* \* \*

#### Chapter 2

#### Construction of Language and Definitions

\* \* \*

#### 12-10

#### Definitions

\* \* \*

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

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

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

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

Special City Island District (2/2/11)

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

\* \* \*

## Chapter 4

### Sidewalk Café Regulations

\* \* \*

#### 14-44

#### Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

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

\* \* \*

Brooklyn	#Enclosed Sidewalk Café#	#Unenclosed Sidewalk Café#
* * *	* * *	* * *
#Bay Ridge District#	Yes	Yes
#Brooklyn Navy Yard District#	Yes	Yes
#Coney Island District#	Yes	No
* * *	* * *	* * *

## ARTICLE VI

### SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

#### Chapter 2

#### Special Regulations Applying in the Waterfront Area

\* \* \*

#### 62-13

#### Applicability of District Regulations

\* \* \*

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

#Special Battery Park City District#

#Special Brooklyn Navy Yard District#

#Special Governors Island District#

\* \* \*

[All below text is new, to be underlined]

## ARTICLE XIV

### SPECIAL PURPOSE DISTRICTS

\* \* \*

#### Chapter 4

#### Special Brooklyn Navy Yard District (BNY)

#### 144-00

#### GENERAL PURPOSES

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

- to encourage investment in the Brooklyn Navy Yard and facilitate the expansion of the Brooklyn Navy Yard as a modern manufacturing complex;
- to promote job growth;
- to allow for a mix of office, community facility, retail, and other commercial uses to complement the industrial and manufacturing facilities, at the Brooklyn Navy Yard;
- to use traffic management planning to meet loading and parking needs including through alternate means of travel

- (e) to better integrate the Brooklyn Navy Yard with the urban fabric of surrounding residential and mixed-use communities and to introduce publicly accessible open space areas within the perimeter of the Yard; and
- (f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

#### 144-01

##### Definitions

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

##### Barge Basin

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

##### Shoreline

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

#### 144-02

##### General Provisions

The provisions of this Chapter shall apply within the #Special Brooklyn Navy Yard District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented, or modified by the provisions of this Chapter or where excluded from application by the terms of such other Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4 shall control.

#### 144-03

##### District Plan and Maps

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

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

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

#### 144-04

##### Subdistricts and Subareas

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

##### Perimeter Subdistricts

##### Navy Street Subdistrict

##### Navy Street Central Subarea

##### Flushing Subdistrict

##### Flushing West Subarea

##### Flushing East Subarea

##### Barge Basin Subdistrict

##### Barge Basin East Subarea

##### Barge Basin West Subarea

##### Core Subdistrict

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

#### 144-05

##### Applicability of Special Regulations Applying in the Waterfront Area

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

#### 144-06

##### Single Zoning Lot

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

#### 144-10

##### SPECIAL USE REGULATIONS

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

#### 144-11

##### Additional Uses Permitted in All Districts

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

Alcoholic beverages and breweries

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

Water-dependent #uses#

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

#Physical culture or health establishments#

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

#### 144-12

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

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

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

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

#### 144-13

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

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

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

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

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

#### 144-14

##### Special Sign Regulations

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

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

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

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

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

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

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

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

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

#### 144-20 SPECIAL BULK REGULATIONS

##### 144-21 Floor Area Regulations

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

##### 144-211 Floor area ratio

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

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

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

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

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

##### 144-22 Yard Regulations

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

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

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

##### 144-231 Flushing East Subarea

Wide street designation

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

Street wall location

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

(c) View corridors

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

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

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

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

##### 144-232 Barge Basin Subdistrict

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

Sidewalk widening and Barge Basin setback

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

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

Base height

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

Building wall continuity

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

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

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

Building articulation

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

(e) Required setback

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

(f) Sky Exposure Planes

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

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

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

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

(g) Towers

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

(h) Permitted Obstructions

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

#### 144-24 Shoreline Setback

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

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

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

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

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

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

#### 144-25 Modification of Bulk Regulations

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

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

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

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

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

#### 144-31 Required Public Access Areas

##### (a) Navy Street Central Subarea

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

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

##### (b) Flushing East Subarea

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

##### (c) Barge Basin East Subarea

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

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

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

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

##### (d) Barge Basin West Subarea

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

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

- (i) a pedestrian esplanade with a seaward edge contiguous with the western edge of the #Barge Basin# and a minimum width measured from such edge of 50 feet;
- (ii) an esplanade entry area, at the southern end of the Barge Basin West Subarea having a minimum width of 60 feet and a minimum length of 30 feet measured parallel to western edge of the #Barge Basin#; and

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

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

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

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

The amount of public access area being provided in any phase shall be in proportion, to the total public access requirement based on the area of the Subarea being #developed# or horizontally #enlarged# as compared, to the #lot area# of the Subarea. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;

The public access area being proposed in any phase shall not prevent the total amount of public access area required for a Subarea from being achieved;

Any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;

Any phased portion of the required public access area shall connect directly to one or more of (i) a #street#, and (ii) an improved public access area; and

Planting shall be included within the phase.

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

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

The public access area to be provided in the phase shall include the portion of the required public access area located between the #development# or horizontal #enlargement# and the Barge Basin; If the #development# or #enlargement# included in a phase is located within 100 feet the southern boundary of the Subarea, the public access area shall also include the required public access area between the southern boundary and the #development# or horizontal #enlargement#;

The public access area being proposed in any phase shall not prevent the total amount of public access area required for a Subarea from being achieved;

Any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;

Any phased portion of the required public access area shall connect directly to one or more of (i) a #street#, (ii) a private street if the required public access area is required for the first phase of #development# or #enlargement#, and (iii) an improved public access area; and

A proportionate amount of planted areas shall be included within the phase.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No excavation or building permit shall be issued for any #development# or #enlargement# requiring the provision of public access area in the Navy Street Central Subarea, the Barge Basin East Subarea, or the Barge Basin West Subarea until the Chairperson of the City Planning Commission certifies, to the Department of Buildings or Department of Small Business Services, as applicable, that a complete application has been submitted showing compliance with the provisions of Section 144-31 (Required Public Access Areas), 144-32 (Design Requirements), and for the Barge Basin East Subarea and the Barge Basin West Subarea Section 144-33 (Additional Barge Basin Design Requirements), including the requirements of Section 144-31(e) or 144-31(f) for any phased public access area.

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

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

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

#### 144-40 MANDATORY DISTRICT PLAN ELEMENTS

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

#### 144-41 Ground Floor Streetscape Provisions

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

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

(a) Along #primary street frontages#

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

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

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

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

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

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

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

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

#### 144-51 Permitted Accessory Parking

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

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

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

#### 144-53 Loading Berths

Loading berths are not required but are permitted within the #Special Brooklyn Navy Yard District# subject to Section 144-54 (Curb Cuts),

and any loading berths provided shall be deemed required loading berths for purposes of determining the amount of #floor area# in any #building#.

#### 144-54 Curb Cuts

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

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

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

#### 144-55 Bicycle Parking

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

#### 144-56 Transportation Management Planning

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

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

#### BOROUGH OF MANHATTAN No. 11 LAS RAICES

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

#### NOTICE

**On Wednesday, September 1, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application for a CPC discretionary action by the New York City Department of Housing Preservation and Development (NYC HPD), on behalf of Las Raices East Harlem LLC, the Project Sponsor, that would facilitate the development of four new affordable housing developments "the proposed project" on four separate development sites in the East Harlem neighborhood of**

**Manhattan, Community District 11 (CD 11). The proposed project would be facilitated by disposition of City-Owned property through the Uniform Land Use Review Procedure ("the proposed action"). The proposed project would develop six tax lots grouped into four Development Sites (named A through D for identification purposes) with a total of four buildings containing a total of approximately 81 affordable dwelling units (DUs) (plus two superintendent's units for a total of 83 units) and approximately 10,740 gross square feet (gsf) of community facility space. All six lots are City-Owned and would be conveyed by HPD, to the Project Sponsor as a result of the proposed action. Construction of the Proposed Project is expected to be completed in 2023.**

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

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

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

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

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

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

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

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

**No. 13**

**CD 1 C 210438(A) ZSM**  
**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC, pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification, pursuant to Section 206(c)(1) of the Uniform Land Use Review Procedure for the grant of special permits, pursuant, to the following sections of the Zoning Resolution:

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

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

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

**No. 14**

**CD 1 N 210439 ZRM**  
**IN THE MATTER OF** an application submitted by 250 Seaport

District, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the provisions of the South Street Seaport Subdistrict in Article IX Chapter 1 (Special Lower Manhattan District).

Matter underlined is new, to be added;

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

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

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

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Lower Manhattan District**

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

\* \* \*

**91-62  
Definitions**

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

\* \* \*

**Receiving lot**

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

\* \* \*

**91-68  
Designated Pedestrian Ways**

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

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

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

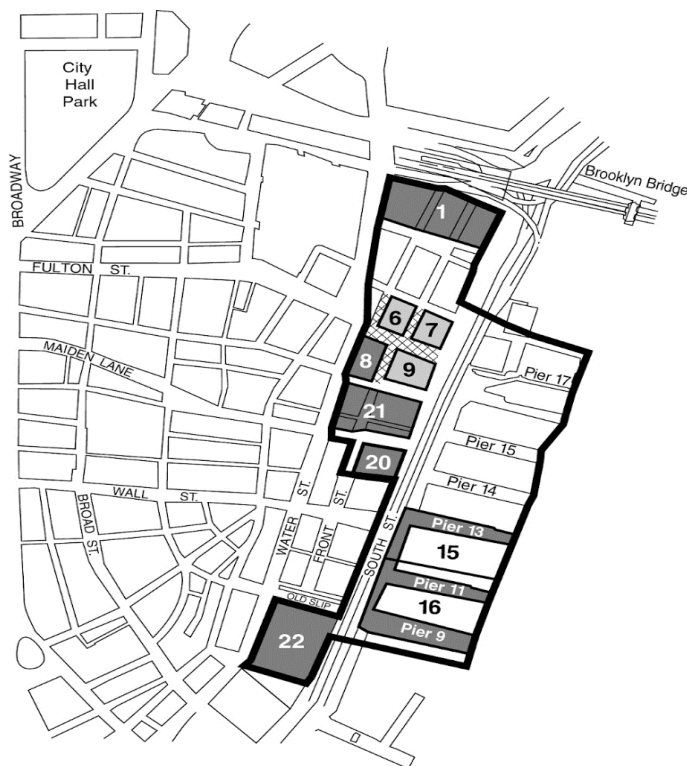
\* \* \*

**Appendix A  
Lower Manhattan District Plan Maps**

\* \* \*

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

[EXISTING MAP]



— South Street Seaport Subdistrict

■ Receiving Lot

■ Granting Lot

▨ Designated Pedestrian Ways

Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

[PROPOSED MAP]



— South Street Seaport Subdistrict

■ Receiving Lot

■ Granting Lot

▨ Designated Pedestrian Ways

Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

\* \* \*

## Appendix A

### NOTICE

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

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

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

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

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

Nos. 15-20  
175 PARK AVENUE  
No. 15

### CD 5

### C 210412 ZSM

**IN THE MATTER OF** an application submitted by Commodore Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 81-685\* of the Zoning Resolution, in conjunction with a special permit, pursuant to 81-64 (Special Floor Area Provisions for Qualifying Sites), to modify:

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

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

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

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

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

#### No. 16

#### CD 5 C 210413 ZSM

**IN THE MATTER OF** an application submitted by Commodore Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 81-621 of the Zoning Resolution to allow Use Group 5 uses (transient hotel), on property, located, at 175 Park Avenue (Block 1280, Lot 30), in a C5-3 District, within the Special Midtown District (East Midtown Subdistrict).

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

#### No. 17

#### CD 5 C 210414 ZSM

**IN THE MATTER OF** an application submitted by Commodore Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 81-644\* of the Zoning Resolution to allow an increase in the amount of floor area permitted, up, to the amount specified in Row F of the table in Section 81-64 (Special Floor Area Provisions for Qualifying sites) where subway station and/or rail mass transit facility improvements are made in accordance with the provisions of Section 81-292 (Subway station improvements) and Section 74-634 (Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan), in connection with a proposed commercial building, on property, located, at 175 Park Avenue (Block 1280, Lot 30), within a qualifying site consisting of two zoning lots – Development Site Zoning Lot (Block 1280, Lot 30) and Grand Central Zoning Lot (Block 1280, Lots 1, 54, 154, 8154, 8254, 9001 & 9154), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict - Grand Central Transit Improvement Zone Subarea).

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

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

#### No. 18

#### CD 5 C 210415 ZSM

**IN THE MATTER OF** an application submitted by Commodore Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 81-645\* of the Zoning Resolution as follows:

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

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

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

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

#### No. 19

#### CD 5 N 210416 ZRM

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

Matter underlined is new, to be added;

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

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

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

### ARTICLE VIII SPECIAL PURPOSE DISTRICTS

#### Chapter 1 Special Midtown District

\* \* \*

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

\* \* \*

#### 81-61 General Provisions

\* \* \*

#### 81-613 Definitions

\* \* \*

#### Public Realm Improvement Fund

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

\* \* \*

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

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

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

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

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

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

In order for the City Planning Commission to approve a special permit application for additional #floor area#, the Commission shall determine

that such #development# or, where permitted, #enlargement#, complies with the conditions and application requirements of paragraph (a), the findings of paragraph (b) and the additional requirements of paragraph (c) of this Section.

- (a) Applications shall include information and justification sufficient, to provide the Commission with the basis for:
- (1) evaluating the benefits, to the general public;
  - (2) determining the appropriate amount of increased #floor area# to grant; and
  - (3) determining whether the applicable findings set forth in paragraph (b) of this Section have been met. Such application materials shall also include initial plans for the maintenance of the proposed improvements.
- (b) The Commission shall find that:
- (1) , to the extent practicable, the open or enclosed public concourse will:
    - (i) consist of a prominent space of generous proportions and quality design that is inviting, to the public;
    - (ii) improve pedestrian circulation and provide suitable amenities for the occupants;
    - (iii) front upon a #street# or a pedestrian circulation space in close proximity to and within view of, and accessible from, an adjoining sidewalk;
    - (iv) provide or be surrounded by active #uses#;
    - (v) be surrounded by transparent materials;
    - (vi) provide connections to pedestrian circulation spaces in the immediate vicinity; and
    - (vii) be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space; and
  - (2) the public benefit derived from the proposed public concourse merits the amount of additional #floor area# being granted, to the proposed #development# or, where permitted, #enlargement#, pursuant to this special permit; and
  - (3) with regard to a modification to regulations of this Resolution, other than #floor area ratio# regulations, such modification:
    - (i) is the minimum extent necessary and will facilitate an improved public concourse, inclusive of enhancements described in the findings of paragraph (b)(1) of this Section; and
    - (ii) will not have adverse effects on the #qualifying site#, surrounding #zoning lots#, or adjacent #streets#.
- (c) Prior to obtaining a foundation permit or building permit for a #development# or, where permitted, an #enlargement# on a #qualifying site#, from the Department of Buildings, a written declaration of restrictions, in a form acceptable, to the Chairperson of the City Planning Commission, setting forth the obligations of the owner to construct, maintain and provide public access to public improvements provided, pursuant to this Section, shall be recorded against such property in the Office of the Register of the City of New York (County of New York). Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable, to the Department of City Planning.
- No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing increased #floor area# granted pursuant, to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, and such improvements are usable by the public. Such portion of the #building# utilizing increased #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed, pursuant to this paragraph.
- No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing increased #floor area# until all improvements have been finally completed in accordance with the approved plans, as determined by the Chairperson.

\* \* \*

## 81-685

### Special permit to modify qualifying site provisions

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

height and setback regulations and mandatory plan elements, as set forth in paragraph (a) of this Section, provided that the Commission determines that the application requirements set forth in paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

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

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

(b) Application requirements

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

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

(c) Findings

The Commission shall find that such proposed modifications:

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

along the boundaries of any open or enclosed public areas within the #zoning lot#; and

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

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

\* \* \*

No. 20

CD 5

C 210417 PPM

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

NOTICE

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

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

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

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

BOROUGH OF QUEENS

No. 23

WILDFLOWER STUDIOS

CD 1

C 210459 ZSQ

**IN THE MATTER OF** an application submitted by WF Industrial IV LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 62-837 of the

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

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

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



a18-s1

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

The public hearing will be held, on Thursday, September 2, 2021, starting, at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. An overflow space will be provided, at 1 Centre Street, North Mezzanine, New York, NY.

Masks are required to be worn to enter the buildings and during the hearing.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely via the teleconferencing application Zoom, as well as materials relating, to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-special-public-meeting/302209/1>

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

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

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

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

## BOROUGH OF MANHATTAN

Nos. 1 & 2

### SoHo/NoHo NEIGHBORHOOD PLAN

No. 1

CD 2

C 210422 ZMM

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos.12a & 12c:

- changing from an M1-5A District to an M1-5/R7X District property, bounded by West Houston Street, Mercer Street, Broome Street, a line midway between West Broadway and Wooster Street, a line perpendicular, to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, West Broadway, Broome Street, and a line midway between Thompson Street and West Broadway;
- changing from an M1-5B District to an M1-5/R7X District property, bounded by:

- Great Jones Street, a line 100 westerly of Bowery, Bleecker Street, Lafayette Street, a line 122 feet southerly of Bond Street, and a line 140 feet easterly of Broadway;
  - a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, and Lafayette Street;
  - Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, a line 100 feet easterly of Crosby Street, Howard Street, and Crosby Street; and
  - Broome Street, Mercer Street, the westerly centerline prolongation of Howard Street, Greene Street, a line perpendicular, to the easterly street line of Wooster Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Wooster Street and the northerly street line of Canal Street, Wooster Street, a line perpendicular, to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, and a line midway between West Broadway and Wooster Street;
- changing from an M1-5A District to an M1-5/R9X District property, bounded by a line perpendicular, to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, a line midway between West Broadway and Wooster Street, Canal Street, and West Broadway;
  - changing from an M1-5B District to an M1-5/R9X District property, bounded by Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, a line 100 feet westerly of Fourth Avenue, a line 100 feet westerly of Bowery, Great Jones Street, a line 140 feet easterly of Broadway, a line 122 feet southerly of Bond Street, Lafayette Street, Bleecker Street, Mulberry Street, East Houston Street, Lafayette Street, Prince Street, Crosby Street, Howard Street, the southerly prolongation of a line 100 feet easterly of Crosby Street, a line perpendicular, to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette Street, Canal Street, a line midway between West Broadway and Wooster Street, a line perpendicular, to the easterly street line of Wooster Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Wooster Street and the northerly street line of Canal Street, Greene Street, the westerly centerline prolongation of Howard Street, Mercer Street, West Houston Street, and Broadway;
  - changing from an M1-5A District to an M1-6/R10 District property, bounded by Broome Street, West Broadway, Canal Street, and a line midway between West Broadway and Thompson Street;
  - changing from an M1-5B District to an M1-6/R10 District property, bounded by:
    - a line 100 feet southerly of Astor Place, Fourth Avenue, Bowery, Great Jones Street, 100 feet westerly of Bowery, and a line 100 feet westerly of Fourth Avenue;
    - a line 200 feet northerly of Broome Street, a line midway between Thompson Street and West Broadway, Canal Street, Avenue of the Americas, Watt Street, and Thompson Street; and
    - Grand Street, Baxter Street, Canal Street, a line perpendicular, to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette Street, and a line 100 feet easterly of Crosby Street and its southerly prolongation; and
  - establishing a Special SoHo-NoHo Mixed Use District (SNX), bounded by Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, Fourth Avenue, Bowery, Great Jones Street, a line 100 feet westerly of Bowery, Bleecker Street, Mulberry Street, East Houston Street, Lafayette Street, a line passing through two points: one on the easterly street line of Lafayette Street distant

120 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, Baxter Street, Canal Street, Avenue of the Americas, Watts Street, Thompson Street, a line 200 northerly of Broome Street, a line midway between Thompson Street and West Broadway, West Houston Street, and Broadway;

as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject, to the conditions of CEQR Declaration of E-619.

## No. 2

### CD 2 N 210423 ZRM

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special SoHo-NoHo Mixed Use District (Article XIV, Chapter 3), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and other related Sections.

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

## ARTICLE I GENERAL PROVISIONS

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

\* \* \*

#### 11-10

### ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS AND INCORPORATION OF MAPS

\* \* \*

#### 11-12 Establishment of Districts

\* \* \*

#### 11-122 Districts established

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

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Sheepshead Bay District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 4, the #Special Sheepshead Bay District# is hereby established.

Establishment of the Special SoHo-NoHo Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special SoHo-NoHo Mixed Use District# is hereby established.

Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

\* \* \*

### Chapter 2 Construction of Language and Definitions

\* \* \*

#### 12-10 DEFINITIONS

\* \* \*

Accessory use, or accessory

An “accessory use”

\* \* \*

- (2) Living or sleeping accommodations for caretakers in connection with any #use# listed in Use Groups 3 through 18 inclusive, provided that:

\* \* \*

- (iv) in C6-2M, C6-4M, M1-5M, M1-6M; ~~M1-5A~~ and M1-5B Districts, no living or sleeping accommodation for caretakers is permitted in any #building# which contains a #residential use# or a #joint living-work quarters for artists#; and

\* \* \*

Joint living-work quarters for artists

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

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

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

\* \* \*

Special Sheepshead Bay District

The “Special Sheepshead Bay District” is a Special Purpose District designated by the letters “SB” in which special regulations set forth in Article IX, Chapter 4, apply.

Special SoHo-NoHo Mixed Use District [date of adoption]

The “Special SoHo-NoHo Mixed Use District” is a Special Purpose District designated by the letters “SNX” in which special regulations set forth in Article XIV, Chapter 3, apply.

Special South Richmond Development District

The “Special South Richmond Development District” is a Special Purpose District designated by the letters “SR” in which special regulations set forth in Article X, Chapter 7, apply.

\* \* \*

### Chapter 4 Sidewalk Cafe Regulations

\* \* \*

#### 14-41 Locations Where Certain Sidewalk Cafes Are Not Permitted

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant, to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Citywide:

All #streets# with elevated rail transit lines, unless specifically permitted in Section 14-43.

Manhattan:

All #streets#, bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west

All #streets# within the ~~M1-5A~~ and M1-5B Districts and the #Special SoHo-NoHo Mixed Use District#, south of Houston Street

Bowery — from East Broadway to Canal Street

\* \* \*

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

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

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
-----------	--------------------------	----------------------------

\* \* \*

Manhattanville Mixed-Use District	No <sup>3</sup>	Yes
SoHo-NoHo Mixed Use District	No	Yes <sup>6</sup>
Transit Land Use District	Yes	Yes

\* \* \*

<sup>6</sup> #Unenclosed sidewalk cafes# are not permitted south of Houston Street, except for #small sidewalk cafes# in locations designated in Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted)

\* \* \*

## Chapter 5 Residential Conversion within Existing Buildings

\* \* \*

### 15-01 Applicability

\* \* \*

### 15-012 Applicability within C6-1G, C6-2G, M1-5A, M1-5B or M1-6D Districts

#Conversions# in #buildings#, or portions thereof, in C6-1G or C6-2G Districts shall be permitted only by special permit, pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts).

Except as specifically set forth in Sections 15-013 and 15-024, the provisions of this Chapter are not applicable in M1-5A or M1-5B Districts.

In M1-6D Districts, the conversion to #dwelling units# of #non-residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted, subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (MINOR MODIFICATIONS), paragraph (b), except as superseded or modified by the provisions of Section 42-481 (Residential use).

\* \* \*

### 15-02 General Provisions

\* \* \*

### 15-021 Special use regulations

\* \* \*

- (e) In C6-1G and C6-2G Districts, in all #manufacturing# and #commercial buildings# except police stations, courthouses and fire houses, or portions thereof, erected prior to December 15, 1961, #residential use# shall not be permitted unless the Commission has granted a special permit, pursuant to Section 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts). However, if the Chairperson determines that #floor area# in such #buildings# was occupied for #residential use# on April 1, 1984, such #residential use# shall be permitted to remain and no special permit shall be required, provided that a complete application for determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than April 17, 1985.

\* \* \*

### 15-50 SPECIAL PERMIT

\* \* \*

### 15-51 Residential Conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e), or 15-21 in accordance with the provisions of Sections 74-711 (Landmark preservation in all districts) or 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts).

\* \* \*

## ARTICLE II RESIDENCE DISTRICT REGULATIONS

### Chapter 3 Residential Bulk Regulations in Residence Districts

\* \* \*

### 23-03

#### Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

\* \* \*

#Special Ocean Parkway District# ;

#Special SoHo-NoHo Mixed Use District# ;

#Special South Richmond Development District# ;

\* \* \*

## ARTICLE IV

### MANUFACTURING DISTRICT REGULATIONS

#### Chapter 1 Statement of Legislative Intent

\* \* \*

### 41-10

#### PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

\* \* \*

### 41-11

#### M1 Light Manufacturing Districts (High Performance)

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in M1-5A and M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts;

\* \* \*

#### Chapter 2 Use Regulations

\* \* \*

### 42-10

#### USES PERMITTED AS-OF-RIGHT

\* \* \*

### 42-11

#### Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B

\* \* \*

### 42-111

#### Special provisions for hotels in M1 Districts

In M1 Districts, #transient hotels# shall be permitted only as set forth in this Section. The City Planning Commission may permit transient hotels in an M1 District, pursuant to a special permit set forth in another Section of this Resolution, or, pursuant to Section 74-803 (Transient hotels within M1 Districts), as applicable.

\* \* \*

- (c) Within M1-5A and M1-5B Districts

Within an M1-5A or M1-5B District, a special permit, pursuant to Section 74-803 shall be required in conjunction with a special permit, pursuant to Section 74-781 (Modifications by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts) except that a permit, pursuant to Section 74-781 shall not be required for a #transient hotel# located above the ground floor level, where the #floor area# used for such #use# on the ground floor does not exceed an amount minimally necessary to access and service such #transient hotel#.

\* \* \*

### 42-13

#### Use Groups 6C, 9A and 12B

\* \* \*

**42-131****M1-5A and M1-5B Districts****M1-5A M1-5B**

The regulations governing M1 Districts shall apply in M1-5A and M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D. (Special Uses in M1-5A and M1-5B Districts) provide otherwise.

\* \* \*

**42-14****Use Group 17****M1 M2 M3**

\* \* \*

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

- (1) #Joint living-work quarters for artists# in #buildings# in M1-5A and M1-5B Districts, provided:

- (a) Such #building# was erected prior to December 15, 1961.
- (b) The #lot coverage# of such #building# does not exceed 5,000 square feet except that in #buildings# with frontage along Broadway the #lot coverage# shall not exceed 3,600 square feet. However, such quarters may also be located in a #building# occupying more than 5,000 square feet of #lot area# if the entire #building# was held in cooperative ownership by #artists# on September 15, 1970. #Joint living-work quarters for artists# are permitted in other #buildings or other structures# only by special permit of the City Planning Commission, pursuant to Section 74-782, by minor modification of the Chairperson of the City Planning Commission, pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts), paragraph (e), or by authorization of the City Planning Commission, pursuant to Section 42-142 (Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts).
- (c) In M1-5B Districts in #buildings# occupying less than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission, pursuant to Section 42-141, Section 74-781 (Modification by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts), or by authorization of the City Planning Commission, pursuant to Section 42-142.

\* \* \*

- (2) #Commercial# and #manufacturing uses# below the floor level of the second #story# provided,

- (a) In M1-5A Districts, in #buildings# occupying more than 3,600 square feet of #lot area#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings#, unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;
- (b) in M1-5B Districts, in any #buildings#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings# unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;

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

\* \* \*

- (4) (a) Any #use# which became #non-conforming# after April 27, 1976, shall be governed by Article V (Non-Conforming Uses and Non-Complying Buildings), except that in M1-5A and M1-5B Districts, Section 52-37 is hereby suspended and replaced by paragraph D.(4)(b) of this Section.
- (b) In M1-5A and M1-5B Districts, any #non-conforming use# listed in Use Groups 5, 6, 8, 10, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming #use# or a #use# listed in Use Group 6.

\* \* \*

- (5) Museums or non-commercial art galleries, subject, to the #bulk# regulations applicable for #manufacturing uses#, and subject, to the provisions of this Section.

**(a) As-of-right**

In any #building#, a museum or non-commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant, to the provisions of paragraphs D.(2) or D.(4) of this Section and, above the ground floor where #joint living-work quarters for artists# are permitted, pursuant to paragraph D.(1) of this Section.

**(b) By authorization of the City Planning Commission**

In an M1-5A District, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as-of-right, provided that the Commission finds that:

- (i) the #use# of such space as a museum or non-commercial art gallery will not harm #manufacturing uses# in the M1-5A District or the industrial sector of the City's economy;
- (ii) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessors in title to remain in the space, at fair market rentals, and the property owners or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value; and
- (iii) any such museum or non-commercial art gallery will be supportive of the local art industry.

The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.

\* \* \*

**42-141****Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts**

In M1-5A and M1-5B Districts, the requirements of paragraphs D.(1)(b), D.(1)(c), D.(1)(d) and D.(1)(e) or D.(2) of Section 42-14 (Use Group 17) may be modified by certification of the Chairperson of the City Planning Commission as provided in this Section. A copy of any request for modification under this Section shall be sent by the applicant, to the applicable Community Board, at least 20 days prior, to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests, it must do so within 31 days of such notification.

\* \* \*

**42-142****Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts**

In M1-5A and M1-5B Districts, the requirements of Section 42-14 (Use Group 17), paragraphs D.(1)(b), (c), and (d), may be modified by authorization of the City Planning Commission, provided that:

\* \* \*

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

\* \* \*

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

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

\* \* \*

**M1-5A M1-5B**

Eating and drinking establishments, with entertainment but not dancing, with a capacity of 200 persons or less [PRC-D]

**M1-5A M1-5B M1-5M M1-6M**

Eating or drinking establishments, with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing [PRC-D]

\* \* \*

**42-32****By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

\* \* \*

**M1**

Indoor interactive entertainment facilities with eating and drinking\*  
[PRC-D]

\* \* \*

\* In M1-1, ~~M1-5A~~, and M1-5B Districts, and in M1 Districts with a suffix "D," indoor interactive entertainment facilities with eating and drinking are not permitted

\* \* \*

**42-50****SIGN REGULATIONS**

\* \* \*

**42-54****Permitted Projection or Height of Signs**

\* \* \*

**42-541****Permitted projection**

M1 M2 M3

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

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

\* \* \*

**Chapter 3****Bulk Regulations**

\* \* \*

**43-10****FLOOR AREA REGULATIONS**

\* \* \*

**43-17****Special Provisions for Joint Living-Work Quarters for Artists in ~~M1-5A~~ and M1-5B Districts**~~M1-5A~~ M1-5B

In the districts ~~district~~ indicated, no #building# containing #joint living-work quarters for artists# shall be #enlarged#.

Mezzanines are allowed within individual quarters, in #buildings# with an existing #floor area ratio# of 12.0 or less, and only between floors, or between a floor and a roof, existing on January 22, 1998, that are to remain, provided that such mezzanines do not exceed 33 and 1/3 percent of the gross #floor area# of such individual quarters. Such mezzanines shall not be included as #floor area# for the purpose of calculating minimum required size of a #joint living-work quarters for artists#.

In the districts ~~district~~ indicated no #building# containing #joint living-work quarters for artists# shall be subdivided into quarters of less than 1,200 square feet except where no #story# contains more than one #joint living-work quarters for artists# unless modified, pursuant to Section 43-171.

However, the minimum size requirement may be replaced by the requirements of Section 15-024 for #joint living-work quarters for artists#:

\* \* \*

**ARTICLE VII  
ADMINISTRATION****Chapter 3****Special Permits by the Board of Standards and Appeals**

\* \* \*

**73-20****THEATERS**

\* \* \*

**73-202****In ~~M1-5A~~ or M1-5B Districts**

In ~~M1-5A~~ or M1-5B Districts, the Board of Standards and Appeals may permit theaters for a term not to exceed five years, provided that the following findings are made:

\* \* \*

**73-24****Eating or Drinking Places****73-241****In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, ~~M1-5A~~ or M1-5B Districts**

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, ~~M1-5A~~ or M1-5B Districts, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less, for a term not to exceed five years, provided that the following findings are made:

- (a) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhood;
- (b) that such #use# will not cause undue congestion in local #streets#;
- (c) that in ~~M1-5A~~ and M1-5B Districts, eating and drinking places shall be limited to not more than 5,000 square feet of floor space;
- (d) that in C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C5, ~~M1-5A~~ and M1-5B Districts, such #use# shall take place in a #completely enclosed building#; and
- (e) that the application is made jointly by the owner of such #building# and the operators of such eating or drinking establishment.

\* \* \*

**73-60****MODIFICATIONS OF BULK REGULATIONS**

\* \* \*

**73-62****Modification of Bulk Regulations for Buildings Containing Residences**

\* \* \*

**73-625****Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District**

Within the #Special Soho-NoHo Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154 (Inclusionary Housing), the Board of Standards and Appeals may permit a contribution, to the #affordable housing fund#, pursuant to such paragraph to satisfy the requirements of paragraph (d)(3), inclusive, of such Section, provided that the Board finds that:

- (a) the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration, pursuant, to the #guidelines# of the Inclusionary Housing Program. In order to make such determination, the Board may consult with the Department of Housing Preservation and Development. Such practical difficulties shall be shown on a floor plan; and
- (b) the practical difficulties existed on [date of enactment].

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

The Board may prescribe such conditions and safeguards as it deems necessary to minimize adverse effects upon the surrounding area and the community, at large.

\* \* \*

**Chapter 4****Special Permits by the City Planning Commission**

\* \* \*

74-71

**Landmark Preservation**

\* \* \*

74-712

**Developments in Historic Districts**

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:

\* \* \*

**ARTICLE XIV****SPECIAL PURPOSE DISTRICTS****Chapter 3****Special SoHo-NoHo Mixed Use District****143-00****GENERAL PURPOSES**

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

- (a) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (b) to reinforce the longstanding mixed-use character of the area by allowing a wider range of residential, commercial and community facility uses while retaining significant concentration of commercial and manufacturing space;
- (c) , to ensure the development of buildings is compatible with existing neighborhood character;
- (d) to sustain SoHo/NoHo's cultural legacy and support New York City's creative economy with provisions that support arts, cultural and creative uses, organizations and their broader public audience;
- (e) to retain jobs within New York City; and
- (f) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

**143-01****General Provisions**

The provisions of this Chapter shall apply within the #Special SoHo-NoHo Mixed Use 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.

**143-02****Definitions**

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).

**Qualifying building**

For the purposes of this Chapter, a "qualifying building" shall be any #building#, where, prior to [date of adoption]:

- (a) such #building# contained, at least 60,000 square feet of #floor area#; and
- (b) at least 20 percent of the #floor area# within such #building# was allocated to non-#residential floor area#, as such term is utilized in Section 143-14.

**SoHo-NoHo Arts Fund**

For the purposes of this Chapter inclusive, the "SoHo-NoHo Arts Fund" (the "Arts Fund") shall be a separate interest-bearing account established for the deposit of contributions made when converting #joint living-work quarters for artists# to #residences# through in accordance with the provisions of Section 143-13 (Joint Living-Work Quarters for Artists). The Arts Fund shall be allocated by the New York City Department of Cultural Affairs, or a not-for-profit entity

designated by the Department of Cultural Affairs, to support arts programming, projects, organizations, and facilities that promote the public presence of the arts within the Special District and surrounding neighborhoods and extend the cultural legacy of SoHo and NoHo generally. Such allocation should prioritize under-resourced organizations and under-served areas within Lower Manhattan neighborhoods south of 14th Street.

**143-03****District Plan and Map**

In order to carry out the purposes and provisions of this Chapter, a district map is located in the Appendix to this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

**Appendix A****Map 1. Ground Floor Use Requirements**

Such map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

**143-04****Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special SoHo-NoHo Mixed Use District# are shown on the maps in APPENDIX F of this Resolution. Such provisions are modified as follows:

- (a) #Conversions# from #joint living-work quarters for artists# to #residences#, as set forth in Section 143-13 (Joint Living-Work Quarters for Artists), shall not be subject, to the provisions of paragraph (d)(1) of Section 23-154.
- (b) The provisions of paragraph (d)(4)(i) of Section 23-154 shall apply only to a #development# or #enlargement# on a #zoning lot# on which the maximum permitted #residential floor area#, less the #lot area#, does not exceed 12,500 square feet on [date of adoption].
- (c) For #conversions# in #buildings# existing prior to [date of adoption] that are not otherwise subject to paragraph (d)(3)(v) of Section 23-154, the Board of Standards and Appeals may permit a contribution, to the #affordable housing fund#, pursuant, to the provisions of Section 73-625.

[Note: references, to the provisions of Article VI, Chapter 6 reflect the proposed zoning text amendment Elevate Transit: Zoning for Accessibility (application number N 210270 ZRY), which is currently in public review.]

**143-05****Applicability of Article VI, Chapters 4 and 6**

In #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

**143-06****Applicability of Article XII, Chapter 3**

In the #Special SoHo-NoHo Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, 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.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

**143-07****Applicability of Quality Housing regulations**

All #buildings# 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#.

**143-10****SPECIAL USE REGULATIONS**

Within the #Special SoHo-NoHo Mixed Use District#, the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

### 143-11 Retail Uses

All #uses# listed in Use Group 10A shall be permitted as-of-right.

### 143-12 Home Occupation

The #home occupation# provisions of Section 12-10 (DEFINITIONS - Home occupation) shall apply, except that up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#, and such #home occupation# may occupy more than 500 square feet of #floor area#.

In addition, in connection with such #home occupation#, up to three persons not residing in such #dwelling unit# may be employed, and a #home occupation# may include any permitted #commercial use#, subject, to the limitations set forth in paragraph (b) of the definition of #home occupation#.

### 143-13 Joint Living-Work Quarters for Artists

#Conversions# to #joint living-work quarters for artists#, as listed in Use Group 17D, shall not be permitted after [date of adoption] within the #Special SoHo-NoHo Mixed Use District#.

For #joint living-work quarters for artists# existing on [date of adoption], any #conversion# to a #residence# shall only be permitted upon certification by the Chairperson of the City Planning Commission, to the Commissioner of the Department of Building that instruments in a form acceptable, to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #SoHo-NoHo Arts Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition, to the filing for or issuing of any #building# permit allowing the #conversion# a #joint living-work quarters for artists# to a #residence#.

The contribution amount shall be \$100.00 per square foot of #floor area# to be #converted# from a #joint living-work quarters for artists# to a #residential use# as of [date of adoption], and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the 12 months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect, at the time the contribution is received.

### 143-14 Non-Residential Retention for Qualifying Buildings

For #developments#, #enlargements#, and #conversions# on #zoning lots# with #qualifying buildings# existing on [date of adoption], #residential uses# shall only be permitted upon certification by the Chairperson of the City Planning Commission, to the Commissioner of the Department of Buildings that the #zoning lot#, as it existed on [date of adoption], will contain, at least the amount of non-#residential floor area# that existed within such #qualifying buildings# on the #zoning lot# on [date of adoption]. For the purposes of this Section, non-#residential floor area# shall not include #residences#, including #dwelling units# that are registered Interim Multiple Dwellings or are covered by the New York City Loft Board, pursuant to Article 7-C of the New York State Multiple Dwelling Law or that the Loft Board determines were occupied for #residential use# on September 1, 1980, #joint living-work quarters for artists#, #community facility uses# with sleeping accommodations or #transient hotels#, where permitted.

A restrictive declaration acceptable, to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns, to provide the amount of non-#residential floor area# that existed within #qualifying buildings# on [date of adoption], on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register.

### 143-15 Ground Floor Use Requirements

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

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 1 in the Appendix to this Chapter shall be considered #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.

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

For #buildings#, or portions thereof, with #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). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

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

Any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions for Type 1 blank walls set forth in Section 37-361 (Blank wall thresholds).

### 143-16 Physical Culture or Health Establishments

#Physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

### 143-17 Transient Hotels

In all districts, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant, to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future #use# or #development# of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject, to the limitations set forth in this Section, and subject, to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building# or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel# that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed, pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

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

### 143-20 SPECIAL BULK REGULATIONS

Within the #Special SoHo-NoHo Mixed Use District#, the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section.

### 143-21 Special Floor Area Regulations

The applicable #floor area# regulations shall be modified as follows:

- (a) the #floor area ratio# for #community facility uses# shall be 6.5; and
- (b) in M1-5 Districts paired with an R9X District north of Howard Street, the #floor area ratio# for all other non-#residential uses# shall be 6.0.

### 143-22 Density

For all #residential buildings#, or portions thereof, including those existing on December 15, 1961, the factor to determine the maximum number of #dwelling units# shall be 680.

### 143-23 Special Yard Regulations

The applicable #rear yard# and #rear yard equivalent# regulations shall be modified as follows:

#### (a) Permitted obstructions

In any #rear yard# or #rear yard equivalent#, any #building# or portion of a #building# used for #commercial#, #manufacturing#, or #residential uses#, other than dwelling units, shall be a permitted obstruction, provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#.

In addition, in M1-5 Districts paired with an R9X District north of Howard Street, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use#, shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

Decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, pursuant to Section 43-42 (Permitted Obstructions), shall be permitted above such height limitations.

(b) Required #rear yards#

For all #uses#, a #rear yard# with a depth of not less than 20 feet shall be provided, at every #rear lot line# on any #zoning lot#, except as follows:

- (1) no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting, at an angle of 135 degrees or less;
- (2) whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#; and
- (3) for #interior lots# where the depth of such #zoning lot#, or a portion thereof, is less than 90 feet, and such shallow depth was in existence on December 15, 1961 and the date of application for a #building# permit, the required #rear yard# for such #interior lot#, or portion thereof, may be reduced by six inches for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 90 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 10 feet.

(c) Required #rear yard equivalents#

For #buildings#, or portions thereof, containing non-#residential uses#, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

For #buildings#, or portions thereof, containing #residential# uses, on any #through lot# that is 110 feet or more in maximum depth from #street# to #street#, a #rear yard equivalent# consisting of an open area with a minimum depth of 40 feet midway, or within 10 feet of being midway, between the two #street lines# upon which such #through lot# fronts, shall be provided.

However, for #through lots# where the depth of such #zoning lot#, or a portion thereof, is less than 180 feet, and such shallow depth was in existence on December 15, 1961 and on the date of application for a building permit, the required #rear yard equivalent# for such #through lot#, or portion thereof, may be reduced by one foot for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 180 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 20 feet.

(d) Along district boundaries

The provisions of 43-30 (Special Provisions Applying Along District Boundaries), shall not apply along the district boundaries of two M1 Districts paired with #Residence Districts#.

#### 143-24

#### Special Height and Setback regulations

For the purposes of this Section, Watts Street, West Broadway, Centre Street, and Great Jones Street shall be considered #wide streets#.

The applicable height and setback regulations are modified as follows:

(a) #Street wall# location

Along all #street# frontages, the #street wall# regulations applicable to #Quality Housing buildings# on a #wide street# in a C6 District, as set forth in Section 35-651 (Street wall location), shall apply. On #through lots#, the additional regulations set forth in paragraph (b) of Section 35-655 shall not apply.

For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be those set forth in paragraph (b) of this Section.

(b) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, and maximum #building# height for all #buildings#.

A setback is required for all portions of a #building# that exceed the maximum base height specified for the applicable district, and shall be provided in accordance with paragraph (c) of this Section.

#### MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHTS

District	Minimum base height (in feet)	Maximum base height (in feet)	Maximum #building# height (in feet)
M1-5 / R7X	60	105	145
M1-5 / R9X	85	145	205
M1-6 / R10	125	155	275

However, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum and maximum base heights may be modified as follows:

- (1) the minimum base height of a #street wall# may vary between the minimum height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height; and
- (2) the maximum base height of a #street wall# may vary between the maximum base height set forth in the table above, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height.

(c) Setbacks

At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in the table in paragraph (b) of this Section, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(d) Dormers

As an alternative, to the dormer provisions of paragraph (c) of Section 23-621, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers, at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

#### 143-25

#### Additional bulk modifications

For #buildings# containing #residences#, or portions thereof, the following additional #bulk# modifications shall apply.

(a) #Outer court# modifications

For #outer courts# containing #legally required windows#, if an #outer court# is less than 20 feet wide, the width of such #outer court# shall be, at least equal, to the depth of such #outer court#. If an #outer court# is 20 feet or more in width, it may extend to any depth.

(b) #Inner court# modifications

For #inner courts# containing #legally required windows#, the area shall not be less than 600 square feet, and the minimum dimension of such #inner court# shall not be less than 20 feet.

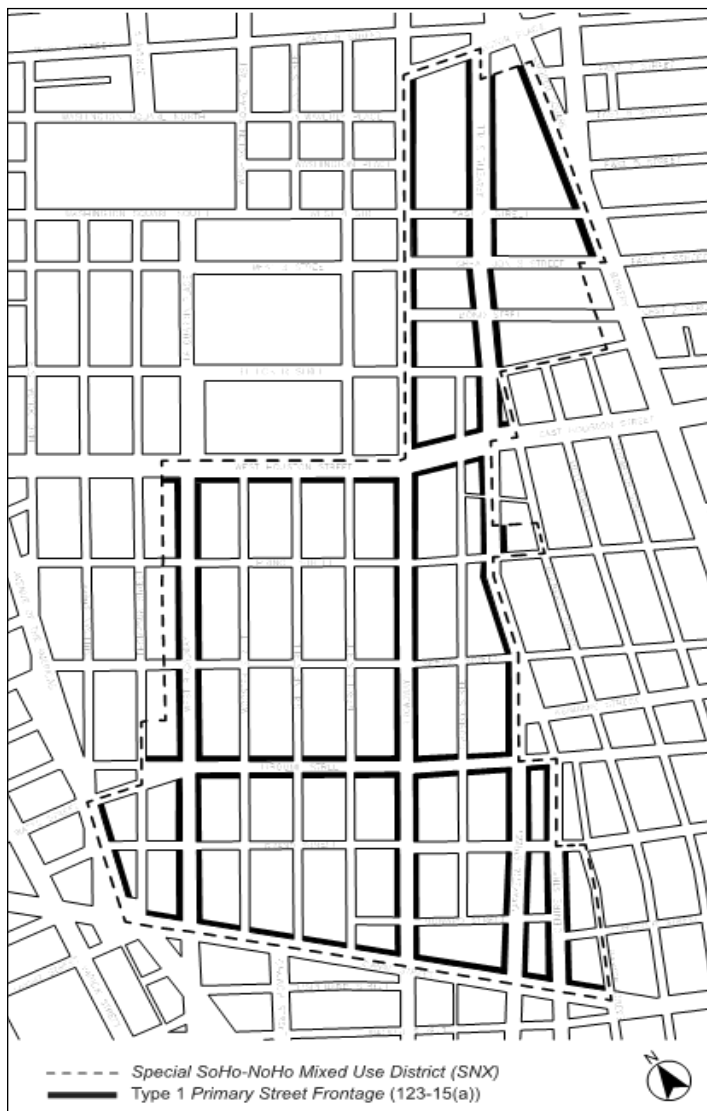
The minimum horizontal distance between a #legally required window# opening on an #inner court# and any wall opposite such window on the same #zoning lot# shall not be less than 20 feet.

(c) Distance between #legally required windows# and #lot lines#

The minimum distance between a #legally required window# and: any wall; a #rear lot line#, or vertical projection thereof; or a #side lot line#, or vertical projection thereof; shall be 20 feet, measured in a horizontal plane, at the sill level of, and perpendicular to, such window for the full width of the rough window opening.

(d) Distance between #buildings#

The required minimum distance between the portion of a #building# containing #dwelling units# and any other #building# on the same #zoning lot# shall be 40 feet below a height of 125 feet. Portions of #buildings# above 125 feet that exceed, in aggregate, a #lot coverage# of 40 percent, shall be spaced, at least 80 feet apart.

**APPENDIX A****Special SoHo-NoHo Mixed Use District Plan****Map 1: Ground Floor Use Requirements**

\* \* \*

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

\* \* \*

**MANHATTAN**

\* \* \*

**Manhattan Community District 2**

Map 1 – [date of adoption]



Portion of Community District 2, Manhattan

\* \* \*

**NOTICE**

On Thursday, September 2, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions — zoning map and zoning text amendments (the “Proposed Actions”) to implement land use and zoning recommendations in the SoHo/NoHo Neighborhood Plan. The area subject, to the Proposed Actions is generally, bounded by Astor Place and Houston Street, to the north; Bowery, Lafayette Street, and Baxter Street, to the east; Canal Street, to the south, and Sixth Avenue, West Broadway, and Broadway, to the west. The Proposed Actions would affect an approximately 56-block, 146-acre area (the “Project Area”) of the SoHo and NoHo neighborhoods of Manhattan Community District 2. The Reasonable Worst-Case Development Scenario (RWCDs) for the Proposed Actions identifies 26 projected development sites. On the projected development sites, the Proposed Actions are expected to result in a net increase of approximately 1,829 projected dwelling units (DUs) (including approximately 382 to 573 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH)); 61,789 gross square feet (gsf) of projected retail space (local and destination retail and supermarket

space); and 20,778 gsf of projected community facility space. The RWCDs also identifies 58 potential development sites, which are considered less likely to be developed by the analysis year. On the potential development sites, the Proposed Actions may result in a net increase of approximately 1,719 DUs, including 365 to 545 permanently affordable DUs; 52,360 gsf of potential destination retail space; and 16,272 gsf of potential community facility space. Development on some of these sites, due to the sites' location within New York City-designated historic districts, would be subject to future review and approval by the New York City Landmarks Preservation Commission (LPC) in accordance with the New York City Landmarks Law.

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

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP059M.

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



a19-s2

## 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. 01 - Wednesday, September 1, 2021, at 6:30 P.M., Land Use Committee held Public Hearing, at MS 126 (aka John Ericsson JHS), 424 Leonard Street, Brooklyn, NY 11222.

#### **1 WYTHE AVENUE IBIA SPECIAL PERMIT (C 210272 ZSK).**

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

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

Accessibility questions: Community Board #1, (718) 389-0009, bk01@cb.nyc.gov, by: Thursday, August 26, 2021, 2:00 P.M.



a24-s1

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

#### **BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 01 - Wednesday, September 1, 2021, at 6:30 P.M., Land Use Committee held Public Hearing, at MS 126 (aka John Ericsson JHS), 424 Leonard Street, Brooklyn, NY 11222.

**RIVER RING** (220062 ZMK, N 220063 ZRK, 220064 ZSK, 220070 ZSK, N 220065 ZAK, N 220068 ZAK, N 220069 ZAK, 220061 MLK, 210425 MMK) - This is an application by River Street Partners LLC (the "Applicant") for the following actions (the "Actions") with respect to the property, located on Brooklyn Block 2355, Lots 1 and 20, Block 2356, Lot 1, Block 2361, Lots 1, 20 and 21, Block 2362, Lots 1 and 3, Block 2376, Lot 50, and demapped portions of North 1st Street and Metropolitan Avenue (the "Project Area"):

1) A zoning text amendment to a) establish the portion of the Project Area, to the west of River Street as an Mandatory Inclusionary Housing ("MIH") area; b) amend Zoning Resolution Section 74-742 to allow a large scale general development ("LSGD") that does not meet the ownership requirements of Section 74-742, when the site of such LSGD includes the Proposed Development (as defined below) and where the areas in which the State or City have certain property interests; and c) amend Zoning Resolution Section 74-743 to permit, as part of the LSGD, (i) the lot area of a new platform seaward of the bulkhead line to be part of the upland lot area of the waterfront zoning lot, provided that the amount of lot area so incorporated is less than the lot area of shoreline seaward of the bulkhead line to be removed in connection with the LSGD, (ii) additional new piers or platforms to be included as lot area for purposes of floor area, dwelling unit and other bulk regulations, provided that the amount of floor area generated by such new piers or platforms does not exceed the floor area generated by existing piers or platforms, and (iii) such new piers or platforms to be exempt from certain requirements otherwise applicable to piers and platforms provided as part of a waterfront public access area (the "Text Amendment");

2) A zoning map amendment to rezone the Project Area from an M3-1 zoning district to C6-2 and M1-4 zoning districts (the "Map Amendment");

3) A zoning special permit, pursuant to Zoning Resolution Sections 74-743(a)(2) and 74-743(a)(13), as modified under the Text Amendment, to allow the construction of new piers and platforms in the seaward portion of the LSGD that are accessible and enjoyable by the public; allow such piers and platforms to generate floor area, provided that the total distribution of floor area is limited, to the floor area generated by existing land seaward of the bulkhead line to be removed and existing piers and platforms; and to modify bulk regulations (the "LSGD Special Permit");

4) A zoning special permit, pursuant to Zoning Resolution Section 74-533 to reduce the required accessory residential off-street parking spaces in a Transit Zone (the "Parking Special Permit");

5) Zoning authorizations to:

a. modify the Zoning Resolution's requirements for location, area and minimum dimensions of waterfront public access areas, pursuant to Zoning Resolution Section 62-822(a);  
b. modify requirements within waterfront public access areas, pursuant to Zoning Resolution Section 62-822(b); and  
c. allow for phased development of waterfront public access areas, pursuant to Zoning Resolution Section 62-822(c) (collectively, the "Waterfront Authorizations");

6) A zoning certification, pursuant to Zoning Resolution Section 62-811 with respect to compliance with waterfront public access area and visual corridor requirements, as modified by Waterfront Authorizations (the "Waterfront Certification"); and

7) A landfill action to add approximately 6,319 square feet of landfill as part of the waterfront public open space plan (the "Landfill Action"). Concurrent with these Actions, a related application for a City Map change has been filed under Application No. 210425 MMK to demap, discontinue, close, and dispose of a portion of Metropolitan Avenue, to the west of River Street and a portion of North 1st Street west of River Street (the "Demapping Action"). In addition, with respect to each of the special permits and authorizations, the Applicant is requesting an extension of term of such approvals to a period of ten years during which substantial construction of the phased project would be completed.

The Actions will together facilitate the development of two (2) mixed-use buildings including a total of approximately 1,158,800 square feet of floor area (the "Proposed Development") on Block 2355, Lots 1 and 20, Block 2361, Lots 1, 20 and 21 and Block 2376, Lot 50 (the "Development Site"). The Development Site is approximately 399,780 square feet in area and is, bounded by River Street, to the east, North 3rd Street, to the north, the East River, to the west and Grand Ferry Park and North 1st Street, to the south. The Proposed Development would include approximately 1,049,800 square feet of residential use (approximately 1,050 dwelling units, of which approximately 263 units (25%) will be affordable), a 30,000 square foot community center, 79,000 square feet of commercial space, including local retail, approximately 250 accessory parking spaces and approximately 2.9 acres of new public open space (plus approximately 2.32 acres of accessible in-river space and 0.86 acres of intertidal area.1 In addition, to the Proposed Development, the Map Amendment will rezone two (2) non-applicant owned blocks (Blocks 2356 and 2362), to the east of the Development Site (from M3-1 to M1-4).

The Project Area occupies the portions of Brooklyn Blocks 2355 and 2361 west of River Street, Block 2356, Lot 1, Block 2362, Lots 1 and 3, and Block 2376, Lot 50; and is generally, bounded by River Street, to the east, North 3rd Street, to the north, the East River, to the west and property owned by the New York Power Authority ("NYPA"), to the south. The Project Area is located within Brooklyn Community District 1 and an M3-1 zoning district.

The Project Area is approximately 441,660 square feet in area and is comprised of the Development Site and two (2) non-applicant owned parcels (Block 2362, Lots 1 and 3; and Block 2356, Lot 1). The Development Site is unimproved and includes upland portions and seaward portions containing existing in-water structures. As part of the Demapping Action, the Development Site will also include an approximately 23,116 square foot area of Metropolitan Avenue and an approximately 3,374 square foot area of North 1st Street that are proposed to be demapped. The remainder of the Project Area is comprised of: (i) a recently constructed six-story, commercial building with office space, destination retail and approximately 176 accessory, attended parking spaces (Block 2356, Lot 1); (ii) a vacant lot owned by Con Edison (Block 2362, Lot 3); and (iii) a vacant lot that appears to be undergoing environmental remediation (Block 2362, Lot 1).

The Project Area historically contained warehousing, storage and other industrial uses reflective of its M3-1 manufacturing zoning. The Project Area's location along the East River, moreover, enabled ships and other vessels to dock and unload various materials that would be stored along the waterfront. The Project Area's existing in-water structures remain as vestiges of the piers, platforms, catwalks, docks and caissons that once accommodated these industrial uses, including the Development Site's prior use as a Con Edison fuel oil storage complex (the Development Site's use until its decommissioning in 2012). The Williamsburg neighborhood surrounding the Project Area has evolved over time from predominately manufacturing uses to mixed residential, commercial and light-manufacturing uses. Recent rezonings, including the 2005 Greenpoint-Williamsburg neighborhood rezoning (C 050111 (A) ZMK; C 040415 MMK; C 040416 MMK; C 040417 MMK and C 040418 MMK) directly, to the north and east of the Project Area and the 2010 Domino Rezoning (C 100185 ZMK), as amended in 2014 (C 140132 ZSK), directly, to the south of the Project Area (which rezoned that site from manufacturing to commercial/residential zoning districts) helped spur these changes in the surrounding neighborhood and reflect changes in land use policy that have advanced the area's recent evolution.

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



a25-s1

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

#### **BOROUGH OF MANHATTAN**

COMMUNITY BOARD NO. 06 - Monday, September 13th, 2021, at 6:30 P.M. through Zoom. Register for the Zoom meeting here: [https://zoom.us/join/register/WN\\_AYJc54ehTDOtEQR9I1KrSA](https://zoom.us/join/register/WN_AYJc54ehTDOtEQR9I1KrSA)

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

a31-s13

## **FRANCHISE AND CONCESSION REVIEW COMMITTEE**

### **MEETING**

#### CORRECTED NOTICE

**PUBLIC NOTICE IS HEREBY GIVEN THAT** the Franchise and Concession Review Committee public meeting previously scheduled for Wednesday, September 8, 2021, at 2:30 P.M., at the Office of the Manhattan Borough President, David N. Dinkins Municipal Building, 1 Centre Street, South Entrance, Manhattan New York, NY 10007, is **Cancelled**.

a23-s7

## **OFFICE OF LABOR RELATIONS**

### **MEETING**

The New York City Deferred Compensation Board, will hold its next meeting on Wednesday, September 1, 2021, from 10:00 A.M. to 12:00 P.M. The meeting will be held remotely via conference call. Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dcp-board-webcasts.page>.

a25-s1

## **LANDMARKS PRESERVATION COMMISSION**

### **PUBLIC HEARINGS**

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

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

#### **187 6th Avenue - Park Slope Historic District LPC-21-09973 - Block 951 - Lot 4 - Zoning: R6B**

#### **CERTIFICATE OF APPROPRIATENESS**

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

#### **495 Broadway - SoHo-Cast Iron Historic District LPC-21-06057 - Block 484 - Lot 24 - Zoning: M1-5B**

#### **CERTIFICATE OF APPROPRIATENESS**

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

#### **134 East 38th Street - Murray Hill Historic District LPC-21-09885 - Block 893 - Lot 271 - Zoning: R10**

#### **CERTIFICATE OF APPROPRIATENESS**

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

#### **101 Greene Street - SoHo-Cast Iron Historic District LPC-21-07952 - Block 500 - Lot 7505 - Zoning: M1-5A**

#### **CERTIFICATE OF APPROPRIATENESS**

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

#### **548 Hudson Street - Greenwich Village Historic District LPC-21-10918 - Block 621 - Lot 6 - Zoning: C1-6**

#### **CERTIFICATE OF APPROPRIATENESS**

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

#### **93 Mercer Street - SoHo-Cast Iron Historic District LPC-21-09865 - Block 485 - Lot 22 - Zoning: M1-5A**

#### **CERTIFICATE OF APPROPRIATENESS**

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

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

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

#### **CERTIFICATE OF APPROPRIATENESS**

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

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

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

#### **CERTIFICATE OF APPROPRIATENESS**

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

**89 East 42nd Street - Individual and Interior Landmark****LPC-22-01019** - Block 1280 - Lot 1 - **Zoning:** C5-3**CERTIFICATE OF APPROPRIATENESS**

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

**30 Rockefeller Plaza - Individual and Interior Landmark****LPC-21-09092** - Block 1265 - Lot 7501 - **Zoning:** C5-2.5, C5-3**CERTIFICATE OF APPROPRIATENESS**

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

**38 East 73rd Street - Upper East Side Historic District****LPC-20-02642** - Block 1387 - Lot 49 - **Zoning:** C5-1 R8B**CERTIFICATE OF APPROPRIATENESS**

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

**103 West 72nd Street - Upper West Side/Central Park West Historic District****LPC-21-08152** - Block 1144 - Lot 31 - **Zoning:** C4-6A**CERTIFICATE OF APPROPRIATENESS**

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

**945 Madison Avenue - Upper East Side Historic District****LPC-21-10833** - Block 1389 - Lot 30 - **Zoning:** C5-1R8B**CERTIFICATE OF APPROPRIATENESS**

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

**356 Hollywood Avenue - Douglaston Hill Historic District****LPC-20-08873** - Block 8049 - Lot 25 - **Zoning:** R1-2**CERTIFICATE OF APPROPRIATENESS**

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

**15 Shore Road - Douglaston Historic District****LPC-21-08857** - Block 8044 - Lot 5 - **Zoning:** R1-1**CERTIFICATE OF APPROPRIATENESS**

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

**121 Heberton Avenue - Individual Landmark****LPC-21-10070** - Block 1015 - Lot 9 - **Zoning:** R3A**CERTIFICATE OF APPROPRIATENESS**

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

**2 St. Marks Place - St. George/New Brighton Historic District****LPC-22-01527** - Block 22 - Lot 120 - **Zoning:** R3A**CERTIFICATE OF APPROPRIATENESS**

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

a30-s14

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

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. The occupancy limit in the public hearing room is 12, and the occupancy limit for the overflow room is 10. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel, at [www.youtube.com/nyc LPC](http://www.youtube.com/nyc LPC) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific

instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. Please see additional information on safety protocols below the itemized agenda.

**Cambria Heights - 222nd Street Historic District LP-2655****ITEM PROPOSED FOR PUBLIC HEARING**

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

**Cambria Heights - 227th Street Historic District LP-2656****ITEM PROPOSED FOR PUBLIC HEARING**

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

a30-s14

**BOARD OF STANDARDS AND APPEALS****■ PUBLIC HEARINGS****September 23, 2021, and September 24, 2021, 10:00 A.M.**

**NOTICE IS HEREBY GIVEN** of hybrid public hearings on Monday, September 23, 2021, at 10:00 A.M., and Tuesday, September 24, 2021, at 10:00 A.M., to be held remotely and in person, on the first floor of 22 Reade Street in Manhattan, which has an occupancy limit of 10 people and potential overflow space available in the building for a few additional people; COVID-19 safety protocols are in effect in the building; all meeting attendees will be required to practice physical distancing, and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status; please do not attend this meeting if: you have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath); you have tested positive for COVID-19 within the past 10 days; you have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated);

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

**SPECIAL ORDER CALENDAR****2017-286-BZII**

**APPLICANT** – Eric Palatnik, P.C., for Ditmars 31st Street Associates LLC, owner.

**SUBJECT** – Application December 18, 2020 – Amendment of a previously approved Special Permit (§73-36), which permitted the operation of a Physical Culture Establishment (The Rock Health & Fitness), to be located within the cellar level of a proposed three-story retail building. The Amendment seeks to permit the enlargement of the facility to include the first floor. C4-2A/R5D zoning district.

**PREMISES AFFECTED** – 22-06 31st Street, Block 844, Lot 40,

Borough of Queens.

**COMMUNITY BOARD #1Q****APPEALS CALENDAR****2019-255-A**

APPLICANT – Shmuel D. Flaum, for Mendy Samuel Blau, owner.  
 SUBJECT – Application September 5, 2019 – Proposed enlargement of an existing single-family home, with a portion located within the bed of a mapped street, contrary to General City Law §36 and within the street widening line, contrary to General City Law §35. R3X zoning district.  
 PREMISES AFFECTED – 621 Alonzo Road, Queens - Block 15510, Lot 0011

**COMMUNITY BOARD #14Q***Margery Perlmutter, Chair/Commissioner***a30-31****TRANSPORTATION****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely, commencing on Wednesday, September 15, 2021, at 2:00 P.M., via the WebEx platform and in person, on the following petitions for revocable consent.

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

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

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

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

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

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

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

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

For the period July 1, 2021 to June 30, 2022 - \$111,639  
 For the period July 1, 2022 to June 30, 2023 - \$113,427

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

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

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

For the period July 1, 2020 to June 30, 2021 - \$9,129  
 For the period July 1, 2021 to June 30, 2022 - \$9,274  
 For the period July 1, 2022 to June 30, 2023 - \$9,418  
 For the period July 1, 2023 to June 30, 2024 - \$9,563  
 For the period July 1, 2024 to June 30, 2025 - \$9,708  
 For the period July 1, 2025 to June 30, 2026 - \$9,853  
 For the period July 1, 2026 to June 30, 2027 - \$9,998  
 For the period July 1, 2027 to June 30, 2028 - \$10,143  
 For the period July 1, 2028 to June 30, 2029 - \$10,287  
 For the period July 1, 2029 to June 30, 2030 - \$10,432

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

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

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

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

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

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

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

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

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

For the period July 1, 2022 to June 30, 2023 - \$1,549  
 For the period July 1, 2023 to June 30, 2024 - \$1,573  
 For the period July 1, 2024 to June 30, 2025 - \$1,597

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

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

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

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

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

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

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

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

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

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

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

**#11 IN THE MATTER OF** a proposed revocable consent authorizing 1301 Properties Owner LP, RXR 1285 Owner LLC, RXR 1285 Owner II LLC and C&K 1285 Owner LLC, continue to maintain and use a

pedestrian tunnel under and across West 52<sup>nd</sup> Street, west of Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 18, 2018 to June 30, 2028 and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 883B**

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

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

**#12 IN THE MATTER OF** a proposed revocable consent authorizing Levanic, Inc., to construct, maintain and use steps with railing on the south sidewalk of 3<sup>rd</sup> Street, west of 3<sup>rd</sup> Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable, to the City according, to the following schedule: **R.P. # 2550**

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

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

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

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

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

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

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

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

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

with the maintenance of a security deposit in the sum of \$7,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million

Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

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

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

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

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

a25-s15

## PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

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

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

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

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

f23-a4

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

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

j4-d30

## PROCUREMENT

*“Compete To Win” More Contracts!*

*Thanks to a new City initiative - “Compete To Win” - the NYC Department of Small Business Services offers a new set of FREE*

*services to help create more opportunities for minority and Women-Owned Businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.*

● *Win More Contracts, at [nyc.gov/competetowin](https://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](https://www.nyc.gov/hhsaccelerator)

## ADMINISTRATIVE TRIALS AND HEARINGS

### OATH INFORMATION TECHNOLOGY

#### ■ INTENT TO AWARD

*Services (other than human services)*

**82022Y0009-COURTSMART DIGITAL RECORDING SYSTEMS SUPPORT SERVICES** - Request for Information - PIN# 82022Y0009 - Due 9-16-21 at 12:00 P.M.

OATH, is procuring proprietary CourtSmart Digital Systems, Inc Software License and Maintenance. Any vendor who is qualified to provide this Software License and Maintenance under this procurement in the future, should submit a response through PASSPort. Proposed vendor is CourtSmart Digital Systems, Inc. To respond in PASSPort, please complete the acknowledgement tab and

submit a response in the Manage Responses Tab. If you have questions about the details of the RfX, please submit through the discussion with Buyer Tab. If you have questions about functionality of PASSPort, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

a26-s2

## CITYWIDE ADMINISTRATIVE SERVICES

### ADMINISTRATION

#### ■ SOLICITATION

*Goods*

**TRUCK, 4X4 CREW CAB PLATFORM W/CRANE** - Competitive Sealed Bids - PIN#85721B0152 - Due 10-12-21 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields to find the solicitation for TRUCK, 4X4 CREW CAB PLATFORM W/CRANE. You can search by PIN#85721B0152 or search by keyword:

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

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

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Evelyn Lucero (212) 386-0409; [elucero@dcas.nyc.gov](mailto:elucero@dcas.nyc.gov)

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**SPOT EXPLORER ROBOTICS** - Competitive Sealed Bids - PIN#85721B0192 - Due 9-21-21 at 10:30 A.M.

All bids are submitted on PASSPort. To review the details for this solicitation and participate, please use the link below and use the keyword search field to locate the solicitation for EPIN #: 85721B0192 ([https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)).

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

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007-1602. Michelle McCoy (212) 386-0469; [mmccoy@dcas.nyc.gov](mailto:mmccoy@dcas.nyc.gov)

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**ELECTRIC SUV** - Competitive Sealed Bids - PIN#85721B0200 - Due 10-12-21 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields to find the solicitation for ELECTRIC SUV. You can search by PIN#85721B0200 or search by keyword:

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

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

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Evelyn Lucero (212) 386-0409; [elucero@dcas.nyc.gov](mailto:elucero@dcas.nyc.gov)

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## CORRECTION

### CENTRAL OFFICE OF PROCUREMENT

#### ■ INTENT TO AWARD

*Services (other than human services)*

**IT CONSULTING SERVICES TO PROVIDE SYSTEM MAINTENANCE AND SOFTWARE SUPPORT FOR THE**

## INMATE FINANCIAL & COMMISSARY SYSTEM (IFCOM) THROUGHOUT THE DEPARTMENT OF CORRECTION (DOC).

- Negotiated Acquisition - Available only from a single source - PIN#072202202ITS - Due 9-14-21 at 3:00 P.M.

The New York City Department of Correction, is contracting with GCOM Software LLC, for provision of maintenance and software support of the Inmate Financial and Commissary System (IFCOM). The Department is legally obligated to track its inmates in custody and provide for commissary services among other data collection. DOC still operates legacy software for these functions, and given the uncommon software programming languages, the Department is not able to hire a C++ or Java programmer, to do the work that system administrators perform for DOC. Any firm which believes it can provide the required services in the future is invited to express interest via email.

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

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

a30-s3

## HEALTH AND MENTAL HYGIENE

#### ■ INTENT TO AWARD

*Goods*

**PURCHASE OF THE SOLE SOURCE ASSAY KITS, REAGENTS, EQUIPMENT, INSTRUMENTS AND OTHER SUPPLIES FOR CLINICAL AND ENVIRONMENTAL PUBLIC HEALTH LABORATORY TESTING.** - Request for Information - PIN# 81622Y0101 - Due 9-17-21 at 12:00 A.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Department of Health and Mental Hygiene intends to enter into a sole source agreement with Illumina, Inc. for the purchase of the sole source assay kits, reagents, equipment, instruments and other supplies for clinical and environmental public health laboratory testing. It is the purpose for the detection of foodborne pathogens, waterborne pathogens (such as Legionella), drug-resistance emerging bacteria and mosquito transmissible viruses including Zika and other viruses. Research has concluded that there testing kits provide rapid and most specific results relating to the whole genome sequencing of viral and bacterial organisms.

DOHMH, has made the determination that Illumina Inc. is a sole supplier, as they are the manufacturer of the sole source testing instruments and kits, which included but not limited to MiSeq, Nextera, NextSeq and IDT, that are required to procure this Sole Source contract.

Any firm which believes is qualified to provide such products are welcome to submit an expression of interest. All related inquiries should be sent via the Discussion Forum in PASSPort or to Min Feng (Jason) Wang, at [mwang3@health.nyc.gov](mailto:mwang3@health.nyc.gov), no later than September 17, 2021, by 12:00 P.M.

a27-s2

#### ■ AWARD

*Human Services/Client Services*

**GERIATRIC MENTAL HEALTH** - BP/City Council Discretionary - PIN#21AZ020301R0X00, PIN#81621L0412001 - AMT: \$137,700.00 - TO: Visiting Nurse Service of New York Homecare II, 220 East 42nd Street, New York, NY 10017.

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## MENTAL HYGIENE

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**HENRY STREET SETTLEMENT RENEWAL #2** - Renewal - PIN#81615R0247001R002

The Agency Chief Contracting Officer, has determined that the services in question are still needed, required or mandated and that renewal of the contract with the existing service provider, is in the best interest of the City, including the interests of individuals clients, client populations being served and the affected community because FY22 - Renewal - 16AZ002501R2X00 -Supportive Housing.

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## HOUSING AUTHORITY

### PROCUREMENT

#### ■ SOLICITATION

#### Construction / Construction Services

#### **SMD SERVICES INSTALLATION OF VINYL COMPOSITION (V/C) FLOOR TILE IN APARTMENTS-VARIOUS DEVELOPMENTS WITHIN THE BOROUGH OF MANHATTAN, BRONX, AND BROOKLYN - Competitive Sealed Bids.**

338883 - Smd\_Services\_Installation of Vinyl Composition (V/C) Floor Tile in Apartments-Glenwood Houses, Brooklyn - Due at 10:00 A.M.

338884 - Smd\_Services\_Installation of Vinyl Composition (V/C) Floor Tile in Apartments-Dyckman Houses, Manhattan - Due at 10:05 A.M.

338885 - Smd\_Services\_Installation of Vinyl Composition (V/C) Floor Tile in Apartments-Boulevard Houses, Belmont-Sutter Area, Brooklyn - Due at 10:10 A.M.

338886 - Smd\_Services\_Installation of Vinyl Composition (V/C) Floor Tile in Apartments-O'dwyer Gardens, Coney Island I (Site 8), Gravesend Houses, Brooklyn - Due at 10:15 A.M.

338887 - Smd\_Services\_Installation of Vinyl Composition (V/C) Floor Tile in Apartments-Mott Haven, Bronx - Due at 10:20 A.M.

The work shall consist of furnishing all labor, materials, equipment and all other incidental items necessary and required to perform the subject work as follows: installation of vinyl-composition floor tile, over existing floor tile, installation of vinyl-composition floor tile, over the existing properly prepared concrete floor, the removal and replacement of existing/or missing vinyl cove base molding and, as directed, remove Non-Asbestos Containing floor coverings, including but not limited to vinyl composition floor tile, linoleum, self-adhesive floor tile, carpet, ceramic floor tile, wood flooring, etc.

Interested vendors are invited to obtain a copy of the opportunity, at NYCHA's website, by going to <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number(s) 338883, 338884, 338885, 338886, & 338887.

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids, at date and time specified above.  
Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.  
JoAnn Park (212) 306-4511; [joann.park@nycha.nyc.gov](mailto:joann.park@nycha.nyc.gov)

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#### Goods

#### **SMD MATERIAL WINDOWS, ALUMINUM REPLACEMENT AND SNAP TRIM - Competitive Sealed Bids - PIN# 245842-2 - Due 9-22-21 at 12:00 P.M.**

This is an RFQ, for three (3) year blanket order agreement. The awarded bidder/vendor agrees to have SMD MATERIAL WINDOWS, ALUMINUM REPLACEMENT AND SNAP TRIM 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 or by class 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. ALL MENTION OF SUPPLY CHAIN OPERATIONS IS CHANGED TO SUPPLY MANAGEMENT DEPARTMENT, 90 CHURCH STREET, 6TH FLOOR, NEW YORK, NY 10008.

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

#### ALL HUD FORMS MUST BE SUBMITTED

Please note in the event that NYCHA receives One response or No responses to an RFQ on or before the Bid submission deadline, the bid should be extended for one (1) week.

#### NYCHA ACCEPTS EQUAL ITEMS.

(Make sure that shipping charges are INCLUDED in your unit prices)

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.  
Elizena Rivera (212) 306-4545; [elizena.rivera@nycha.nyc.gov](mailto:elizena.rivera@nycha.nyc.gov)



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#### Goods and Services

#### **RECYCLING PROGRAM FOR WAGNER HOUSES - Request for Proposals - PIN# 333888 - Due 9-21-21 at 2:00 P.M.**

NYCHA, by issuing this Solicitation and, pursuant to 24 C.F.R. Part 963 regarding contracting with resident-owned businesses, seeks proposals ("Proposals") from NYCHA resident-owned businesses (the "Proposers"), to provide NYCHA with a recycling program, at Wagner Houses (the "Program") that includes the following deliverables and services: (1) a written outreach plan and written educational materials to engage and educate residents of Wagner Houses how to effectively recycle and compost; (2) the collection of recyclable materials, at Wagner Houses on a regular basis to maximize the amount of waste diverted from landfills for an 18-month period; and (3) collection and reporting to NYCHA of data related, to the Program, as detailed more fully within Section II of this Solicitation (collectively, the "Services").

A Non-Mandatory Proposers' conference ("Proposers' Conference") will be hosted online via Microsoft Teams on September 9, 2021, at 2:00 P.M. Although, attendance is not mandatory, at the Proposers' Conference, it is strongly recommended that all interested Proposers, attend. Proposers who wish to, attend must RSVP by email to, NYCHA's Coordinator by no later than September 7, 2021 and NYCHA's Coordinator will provide log-in information. NYCHA additionally recommends that Proposers email questions to NYCHA's Coordinator, at [RFP.procurement@nycha.nyc.gov](mailto:RFP.procurement@nycha.nyc.gov), by no later than 1:00 P.M. on September 13, 2021. NYCHA will upload all questions and answers to iSupplier.

Proposals must be successfully submitted into iSupplier in final form no later than 2:00 P.M. on September 21, 2021, (the "Proposal Submission Deadline"). Proposals which are saved in iSupplier as a "draft" but not successfully submitted will not be considered. Proposers should refer to Section IV(2) of this Solicitation for details on Proposal submission requirements.

Proposer shall electronically upload a single .pdf containing ALL components of the Proposal into iSupplier by 2:00 P.M. on the Proposal Submission Deadline. NYCHA will NOT accept hardcopy Proposals. The Proposal shall not include embedded documents or proprietary file extensions. Except for the submission of flashdrives specifically permitted by NYCHA, NYCHA will not accept Proposals via email, fax, or mail. Instructions for registering for iSupplier can be found, at <https://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration> page. After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved. It is Proposer's sole responsibility to complete iSupplier registration and submit its Proposal before the Proposal Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence.

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.  
Yesenia Rosario (212) 306-4536; [RFP.procurement@nycha.nyc.gov](mailto:RFP.procurement@nycha.nyc.gov)

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#### Services (other than human services)

#### **SMD SERVICES INSTALLATION OF VINYL COMPOSITION (V/C) FLOOR TILE IN APARTMENTS - RED HOOK WEST HOUSES, BROOKLYN - Competitive Sealed Bids - PIN# 340895 - Due 9-23-21 at 10:00 A.M.**

The work shall consist of furnishing all labor, materials, equipment and all other incidental items necessary and required to perform the subject work as follows: installation of vinyl-composition floor tile, over existing floor tile, installation of vinyl-composition floor tile, over the existing properly prepared concrete floor, the removal and replacement of existing/or missing vinyl cove base molding and, as directed, remove Non-Asbestos Containing floor coverings, including but not limited to vinyl composition floor tile, linoleum, self-adhesive floor tile, carpet, ceramic floor tile, wood flooring, etc.

Interested vendors are invited to obtain a copy of the opportunity, at NYCHA's website, by going to <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number(s) 340895.

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

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

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

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## HUMAN RESOURCES ADMINISTRATION

### ■ AWARD

*Human Services/Client Services*

**SHELTER SERVICES FOR HOMELESS ADULTS - JACK RYAN, 127 WEST 25TH ST, NEW YORK, NY 11011 - Renewal - PIN# 07111P8304KXLR001 - AMT: \$50,624,855.00 - TO: Bowery Residents Committee Inc., BRC Human Services Corp., 131 West 25th Street, 12th Floor, New York, NY 10001.**

Contract Term from 7/1/2021 to 6/30/2026

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## MANAGEMENT AND BUDGET

### ■ INTENT TO AWARD

*Services (other than human services)*

**00222Y0059-MARSH SOLE SOURCE - Request for Information - PIN# 00222Y0059 - Due 9-13-21 at 2:00 P.M.**

The New York City ("NYC" or the "City") Mayor's Office of Management and Budget, intends to enter into sole source negotiations with Marsh USA Inc. ("Marsh") to procure and provide excess insurance for on-call emergency contract vendors ("Emergency Vendors"). The City is under legal and contractual obligations to provide excess insurance coverage to Emergency Vendors in case of a devastating natural disaster or terrorist event. This excess insurance is a multi-year program providing \$125M of general liability coverage and \$50M of pollution liability coverage, and must be available to City vendors immediately upon contract execution. The excess insurance is currently a part of the insurance-related services provided by Marsh. Procuring and providing this excess insurance required Marsh to develop this desired coverage with multiple underwriters. Any entity with the experience and expertise in immediately providing such coverage with a new set of underwriters, is invited to express its interest and submit qualifications on the Procurement and Sourcing Solutions Portal ("PASSPort").

If you have questions, please email [Contracts@omb.nyc.gov](mailto:Contracts@omb.nyc.gov), with the subject line "Excess Insurance - Expression of Interest" no later than 2:00 P.M. EDT, on September 6, 2021. Please upload your expression of interest and submission of qualifications on PASSPort before 2:00 P.M., EDT, on September 13, 2021, to the RFx EPIN: 00222Y0059.

a27-s3

**00222M0001-NYSID GRANT - Required/Authorized Source - PIN# 00222M0001**

Required method with a Preferred Source vendor, to digitize OMB's personnel files. Cost is determined by the number of scanned images.

a27-s2

## NYC HEALTH + HOSPITALS

### SUPPLY CHAIN SERVICES

#### ■ SOLICITATION

*Services (other than human services)*

**FACILITY AND PROFESSIONAL CODING & BILLING SERVICES - Request for Proposals - PIN#2542 - Due 9-28-21 at 3:00 P.M.**

Since 2018, NYC Health + Hospitals (NYC H+H) facilities, have been utilizing the Epic Electronic Medical Record System for clinical documentation and billing in Revenue Cycle. The transition to Epic concluded in March of 2020. All acute facilities encompassed in this RFP use Epic Clinical and Financial applications. NYC H+H is soliciting responses, to the Request for Proposal (RFP) to engage in two scopes of work in one request. Vendors responding to this RFP may choose to respond to one or two scopes of work. NYC H+H reserves the right to select one or more vendors, to provide each of the services described below: 1. Facility and Professional Coding 2. Professional Billing NYC H+H facilities has a number of arrangements with affiliates and faculty practice groups that dictate where the need for coding and billing services are required.

Since 2018, NYC Health + Hospitals (NYC H+H) facilities have been utilizing the Epic Electronic Medical Record System for clinical documentation and billing in Revenue Cycle. The transition to Epic concluded in March of 2020. All acute facilities encompassed in this RFP use Epic Clinical and Financial applications.

NYC H+H is soliciting responses, to the Request for Proposal (RFP) to engage in two scopes of work in one request.

Vendors responding to this RFP may choose to respond to one or two scopes of work. NYC H+H reserves the right to select one or more vendors, to provide each of the services described below:

1. Facility and Professional Coding
2. Professional Billing

NYC H+H facilities has a number of arrangements with affiliates and faculty practice groups, that dictate where the need for coding and billing services are required.

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

NYC Health + Hospitals, 50 Water Street, 5th Floor, New York, NY 10007-1602. Nishant Kondamud (332) 215-1558; [kondamun@nychhc.org](mailto:kondamun@nychhc.org)

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## PARKS AND RECREATION

### CAPITAL PROGRAM MANAGEMENT

#### ■ SOLICITATION

*Construction/Construction Services*

**84621B0018-B113A-119M - CADMAN PLAZA PARK OVAL RECONSTRUCTION - Competitive Sealed Bids - PIN#84621B0018 - Due 9-27-21 at 3:30 P.M.**

B113A-119M- The Reconstruction of Cadman Plaza Park Oval, bounded by Cadman Plaza East and West, Brooklyn Bridge and The Brooklyn War Memorial.

\*Please note that date of Bid Submission is different than date of Bid Opening. Please refer to website for updated procedures due to pandemic. This procurement is subject to: Participation goals for MBEs and/or WBEs, as required by Local Law 1 of 2013. Apprenticeship Requirements Bid Submission Due Date: 9/27/2021 Time: 3:30 P.M. by Mail or Drop Box, at Olmsted Center Annex Date of Bid Opening (via Zoom Conference): 9/29/2021 Time: 10:30 A.M.

[https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBLaktvVzZlWnlvUT09MeetingID:9573076290Passcode:118035Conf.Number:+1\(929\)205-6099,9573076290#](https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBLaktvVzZlWnlvUT09MeetingID:9573076290Passcode:118035Conf.Number:+1(929)205-6099,9573076290#)

The Cost Estimate Range is: \$3,000,000 - \$5,000,000 Bid documents are available online for free through NYC PASSPort System, <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>. To

download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login.

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## REVENUE AND CONCESSIONS

### SOLICITATION

#### Goods and Services

**REQUEST FOR PROPOSALS FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF A RESTAURANT, SNACK BAR, AND BOAT RENTAL AT THE BOATHOUSE AT CLOVE LAKES PARK, STATEN ISLAND** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# R5-SB, BR, R-2021 - Due 10-4-21 at 3:00 P.M.

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

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

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

Meeting number: 179 179 3821

Password: CloveLakes22

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

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

+1-408-418-9388 United States Toll

Access code: 179 179 3821

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

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

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

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

Parks and Recreation, The Arsenal, 830 5th Avenue, New York, NY 10065. Phylcia Murray (212) 360-3407; [phylcia.murray@parks.nyc.gov](mailto:phylcia.murray@parks.nyc.gov)

a25-s8

## POLICE DEPARTMENT

### MANAGEMENT AND BUDGET

#### INTENT TO AWARD

#### Goods

**05622Y0037-TESLA MODEL 3** - Request for Information - PIN#05622Y0037 - Due 9-13-21 at 2:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the New York City Police Department ("NYPD"), to enter into do sole source negotiations with Tesla Inc. ("Tesla") with the expectation that Tesla will be awarded a five-year requirements contract with the NYPD for the provision of new Tesla Model 3 all wheel drive vehicles. It is anticipated that these vehicles will be used primarily within the NYPD's Highway Patrol Units. The Tesla Model 3 has various essential performance features that make it the optimal

electric vehicle for NYPD Highway Patrol operations. It is the NYPD's belief that the Model 3 is provided exclusively by Tesla. Any vendor besides Tesla that believes it can provide the Tesla Model 3 vehicle is invited to do so. To respond in PASSPort, please complete the Acknowledgment tab and submit a response in the Manage Responses tab. If you have questions about the details of the RFP, please submit through the Discussion with Buyer tab. If you have questions about the functionality of PASSPort, please contact, [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

a25-s1

## PERMITS

### SOLICITATION

#### Goods

**GUN CLEANING KIT** - Competitive Sealed Bids - PIN#05621ES00008A - Due 9-22-21 at 2:00 P.M.

You are invited to submit a sealed bid to supply the New York City Police Department, Equipment Section with Gun Cleaning Kit and Gun Cleaning Cloth in accordance with NYPD specifications. All documents and materials must be received and time-stamped by 2:00 P.M., Wednesday, September 22, 2021, at the New York City Police Department, Contract Administration Procurement Division, 375 Pearl Street, 15th Floor, Room 15-207, New York, NY 10038, Attn: Bid Administrator/PIN NUMBER 05621ES00008A: NYPD, Gun Cleaning Kit and NYPD Gun Cleaning Cloth.

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

Police Department, 375 Pearl Street, 15th Floor, Room 15-207, New York, NY 10038. Stephanie Gallop (646) 610-5225; [stephanie.gallop@nypd.org](mailto:stephanie.gallop@nypd.org)

Accessibility questions: Nancy Brandon, by: Wednesday, September 8, 2021, 2:00 P.M.



☛ a31

## SPECIAL MATERIALS

## COMPTROLLER

### NOTICE

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO the STATUTES IN SUCH** cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on **9/15/2021**, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 111B, 112A, 113A	13606	ADJACENT TO LOT 53, 52, 50, 47, 45, 44, 42, 40, 39, 36

Acquired in the proceeding entitled: **ROSEDALE AVENUE AREA STREETS – STAGE 1** subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer  
Comptroller

☛ a31-s14

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO the STATUTES IN SUCH** cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on **9/8/2021** to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage  
Parcel No.                      Block                      Lot

**93A, 93B, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A**                      **13605**                      **ADJACENT TO LOT 27, 24, 23, 21, 19, 18, 16, 13, 11**

Acquired in the proceeding entitled: ROSEDALE AVENUE AREA STREETS – STAGE 1 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer  
Comptroller

**a24-s7**

## HEALTH AND MENTAL HYGIENE

### ■ NOTICE

DOHMH, intends to issue an RFP to procure recreational and socialization services for individuals with intellectual and developmental disabilities (I/DD) as defined by New York State Mental Hygiene Law §§1.03(22). DOHMH, intends to award 5 contracts to vendors with qualified experience delivering equitable services to individuals with I/DD. DOHMH anticipates that two (2) contracts will be awarded for the Bronx, two (2) contracts for Queens, and one (1) contract will be awarded for Staten Island. The goals and objective of these anticipated contracts is to: use a racial equity and social justice lens to improve outcomes and address racial health gaps and inequities; provide a range of recreational and socialization services that complement school programming for children and youth with intellectual and developmental disabilities who are ineligible to participate in State-funded programs; support the needs of families and/or caregivers of children and youth with intellectual and developmental disabilities ; promote the use of best practices for services provided to individuals with intellectual and developmental disabilities; monitor service delivery targets and desired outcomes of individuals who are served by this program; optimize use of available resources through monitoring of enrollment, service utilization, and other data for assessing impact and service quality; identify and share knowledge on effective use of evidence-informed, evidence-based, and promising practices and results of quality improvement efforts among provider partners and other stakeholders.

The Concept Paper will be posted on PASSPort, [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_public), from September 8, 2021 through October 23, 2021. DOHMH invites written comments submitted to, [RFP@health.nyc.gov](mailto:RFP@health.nyc.gov), through the end of the posting period. Indicate "I/DD Recreational and Socialization Services Concept Paper" in the subject line.

✦ **a31-s7**

## MAYOR'S OFFICE OF CONTRACT SERVICES

### ■ NOTICE

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

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

Agency: Department of Parks and Recreation (DPR-E)  
Description of services sought: Install and Repair gates  
Start date of the proposed contract: 1/1/2022  
End date of the proposed contract: 12/31/2024  
Method of solicitation the agency, intends to utilize: Competitive Sealed BID

Personnel in substantially similar titles within agency: None  
Headcount of personnel in substantially similar titles within agency: 0

✦ **a31**

## CHANGES IN PERSONNEL

### BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RIVERA	DIANE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RIVERA	JASON S	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RIVERA	JESSICA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RIVERA	JUDITH	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROBERTS	KELVIN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROBY	TANICA S	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300

### BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RODRIGUEZ	ALEXANDE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RODRIGUEZ	EDDY O	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RODRIGUEZ	ELIZABET	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RODRIGUEZ	RYAN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROGERS	RODNEY L	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROMANY	LISSEAN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROMERO	JOCELYN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROMERO	JOSE L	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
RORIE	SARAH	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROSARIO VARGAS	ESTELLE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROSENBERG	HADY	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
ROSS	BRENDEN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ROYAL	MICHELLE D	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SALEEM	SANA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SAMUEL	GABRIELL	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SANTARPIA	JOHANNA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SANTIAGO	EDDIE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SANTOS	IRINA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SARWAR	SABRINA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SAVINI	CHRISTIA J	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SCHULMAN	LYRIS	9POLL	\$1.0000	APPOINTED	YES	07/02/21	300
SCIPIO	JANE A	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SEGAL	MELISSA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SEMAJ	NJERI N	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SHAND	LURLINE F	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SHAO	JIAYING	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SHI	FENGGAO	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SHIFFMAN	MIKA H	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SHIMMEL	NANCY C	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SHINE	DEBORAH A	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SIBERIE	REBECCA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SIMMS	MEAGAN M	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SIMS	ASHLYN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SIMS-FLETCHER	M. SUZAN E	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SIMUEL	THERESA I	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SINGH	GISELLE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SINGH	MARVA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SLAYMAKER	ROSEMARI	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SMALLMAN	JAMES	9POLL	\$1.0000	APPOINTED	YES	06/24/21	300
SMIDTH	ISRA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SMILOVITZ	ELISA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SMITH	BRANDON	9POLL	\$1.0000	APPOINTED	YES	07/01/21	300
SMITH	EMIVAH J	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SMITH	SHARON	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SMITH	TAKIMA J	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SMITH II	OMAR	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
SNAGG	CLIVE E	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ST LAURENT	NATALIE J	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ST. HUBERT	DONALD	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
STEPHEN	CORREN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
STEPHENSON	ONEIL	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300

### BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
STERLIN	FRANTZCE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SUSI	VINCAZO O	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
SUTHERLAND	CARLA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TAYLOR	ARRIN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
THEOFANIS	KATHY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
THOMAS	KALI	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
THOMAS	KENDRA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
THOMAS	SHARON	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TODMAN	SHAWN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TORRES	ALVIA J	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TORRES	OLIVIA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TORRES	RAYMOND W	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TRAN	HOAN	9POLL	\$1.0000	APPOINTED	YES	07/01/21	300

TREHIFT	LAUREN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TRINIDAD	RACHEL	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TROCCO	ELI	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
TSE	SHUK FAN S	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
VACCARO	ELIZA	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
VACCARO	MICHAEL	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
VASQUEZ	LOURDES M	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
VAZQUEZ	ASHLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
VERGARA	EBER	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
VIANO PAUL	ANDRES E	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
VIDALS	JONATHAN	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
VISION	ALINAH	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
VOGELSANG	KRISTEN N	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WADUD	JAMAAL A	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WALKER	GERMAINE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WALKER	JAMES V	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WANG	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WANG	JIANZIN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WANG	SHAN	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
WATERTON	LEAH	9POLL	\$1.0000	APPOINTED	YES	06/29/21	300
WATSON	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WEN	YONG YU	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WHITE	CHANTEL S	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WHITE	SHAQUANA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILEY	GARY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	BLAISE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	EDWARD A	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	IMANI	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	JELANI	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	JENEL L	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	MATTISSE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILLIAMS	VICTOR C	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILSON	HILARY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WILSON	NASTIER D	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WOOTEN	DERRICK	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WRIGHT	KAREN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WU	HAIFENG	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
WU	JAMIE	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
WUN	WESLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
XU	RUYE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YAKHNINA	DANIELA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YAN	PHOENIX	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YANG	JING	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YATES	JACQUELI	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YEASMIN	FARHANA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YOLACAN	ADILE	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YOON	JEFFREY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YOUNG	MARILYN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YU	ALISHA	9POLL	\$1.0000	APPOINTED	YES	07/01/21	300
YU	KAM YUK	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YU	LOGAN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
YUEH	JENNIFER	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZAGER	AMALIA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZAYAS	ELIZABET A	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZENG	WESLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHANG	BAIKENG	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
ZHANG	HANJING	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHANG	LISA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHANG	WENXUAN	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
ZHANG	XIAOYIN	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHENG	JIAYING	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHENG	JINGYU	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHENG	ZIFENG	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHONGLIAO	YUXIA	9POLL	\$1.0000	APPOINTED	YES	06/01/21	300
ZHU	HUIYING	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZHU	YUYING	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300
ZUBAIR	MADITHA	9POLL	\$1.0000	APPOINTED	YES	01/01/21	300

MANHATTAN COMMUNITY BOARD #6  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CRAWFORD	ALEXANDR P	56057	\$50000.0000	APPOINTED	YES	06/20/21	346

MANHATTAN COMMUNITY BOARD #8  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
VANDERVLIT	MAXWELL	56087	\$60000.0000	RESIGNED	YES	06/30/21	348

GUTTMAN COMMUNITY COLLEGE  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BAINES	KRISTINA L	04606	\$273.2400	APPOINTED	YES	06/20/21	462

CLARKE	LAURA	H	04607	\$126.7200	APPOINTED	YES	06/20/21	462
CORTOPASSI	GORO RODRIGO		04607	\$253.4400	APPOINTED	YES	06/20/21	462
EDWARDS	MARCIA	Y	04606	\$284.1900	APPOINTED	YES	06/20/21	462
GATTA	MARY	L	04606	\$136.6200	APPOINTED	YES	06/20/21	462
GHADERI	SHADISAD		04607	\$174.2400	APPOINTED	YES	06/20/21	462
GILBERT-HICKEY	MEGHAN	J	04607	\$253.4400	APPOINTED	YES	06/20/21	462
GOMEZ	MIGUEL		04625	\$43.3700	APPOINTED	YES	06/21/21	462
HILL	DALVIN		04607	\$285.1200	APPOINTED	YES	06/20/21	462
JOHNSON	LARRY	D	04319	\$255000.0000	APPOINTED	YES	07/01/21	462
NIU	JINZHONG		04607	\$316.8000	APPOINTED	YES	06/20/21	462
QUILES	KRISTINA J		10102	\$20.8100	RESIGNED	YES	05/28/21	462
SAINT JEAN	CHRISTIN M		10102	\$18.3600	RESIGNED	YES	06/04/21	462
TORRES RIVERA	CAMILA		04608	\$330.3200	APPOINTED	YES	06/20/21	462
WAMBUGU	KARIGE E		04980	\$90000.0000	INCREASE	NO	06/20/21	462
WENTWORTH	ELIZABET R		04607	\$174.2400	APPOINTED	YES	06/20/21	462

COMMUNITY COLLEGE (BRONX)  
FOR PERIOD ENDING 07/09/21

		TITLE					
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALMONTE	JOHANNY	04802	\$37915.0000	RESIGNED	NO	06/15/21	463
ANTONAKOS	EVANGELI	04607	\$211.2000	APPOINTED	YES	06/20/21	463
BANKS	DIANE P	04687	\$50.6900	APPOINTED	YES	06/01/21	463
BHASKARAN	SUNIL	04292	\$202.0600	APPOINTED	YES	06/20/21	463
BOZELKA	KEVIN	04607	\$168.9600	APPOINTED	YES	06/20/21	463
BROOKS	DEBRA A	04625	\$56.2900	APPOINTED	YES	06/15/21	463
CHEN	MAN Y	04688	\$50.6900	APPOINTED	YES	06/01/21	463
DARBOE	BUBACARR	04294	\$74.4800	APPOINTED	YES	09/15/20	463
DEGIERE	LESLIE J	04625	\$63.5900	APPOINTED	YES	06/15/21	463
DISALVO	FRANCES	04608	\$148.9600	APPOINTED	YES	06/20/21	463
EUGENE	JUDE E	04607	\$168.9600	APPOINTED	YES	06/20/21	463
FEMI-FALADE	OLAITAN	04075	\$11011.0000	APPOINTED	YES	06/13/21	463
FUNG	RUDDOLPH A	04906	\$347.2000	RESIGNED	YES	06/22/21	463
LEON	FARANOT	04294	\$193.6250	APPOINTED	YES	06/20/21	463

COMMUNITY COLLEGE (BRONX)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MCGRUDER	CIERRA	10102	\$15.6100	RESIGNED	YES	05/31/21	463
MCNAIR	DAVID	04625	\$46.9400	APPOINTED	YES	06/15/21	463
RESAUL	GAITREE S	04294	\$74.4800	APPOINTED	YES	05/25/21	463
REYES	JOSE L	04625	\$50.5900	APPOINTED	YES	06/01/21	463
RIVERA	ABRAHAM	04688	\$55.6000	APPOINTED	YES	01/01/21	463
RIVERA	DILEINY D	04625	\$53.6200	APPOINTED	YES	06/15/21	463
RODRIGUEZ	YOHANNA	10102	\$21.0900	RESIGNED	YES	06/17/21	463
SALAZAR	SALVADOR	04607	\$211.2000	APPOINTED	YES	06/20/21	463
SANICHARA	KEVIN J	04802	\$30087.0000	RESIGNED	NO	12/07/17	463
SEN	PARAMITA	04294	\$80.5900	APPOINTED	YES	06/24/21	463
SKAGGS	SHELDON	04606	\$273.2400	APPOINTED	YES	06/20/21	463
SMITH	JUVAN	04861	\$35811.0000	APPOINTED	YES	06/20/21	463
ST. JACQUES	RHOE-EL	04625	\$50.5900	APPOINTED	YES	06/15/21	463
STONE	GEORGE	04861	\$32585.0000	DECEASED	YES	06/06/21	463
TOGHA	AMIR A	04606	\$218.5920	APPOINTED	YES	05/23/21	463
TURSI	GRACE A	04687	\$50.6900	APPOINTED	YES	06/01/21	463

COMMUNITY COLLEGE (QUEENSBORO)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BASSO CHRONISTE	ROSANNE	10102	\$15.6100	RESIGNED	YES	06/07/21	464
BURLESON	GEOFFREY L	04685	\$65.5700	APPOINTED	YES	05/27/21	464
DAVIS	CARYN T	04625	\$59.9900	APPOINTED	YES	06/22/21	464
LEON	JULIO A	04686	\$54.6700	APPOINTED	YES	06/01/21	464
SITA	LISA M	04099	\$53191.0000	APPOINTED	YES	07/01/21	464

COMMUNITY COLLEGE (KINGSBORO)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BUIITE-BECKNER	CHRISTIN	04314	\$147704.0000	RETIRED	YES	07/01/21	465
CALLISTE	LYNDON	04861	\$17.1500	RESIGNED	YES	06/06/21	465
CLANCY	MELISSA	10102	\$15.6100	APPOINTED	YES	06/21/21	465
FEJZA	FISNIK	04899	\$375.0600	APPOINTED	YES	06/27/21	465
HAYWOOD	MICHAEL F	91830	\$292.5300	APPOINTED	YES	06/20/21	465
LIN	KYAW ZAW	10102	\$15.6100	APPOINTED	YES	06/14/21	465
LUKE	HOLLY M	04861	\$17.1500	RESIGNED	YES	06/06/21	465
MEJIAS	LUIS	91830	\$292.5300	APPOINTED	NO	06/13/21	465
PERIDO	FLORENCI L	04861	\$17.1500	RESIGNED	YES	06/06/21	465
ROMERO	NICHOLAS	10102	\$15.6100	APPOINTED	YES	06/21/21	465

COMMUNITY COLLEGE (KINGSBORO)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SANCHEZ DIAZ	JOSE ARM	10102	\$15.6100	APPOINTED	YES	06/21/21	465
SHANNON	MARY K	04687	\$50.6900	APPOINTED	YES	06/21/21	465
TROY	DAVID	04607	\$131.7750	APPOINTED	YES	06/20/21	465
WILDER	ANDREW	04689	\$44.6900	APPOINTED	YES	02/01/21	465

COMMUNITY COLLEGE (MANHATTAN)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABDULLAH	ZAINAB A	10102	\$15.6100	APPOINTED	YES	05/01/21	466
AGEE	CHRISTOP J	04689	\$44.6900	APPOINTED	YES	06/16/21	466
BARUCH	SAM S	04689	\$55.6000	APPOINTED	YES	06/29/21	466
BEGUM	URRMI	10102	\$15.6100	APPOINTED	YES	06/15/21	466
BELKNAP	JOSHUA P	04689	\$44.6900	APPOINTED	YES	06/01/21	466
BILSKY-BIENIEK	CAROL A	04689	\$55.6000	APPOINTED	YES	06/29/21	466
BOVE	ANNE	04625	\$60.1000	APPOINTED	YES	06/20/21	466
BROWN	MIKAILA K	04625	\$55.0000	APPOINTED	YES	06/24/21	466
CALLEJA	RAOUL E	04625	\$50.0000	APPOINTED	YES	06/19/21	466
CHEN	QINGLIAN	10102	\$15.6100	APPOINTED	YES	07/01/21	466
CHERNICHAW	MICHAEL A	04604	\$36.2800	APPOINTED	YES	06/21/21	466
CHOUHDURY	FAUZIA J	10102	\$15.6100	APPOINTED	YES	06/21/21	466
CHOWDHURY	LIZA	04607	\$168.9600	APPOINTED	YES	06/06/21	466
COLON	SHANA M	04841	\$31946.0000	APPOINTED	NO	06/20/21	466
CONROY	MATTHEW	04865	\$24.0800	RESIGNED	YES	05/24/21	466
CONTE	JULO	04689	\$55.6000	APPOINTED	YES	06/29/21	466
CORNELY	FRITZ	04689	\$50.5200	APPOINTED	YES	06/29/21	466
COTMAN	NADINE	04029	\$55608.0000	INCREASE	NO	06/20/21	466
DARGAN	VALERIE W	04689	\$56.8500	APPOINTED	YES	05/15/21	466
DEL BUSTO	EMILIO M	04604	\$36.2800	APPOINTED	YES	06/21/21	466
DIMAGGIO	GIUSEPPI M	04099	\$64081.0000	INCREASE	YES	06/06/21	466
ESQUIROL	JANET	04606	\$182.1600	APPOINTED	YES	05/23/21	466
EVANGELISTA	ALEX J	04294	\$148.9600	APPOINTED	YES	05/27/21	466
EVERSLEY	RUTH F	04689	\$46.4600	APPOINTED	YES	06/29/21	466
FOMBA	VAKABA	04689	\$50.5200	APPOINTED	YES	06/29/21	466
GOLDBERG	CALLA	10102	\$21.5000	APPOINTED	YES	07/01/21	466
GRECO	LISA	04689	\$44.6900	APPOINTED	YES	06/16/21	466
HUNT	DAVON B	04861	\$15.6100	RESIGNED	YES	02/11/21	466
JASPER	MICHELLE	04017	\$50158.0000	APPOINTED	YES	06/27/21	466
JENKINS	LA-DANA R	04608	\$223.4400	APPOINTED	YES	06/06/21	466
KATZ	EDEN	04099	\$58812.0000	RESIGNED	YES	06/22/21	466
KUHL	NIRMALA D	10102	\$15.6100	APPOINTED	YES	06/21/21	466
LENN	JERRY	04891	\$478.0000	RETIRED	NO	06/26/21	466
MAN	HARVEY K	04607	\$94.3564	DECEASED	YES	07/01/21	466
MAN	HARVEY K	04008	\$93791.0000	DECEASED	YES	07/01/21	466
MANSOURI	GAIL	04065	\$82394.0000	DECEASED	YES	06/21/21	466
PIERRE	DWIGHT	04689	\$55.6000	APPOINTED	YES	06/29/21	466

COMMUNITY COLLEGE (MANHATTAN)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
POOLE	MARY E	04625	\$59.5900	APPOINTED	YES	06/15/21	466
PORTER	LEROY J	04689	\$44.6900	APPOINTED	YES	06/16/21	466
RAMDATH	SANJAY	04702	\$165000.0000	INCREASE	YES	06/27/21	466
RASEDOARA	KANTOMAL	10102	\$15.6100	RESIGNED	YES	06/10/21	466
REID	LEON	10102	\$15.6100	RESIGNED	YES	07/01/21	466
RODRIGUEZ	ANDRES A	04625	\$50.0000	APPOINTED	YES	04/24/21	466
SAINT JEAN	SHIRLGAN	10102	\$19.6700	APPOINTED	YES	06/08/21	466
SENIOR	DHANWANT	04029	\$43990.0000	APPOINTED	NO	06/20/21	466
SUMMERS	JANICE	04625	\$100.0000	APPOINTED	YES	02/08/21	466
TANNU	SHIREEN	04687	\$55.6000	APPOINTED	YES	06/29/21	466
THOMPSON	QUEENESI S	10102	\$15.6100	RESIGNED	YES	03/05/21	466
TSE	AIMMY C	04029	\$43990.0000	INCREASE	NO	06/20/21	466
VALLEY	MARISHIA J	10102	\$15.6100	APPOINTED	YES	07/01/21	466
VINSONHALER	NETTIE	04607	\$168.9600	APPOINTED	YES	06/06/21	466
WOLFE	GLORIA B	10102	\$17.9000	APPOINTED	YES	06/08/21	466

CUNY CENTRAL OFFICE  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AUSSENBERG	DANA L	04689	\$55.6000	RESIGNED	YES	06/01/21	467

COMMUNITY COLLEGE (HOSTOS)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AHMED	SHAFINAZ R	04625	\$48.7300	APPOINTED	YES	06/15/21	468
ANGULO	NIEVES	04605	\$433.3313	APPOINTED	YES	05/23/21	468
ARCILA	GABRIELA D	04625	\$72.1200	APPOINTED	YES	06/15/21	468
CAEL	JORDAN	04625	\$58.4200	APPOINTED	YES	06/15/21	468
CARRYL-ST LOUIS	DOMINIQU D	04844	\$36614.0000	RESIGNED	NO	06/20/21	468
CASEY	DANIEL	04625	\$66.0000	APPOINTED	YES	06/15/21	468
COLON-LOPEZ	GISELY	04294	\$148.9600	APPOINTED	YES	06/20/21	468
COOPER	STACEY	04607	\$506.8800	APPOINTED	YES	05/23/21	468
CURDGEL	ROBERT	04915	\$508.8000	RESIGNED	NO	06/27/21	468
ESTRADA	FABIO D	10102	\$16.0000	APPOINTED	YES	07/01/21	468
HUGUETT AMAYA	ESTEPPAN	10102	\$15.6100	APPOINTED	YES	06/30/21	468
JORDAN	HOWARD	04607	\$137.0700	APPOINTED	YES	05/23/21	468
KABA	TOUNKARA	10102	\$16.6500	APPOINTED	YES	04/01/21	468
KAYA	MURAT	04625	\$53.6200	APPOINTED	YES	06/15/21	468
KOUAKOU	ETIENNE	04625	\$56.2900	APPOINTED	YES	06/15/21	468

COMMUNITY COLLEGE (HOSTOS)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LAMA	KARMA C	04625	\$38.8800	APPOINTED	YES	07/01/21	468
LIE	MARSHALL	04625	\$53.6200	APPOINTED	YES	06/15/21	468
LIGAN	OLUWAFEM L	10102	\$16.0000	APPOINTED	YES	06/30/21	468
LISOJO	YDALESIA	04921	\$32919.0000	DECREASE	YES	06/01/21	468
MA	KELVIN F	10102	\$15.6100	APPOINTED	YES	06/01/21	468
MANUKYAN	ANNA K	04607	\$63.3600	APPOINTED	YES	05/23/21	468
NEIMAN	RISA R	04294	\$174.2625	RESIGNED	YES	05/09/21	468
SALAZAR	MARY A	04075	\$91030.0000	APPOINTED	YES	07/01/21	468
VIEN	VIRGINIA C	04689	\$44.6900	APPOINTED	YES	07/01/21	468
WILLIAMS	SANDRA V	04625	\$63.5900	APPOINTED	YES	06/15/21	468

COMMUNITY COLLEGE (LAGUARDIA)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABDELHALIM	AHMED	04606	\$341.5500	APPOINTED	YES	06/20/21	469
ABDULLAH-MATTA	ALLIA	04605	\$303.0900	APPOINTED	YES	06/20/21	469
AFROZ	ZENIA	04689	\$44.6900	APPOINTED	YES	06/16/21	469
AKHTAR	KAZI M	04689	\$44.6900	APPOINTED	YES	06/16/21	469
ALSTON JACKSON	LYNNE	04608	\$139.0800	APPOINTED	YES	06/20/21	469
APPAPU	JENNIFER A	04687	\$52.7300	APPOINTED	YES	06/16/21	469
AYKOL	ECE	04606	\$136.6200	APPOINTED	YES	06/20/21	469
BATTLE	TAMEKA	04606	\$136.6200	APPOINTED	YES	06/20/21	469
BAZELAIS	SEURETTE	04294	\$126.2700	APPOINTED	YES	06/20/21	469
BIMBI	DAVID S	04685	\$63.0400	APPOINTED	YES	07/01/21	469
BOCCIO	RACHEL	04607	\$253.4400	APPOINTED	YES	06/20/21	469
BRAND ORTIZ	JOHANNA A	04689	\$44.6900	APPOINTED	YES	06/15/21	469
BROWN	JUSTIN T	04606	\$136.6200	APPOINTED	YES	06/20/21	469
BUSH	AARON	04687	\$50.6900	APPOINTED	YES	06/16/21	469
CALDERON	OLGA	04606	\$306.5400	APPOINTED	YES	06/20/21	469
CALKINS	SAMANTHA	04689	\$44.6900	APPOINTED	YES	06/16/21	469
CHAFFEE	JOHN	04108	\$133676.0000	RETIRED	YES	06/20/21	469
CHAN	CLARENCE C	04605	\$75.7725	APPOINTED	YES	06/20/21	469
CHANAY	JOHN	04607	\$253.4400	APPOINTED	YES	06/20/21	469
CHEBANOV	DMITRIY	04605	\$472.7250	APPOINTED	YES	06/20/21	469
CHESLER	CRAIG	04625	\$51.6100	APPOINTED	YES	06/21/21	469
COLE	TERRY	04608	\$278.1600	APPOINTED	YES	06/20/21	469
COOGAN	TIMOTHY	04606	\$591.3000	APPOINTED	YES	06/20/21	469
DARABSEH	ALAA	04607	\$316.8000	APPOINTED	YES	06/20/21	469
DAVIS	CLAUDETTE P	04607	\$380.1600	APPOINTED	YES	06/20/21	469
DELEON	JOANNA E	04294	\$116.1750	APPOINTED	YES	06/20/21	469
DOBRILA	JASNA	04625	\$64.8600	APPOINTED	YES	06/21/21	469
ENGEL	DEBRA	04685	\$60.6100	APPOINTED	YES	06/14/21	469
EUM	KOUN	04607	\$509.8800	APPOINTED	YES	06/20/21	469
FERNANDES	NICOLLE V	04606	\$136.6200	APPOINTED	YES	06/20/21	469
FREIRE	JAZMINE T	04689	\$44.6900	APPOINTED	YES	04/26/21	469

COMMUNITY COLLEGE (LAGUARDIA)  
FOR PERIOD ENDING 07/09/21

NAME	TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
GERVAIS	MARCO	V	04841	\$36522.0000	RESIGNED	NO	06/20/21	469
GRAY	ELIZABET	A	04607	\$63.3600	APPOINTED	YES	06/20/21	469
GUL	SANA		04689	\$44.6900	APPOINTED	YES	06/16/21	469
GURUNG	ELIZA		04689	\$44.6900	APPOINTED	YES	05/17/21	469
HENDRIX	TONYA		04606	\$136.6200	APPOINTED	YES	06/20/21	469
HENDRIX	TONYA		04686	\$54.6700	APPOINTED	YES	06/15/21	469
HERNANDEZ	CHASITY		04294	\$111.7200	APPOINTED	YES	06/20/21	469
HUDA	KAMRUL		04606	\$136.6200	APPOINTED	YES	06/20/21	469
HUTCHISON	DAVID	S	04294	\$126.2700	APPOINTED	YES	06/20/21	469
ISWARA CHANDRA	LAKSHMI		04687	\$50.6900	APPOINTED	YES	06/15/21	469
JAAFAR	REEM	A	04685	\$60.6100	APPOINTED	YES	07/01/21	469
JOVANOVICH	NEGOVAN		04625	\$80.0000	APPOINTED	YES	05/24/21	469
KENDALL	BRIAN	F	04687	\$60.1700	APPOINTED	YES	06/16/21	469
LANG	STEVEN	R	04605	\$303.0900	APPOINTED	YES	06/20/21	469
LEDERER	KAREN		04293	\$263.5500	APPOINTED	YES	06/20/21	469
LIEBERMAN	RICHARD		04685	\$73.7900	APPOINTED	YES	06/18/21	469
LONG	MIGUEL		04608	\$312.9300	APPOINTED	YES	06/20/21	469
MAK	AMANDA		04689	\$44.6900	APPOINTED	YES	06/21/21	469
MCCALMONT	KENYA	U	04689	\$44.6900	APPOINTED	YES	06/16/21	469
MCCORMACK	BEDE	C	04605	\$354.5437	APPOINTED	YES	06/20/21	469
MCPHEE	JOSEPH		04685	\$73.7900	APPOINTED	YES	06/16/21	469
MILLS	MICHELE	D	04686	\$54.6700	APPOINTED	YES	07/01/21	469
NAQUVI	AYMAN	B	04625	\$59.5900	APPOINTED	YES	07/01/21	469
ORTIZ URIARTE	LUIS	E	04689	\$44.6900	APPOINTED	YES	06/21/21	469
RAKOWICZ	AGNIESZKA		04608	\$378.8100	APPOINTED	YES	06/20/21	469
RIBEIRO	SANDRA	M	04293	\$126.7200	APPOINTED	YES	06/20/21	469
ROBINSON	DEBORAH		04608	\$232.3500	APPOINTED	YES	06/20/21	469
ROGERS-COOPER	JUSTIN		04685	\$60.6100	APPOINTED	YES	07/01/21	469
SAN	KAUNG MY		04689	\$46.4600	APPOINTED	YES	06/16/21	469
SAVVA	MARIA		04606	\$273.2400	APPOINTED	YES	06/20/21	469
SETIADI	ASTER		04689	\$44.6900	APPOINTED	YES	06/16/21	469
SIBBITT	DAVID		04687	\$60.1700	APPOINTED	YES	03/01/21	469
SMIRNOV	KIRA		04625	\$54.6900	APPOINTED	YES	06/21/21	469
SOUZA	MARIO	Z	04625	\$54.6900	APPOINTED	YES	06/21/21	469

## READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

### NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), and click on Prevailing Wage Schedules to view rates.

### CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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.

### VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at [www.nyc.gov/sellnyc](http://www.nyc.gov/sellnyc). To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

### SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit [www.nyc.gov/html/sbs/nycbiz](http://www.nyc.gov/html/sbs/nycbiz) and click on Summary of Services, followed by Selling to Government.

### PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit [www.nyc.gov/sellnyc](http://www.nyc.gov/sellnyc).

### NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these

entities directly at the addresses given in the Vendor Information Manual.

### PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit [www.nyc.gov/mocs](http://www.nyc.gov/mocs).

### ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and click on M/WBE Certification and Access.

### PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

### PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/sellnyc](http://www.nyc.gov/sellnyc)

### COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

### KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
SS	Procurement from a Required Source/ST/FED
RS	Negotiated Acquisition
NA	For ongoing construction project only:
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default
	For Legal services only:

NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances (Client Services/CSB or CSP only)
WA1	Prevent loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only):
	An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only)
OLB/a	anti-apartheid preference
OLB/b	local vendor preference
OLB/c	recycled preference
OLB/d	other: (specify)

### HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards, and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE

## POLICE

### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM**  
-Competitive Sealed Bids- PIN# 056020000293 -  
DUE 04-21-03 AT 11:00 A.M.

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

*NYPD, Contract Administration Unit,  
51 Chambers Street, Room 310, New York, NY 10007.  
Manuel Cruz (646) 610-5225.*

◀m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
Use the following address unless otherwise specified or submit bid/proposal documents; etc.	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record