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# 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

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 15, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room,

Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461632/1>.

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

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

253 215 8782 US Toll Number  
213 338 8477 US Toll Number

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

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 P.M., one week before the date of the 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 – 3  
500 KENT AVENUE  
No. 1

**CD 2****C 230293 ZMK**

**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. 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 M3-1 District to an M1-5 District property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, as shown on a diagram (for illustrative purposes only), dated January 22, 2024, and subject to the conditions of CEQR Declaration E-738.

**No. 2****CD 2****C 230294 ZSK**

**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. 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(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

\*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019K0330>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**No. 3****CD 2****C 230296 ZSK**

**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

\*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019K0330>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**NOTICE**

On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible 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 500 Kent LLC and the United Jewish Organizations of Williamsburg, Inc. The area subject to the Proposed Actions encompasses Block 2023, Lot 10 in the South Williamsburg neighborhood of Brooklyn Community District 2. The Project Site at located at 500 Kent Avenue, an irregularly shaped corner lot generally bounded by Division Avenue to the north, Kent Avenue to the east, Clymer Street and Washington Avenue to the south, and the Wallabout Channel, an artificial inlet of the East River, to the west.

The Proposed Actions include a zoning map amendment to rezone the Project Site from M3-1 to M1-5; a waterfront bulk modification special permit pursuant to Zoning Resolution (ZR) Section 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including: (i) ZR 62-341(a)(2) - initial setback distance; (ii) ZR 62-341(c)(1) - maximum base height; (iii) ZR 62-341(c)(2) - maximum building height, (iv) ZR 62-341(c)(5) - maximum width of walls facing shoreline; and a public parking garage special permit pursuant to ZR 74-52 to allow a 234-space public parking garage. The project also requires the approval of one ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR

62-81 to demonstrate compliance with applicable waterfront zoning regulations. The Proposed Actions would facilitate the development of the Proposed Project, an approximately 684,242 gross square feet (gsf) development containing 598,442 gsf of office space and 21,233 gsf of retail space, built at 5.0 floor area ratio (FAR) with 576,220 zoning square feet (zsf) of floor area. It would also contain approximately 49,453 sf (1.14 acres) of publicly accessible waterfront public open space, including a shore public walkway and supplemental public access area. There would also be 14,301 sf (0.33 acres) of accessory open areas for building occupants. Additionally, there would be 234 public parking spaces (64,567 gsf) and two loading berths. The anticipated Build Year is 2026.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 28, 2024.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP139K.

**BOROUGH OF THE BRONX**

Nos. 4 – 9  
BRONX METRO NORTH STATION AREA  
No. 4

**CDs 9, 10 & 11****C 240015 ZMX**

**IN THE MATTER OF** an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4a & 4b:

- eliminating from within an R4 District a C1-2 District bounded by a line 200 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue and Tenbroeck Avenue.
- eliminating from within an existing R6 District a C1-2 District bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
- eliminating from within an existing R4 District a C2-2 District bounded by:
  - the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road and its northwesterly prolongation; and
  - Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and Bronxdale Avenue;
- eliminating from within an existing R6 District a C2-2 District bounded by:
  - Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road;
  - Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue; and
  - East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, and Seddon Street;
- eliminating a Special Planned Community Preservation District (PC) bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
- changing from a C8-1 District to an R4 District property bounded by a line 100 feet northeasterly of Bronxdale Avenue, a line 100 feet southeasterly of Pierce Avenue, and a line 265 feet southwesterly of Bogart Avenue;
- changing from an R4 District to an R6-1 District property bounded by:

- a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, McDonald Street, and Eastchester Road;
  - b. the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
  - c. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Luring Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, Bronxdale Avenue, Poplar Street, and a line 100 feet northeasterly of Bronxdale Avenue;
  - d. a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, and a line 100 feet southwesterly of Fowler Avenue;
  - e. Pierce Avenue, a line 265 southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue; and
  - f. a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue;
8. changing from an R5 District to an R6-1 District property bounded by Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, the southeasterly centerline prolongation of Garfield Street, a line 100 feet southeasterly of Baker Avenue, and a line 100 feet southwesterly of White Plains Road;
  9. changing from an R6 District to an R6-1 District property bounded by:
    - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road; and
    - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue;
  10. changing from a C8-1 District to an R6-1 District property bounded by a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, Poplar Street, and Bronxdale Avenue;
  11. changing from an M1-1 District to an R6-1 District property bounded by:
    - a. McDonald Street, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 feet northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, and Eastchester Road; and
  - b. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, a line 150 feet northeasterly of Williamsbridge Road, and Eastchester Road;
  12. changing from an R5 District to an R6A District property bounded by Baker Avenue, a line 100 feet southwesterly of White Plains Road, a line 100 feet southeasterly of Baker Avenue, and Garfield Street;
  13. changing from an R4 District to an R7-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
  14. changing from a C8-1 District to an R7-2 District property bounded by East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and St. Lawrence Avenue;
  15. changing from an M1-1 District to an R7-2 District property bounded by the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
  16. changing from an R6 District to an R8X District property bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
  17. changing from a C8-1 District to an R8X District property bounded by East Tremont Avenue, a line 100 feet northeasterly of White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and Beach Avenue;
  18. changing from a C8-4 District to an R8X District property bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
  19. changing from an R4 District to a C4-3 District property bounded by:
    - a. Pelham Parkway South, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road;
    - b. a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, and a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road; and
    - c. a line 120 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue, Tenbroeck Avenue, and a line perpendicular to the northeasterly street line of Tenbroeck Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Tenbroeck Avenue and the northerly street line of Morris Park Avenue;
  20. changing from an M1-1 District to a C4-3 District property bounded by a line 100 feet southerly of Seminole Street, Stillwell Avenue, and Eastchester Road;
  21. changing from an M1-1 District to a C4-4 District property bounded by McDonald Street and its southeasterly centerline prolongation, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, a line 900 southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, Jarret Place and its northwesterly centerline prolongation, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Eastchester Road, and Stillwell Avenue;

22. changing from a C8-1 District to a C8-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, White Plains Road, East Tremont Avenue, and Taylor Avenue Bridge and its southerly prolongation;
23. changing from an M1-1 District to a C8-2 District property bounded by Unionport Road, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, and White Plains Road;
24. changing from an M1-1 District to an M1-1A/R7-3 District property bounded by a line 500 feet northerly of East Tremont Avenue, Bronxdale Avenue, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
25. establishing within an existing R4 District a C2-4 District bounded by:
  - a. a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 120 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, and a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road;
  - b. Poplar Street, a line 80 feet southwesterly of Williamsbridge Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road; and
  - c. a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street;
26. establishing within an existing R6 District a C2-4 District bounded by:
  - a. a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, Morris Park Avenue, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 100 feet northerly of Morris Park Avenue, and a line 100 feet northwesterly of Eastchester Road; and
  - b. East Tremont Avenue, Saint Peters Avenue, a line 150 southerly of East Tremont Avenue, and Seddon Street;
27. establishing within a proposed R6-1 District a C2-4 District bounded by:
  - a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhineland Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhineland Avenue and the easterly street line of Eastchester Road, Rhineland Avenue, a line perpendicular to the southerly street line of Rhineland Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhineland Avenue and the easterly street line of Eastchester Road, a line midway between Rhineland Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 85 feet easterly of Eastchester Road, a line 100 feet southerly of Seminole Street, and Eastchester Road;
  - b. a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, a line 85 feet northwesterly of Stillwell Avenue, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Seminole Street and McDonald Street, a line perpendicular to the southerly street line of McDonald Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of McDonald Street and the northwesterly street line of Stillwell Avenue, a line 100 feet northwesterly of Stillwell Avenue, a line midway between McDonald Street and Rhineland Avenue, a line perpendicular to the southerly street line of Rhineland Avenue distant 145 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Rhineland Avenue and the northwesterly street line of Stillwell Avenue, a line 100 northwesterly of Stillwell Avenue, Rhineland Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, and a line 100 northwesterly of Stillwell Avenue;
  - c. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, and Eastchester Road;
  - d. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
  - e. a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Williamsbridge Road and the southeasterly street line of Silver Street, a line 100 southeasterly of Silver Street, East Tremont Avenue, and Silver Street;
  - f. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northwesterly street line of Poplar Street distant 25 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Poplar Street and the northeasterly street line of Bronxdale Avenue, Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, and Bronxdale Avenue;
  - g. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line perpendicular to the southeasterly street line of Sacket Avenue distant 145 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Sacket Avenue and the northeasterly street line of Bronxdale Avenue, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, and Bronxdale Avenue; and
  - h. Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, and line 100 feet southwesterly of White Plains Road;
28. establishing within an existing R6A District a C2-4 District bounded by a line 125 feet southerly of Pelham Parkway South, a line 100 feet northwesterly of Stillwell Avenue, and a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road;
29. establishing within a proposed R7-2 District a C2-4 District bounded by:

- a. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
  - b. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road; and
  - c. East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and Saint Lawrence Avenue;
30. establishing within a proposed R8X District a C2-4 District bounded by:
- a. a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue; and
  - b. East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and Beach Avenue;
31. establishing a Special Eastchester – East Tremont Corridor District (ETC) bounded by:
- a. Pelham Parkway South, Eastchester Road, a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, McDonald Street and its southeasterly centerline prolongation, the centerline of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the

- street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road; and
- b. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, the southerly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, a line 100 feet northerly of East Tremont Avenue, Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, the northwesterly centerline of Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, Castle Hill Avenue, East Tremont Avenue, a line 858 feet easterly of a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 150 feet southerly of East Tremont Avenue, a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, St. Lawrence Avenue, East Tremont Avenue, Taylor Avenue Bridge and its southerly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Garfield Street and its southeasterly centerline prolongation, Baker Avenue, White Plains Road, Unionport Road, the centerline of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 500 feet northerly of East Tremont Avenue, and Bronxdale Avenue;

Borough of the Bronx, Community Districts 9, 10 & 11, as shown on a diagram (for illustrative purposes only) dated January 16, 2024, and subject to the conditions of CEQR Declaration E-750.

## No. 5

**CD 9, 10, 11** **N 240016 ZRX**  
**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 Eastchester – East Tremont Corridor District (Article XIV, Chapter 5), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, APPENDIX I for the purpose of expanding an existing Transit Zone, and 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

\* \* \*

## 11-122 Districts established

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

### Residence Districts

\* \* \*

|      |                            |
|------|----------------------------|
| R6   | General Residence District |
| R6-1 | General Residence District |
| R6A  | General Residence District |

\* \* \*

### Manufacturing Districts

[THIS LANGUAGE REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

|       |   |
|-------|---|
| M1-1  | Light Manufacturing District (High Performance) |
| M1-1A | Light Manufacturing District (High Performance) |
| M1-1D | Light Manufacturing District (High Performance) |

\* \* \*

### Special Purpose Districts

\* \* \*

### Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

### Establishment of the Special Eastchester – East Tremont Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 5, the #Special Eastchester – East Tremont Corridor District# is hereby established.

### Establishment of the Special Enhanced Commercial District

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

\* \* \*

## Chapter 2 Construction of Language and Definitions

\* \* \*

## 12-10 DEFINITIONS

\* \* \*

### Special East Harlem Corridors District

The “Special East Harlem Corridors District” is a Special Purpose District designated by the letters “EHC” in which special regulations set forth in Article XIII, Chapter 8, apply.

### Special Eastchester – East Tremont Corridor District

The “Special Eastchester – East Tremont Corridor District” is a Special Purpose District designated by the letters “ETC” in which special regulations set forth in Article XIV, Chapter 5, apply.

### Special Enhanced Commercial District

The “Special Enhanced Commercial District” is a Special Purpose District designated by the letters “EC” in which special regulations set forth in Article XIII, Chapter 2, apply.

\* \* \*

## ARTICLE II RESIDENCE DISTRICT REGULATIONS

\* \* \*

## Chapter 3 Residence Bulk Regulations in Residence Districts

\* \* \*

## 23-00 APPLICABILITY AND GENERAL PURPOSES

\* \* \*

## 23-01 Applicability of This Chapter

\* \* \*

## 23-011 Quality Housing Program

\* \* \*

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

\* \* \*

- (2) Special Purpose Districts

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

\* \* \*

#Special East Harlem Corridors District#;

#Special Eastchester – East Tremont Corridor District#;

#Special Flushing Waterfront District#;

\* \* \*

## 23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

\* \* \*

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

\* \* \*

## 23-154 Inclusionary Housing

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# and #lot coverage# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

\* \* \*

- (d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

\* \* \*

- (2) Maximum #floor area ratio# and maximum #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to the applicable zoning district in a #Mandatory Inclusionary Housing area#, except:

- (i) in an R6 District, without a letter suffix, the maximum #floor area ratio# shall be 3.6 in the following areas:
- (a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and
- (b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.
- (ii) in an R6-1 District, the maximum #floor area ratio# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;

- (iii)(iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section;
- (iii)(iv) in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0; and
- (iv)(v) in an R9-1 District the maximum #floor area ratio# shall be 9.0.

In addition, in R6, R7-1, R7-2, R8 and R9 Districts without a letter suffix, where the basic height and setback requirements are utilized pursuant to paragraph (b) of Section 23-952, the maximum #floor area ratio# shall be determined in accordance with the provisions of Section 23-151 (Basic regulations for R6 through R9 Districts).

For any #development#, #enlargement# or #conversion# from non-#residential# to #residential use# that is subject to the provisions of paragraph (d)(4) of this Section, the maximum #floor area ratio# or maximum #lot coverage# for the applicable district outside of #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# shall apply.

\* \* \*

## ARTICLE X SPECIAL PURPOSE DISTRICTS

\* \* \*

### Chapter 3 Special Planned Community Preservation District

\* \* \*

#### 103-10 GENERAL PROVISIONS

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Planned Community Preservation District#, no #development#, #enlargement#, or substantial alteration of landscaping or topography, shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permit for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

No demolition of #buildings# shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, of the New York City Administrative Code, or its successor, except that such demolition may be permitted pursuant to a development plan for which a special permit has been granted under the provisions of Sections 103-11 and 103-12.

In a C8-4 District, however, a demolition permit may be issued for any #building# that is less than 10,000 square feet and was constructed after December 31, 1955, but prior to July 18, 1974.

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

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.

\* \* \*

## ARTICLE XIV SPECIAL PURPOSE DISTRICTS

\* \* \*

### Chapter 5 Special Eastchester – East Tremont Corridor District

#### 145-00 GENERAL PURPOSES

The “Special Eastchester – East Tremont Corridor 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 encourage the development of a mixed-use neighborhood around planned mass transit stations in Parkchester, Van Nest, and Morris Park;

- (b) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (c) to support a variety of community facility and commercial uses and provide opportunities for the expansion of large academic, scientific and medical facilities in a manner that benefits the surrounding community;
- (d) to establish walkable retail corridors in the neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers, and visitors;
- (f) to coordinate development with planned mass transit stations and facilitate improved pedestrian access to such facilities; and
- (g) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

#### 145-01 General Provisions

The provisions of this Chapter shall apply within the #Special Eastchester – East Tremont Corridor 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.

#### 145-02 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Eastchester – East Tremont Corridor District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas
- Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements
- Map 3. Subdistrict A Site Plan
- Map 4. Subdistrict B, Morris Park Avenue Site Plan

#### 145-03 Subdistricts

In order to carry out the provisions of this Chapter, two subdistricts, Subdistrict A and Subdistrict B, are established. In Subdistrict B, Subarea B1 is established. The location and boundaries of these subdistricts and subarea are shown on Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix to this Chapter.

#### 145-04 Definitions

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

For the purposes of this Chapter, matter in *italics* is defined in Sections 12-10 (DEFINITIONS), 32-301 (Definitions), 66-11 (Definitions) and in this Section, except where explicitly stated otherwise in individual provisions in this Chapter.

#### Qualifying public realm improvement sites

For the purposes of this Chapter, “qualifying public realm improvement sites” shall refer to #zoning lots# in Subarea B1, as shown in Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix, that have a #lot area# of 20,000 square feet or more.

#### 145-05 Applicability

##### 145-051 Applicability of the Quality Housing Program

Within the #Special Eastchester – East Tremont Corridor District#, any #building# containing #residences# 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#.

##### 145-052 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 (Inclusionary Housing), #Mandatory Inclusionary Housing areas# within the #Special Eastchester – East Tremont Corridor District# are shown in APPENDIX F of this Resolution.

#### 145-053

##### Applicability of Article VI, Chapter 4

The provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones) shall apply. In the event of a conflict between the provisions of this Chapter and Article VI, Chapter 4, the provisions of Article VI, Chapter 4 shall control.

#### 145-054

##### Applicability of Article XII, Chapter 3

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

#### 145-10

##### SPECIAL USE REGULATIONS

The #use# regulations of the underlying districts, or Article XII, Chapter 3 (Special Mixed Use District), shall apply, except as modified by the provisions of this Section, inclusive.

#### 145-11

##### Use Allowances in M1 districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
- all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted; and
- all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

#### 145-12

##### Streetscape Regulations

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that

- #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter shall be considered #Tier C street frontages#; and
- remaining applicable frontages shall be considered #Tier B street frontages#.

#### 145-20

##### SPECIAL BULK REGULATIONS

The #bulk# regulations of the underlying districts shall apply except as modified by the provisions of this Section, inclusive. For the purposes of applying the provisions of this Section, inclusive, the #bulk# regulations for #residential# portions of #buildings# in #Commercial Districts# are modified as follows:

- In C4-3 Districts, the applicable residential equivalent shall be an R6-1 District, as modified by the provisions of this Section, inclusive, shall apply; and
- In C4-4 Districts within Subdistrict B, of the applicable residential equivalent shall be an R8 District, without a letter suffix, shall apply.

#### 145-21

##### Floor Area Regulations

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

#### 145-211

##### Basic floor area regulations

- #Residential# #floor area ratio#

In R6A, R6-1 or R7-2 #Residence Districts#, and #Commercial Districts# mapped within or with a residential equivalent of such Districts, the maximum #residential# #floor area ratio# for #zoning lots# in a #Mandatory Inclusionary Housing area# set forth in paragraph (d) of Section 23-154 (Inclusionary Housing) shall be modified as follows:

- in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and
  - in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.
- #Commercial # #floor area ratio#  
In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial uses# shall be 4.0.
  - #Community Facility# #floor area ratio#  
In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.
  - #Manufacturing Districts#

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the maximum #floor area ratio# for all permitted #uses# shall be 2.0.

#### 145-212

##### Floor area provisions for zoning lots containing schools in Subdistrict A

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City Educational Construction Fund, up to 100,000 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

#### 145-22

##### Yard Regulations

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

#### 145-221

##### Special yard provisions for C8-2 districts

In C8-2 Districts, no #rear yard# regulations shall apply to any #zoning lot# abutting a railroad or transit right-of-way.

#### 145-222

##### Special yard provisions for M1 districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the provisions of Sections 43-20 (YARD REGULATIONS) and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except as modified in this Section. Such modifications shall also apply to non-#residential# #buildings# or non-#residential# portions of #mixed use buildings# in M1 Districts with an A suffix paired with a #Residence District#.

- Permitted obstructions in required #yards# or #rear yard equivalents#

The provisions of Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply except that in M1 Districts with an A suffix, the height of obstructions set forth in paragraph (b)(1) shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

- Minimum required #rear yards#

A #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

##### REQUIRED DEPTH OF REAR YARD

| Height above #base plane# | Required depth |
|---------------------------|----------------|
| Below 65 feet             | 10             |



|                |    |
|----------------|----|
| Above 65       | 15 |
| Above 125 feet | 20 |

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be required with a minimum depth in accordance with the provisions of this Section.

(c) Special provisions for shallow #interior lots#

If an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.

(d) Special provisions for #through lots#

No #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

(e) Required #yards# along district boundary coincident with #rear lot lines# of two adjoining #zoning lots#

Where the portion of a #rear lot line# of a #zoning lot# coincides with the #rear lot line# of a #zoning lot# within a #Residence District#, an open area not higher than 30 feet above #curb level# and at least 20 feet in depth shall be provided.

(f) Required #yards# along district boundary coincident with #side lot line# of #zoning lot# in a #Manufacturing District#

Where the portion of a #side lot line# of a #zoning lot# coincides with the #rear lot line# of a #zoning lot# within a #Residence District#, an open area not higher than #curb level# and at least eight feet in depth shall be provided.

## 145-23

### Height and Setback Regulations

The underlying height and setback regulations are modified as follows:

(a) In all districts that permit #residences#, the provisions of Section 145-231 (Basic height and street wall regulations) and 145-232 (Modifications in certain areas) shall apply;

(b) In M1 Districts with an A suffix, the provisions of Section 145-233 (Height and setback provisions for M1 Districts with an A suffix) shall apply; and

(c) In M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Residence District# regulations set forth in Section 145-231, or #Manufacturing District# regulations set forth in Section 145-233.

## 145-231

### Basic height and street wall regulations

In all districts, except in C8-2 Districts or in M1 Districts with an A suffix, all #developments# and #enlargements# shall comply with the height and setback provisions of this Section.

(a) #Street wall# location rules

For #zoning lots#, or portions thereof, along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter, the #street wall# location provisions applicable to a C2 District mapped within an R7A District, as set forth in Section 35-651 (Street wall location), shall apply. For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be set forth in paragraph (b) of this Section.

Along other #streets#, no #street wall# location rules shall apply.

(b) Maximum base and building heights

The table in this Section sets forth the maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For the purposes of this Section, in a #Commercial District#, the applicable height and setback provisions are the regulations for the #Residence District# within which such #Commercial District# is mapped, the equivalent #Residence District#, or the designated #Residence District# where such district is paired with an M1 District with an A suffix.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

### BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES

| District | Maximum Base Height (in feet) | Maximum Height of #Buildings or Other Structures# (in feet) | Maximum Number of #Stories# |
|----------|-------------------------------|---|-----------------------------|
| R6A      | 65                            | 95  | 9                           |
| R6-1     | 65                            | 125   | 12                          |
| R7-2     | 85                            | 155   | 15                          |
| R7-3     | 95                            | 185   | 18                          |
| R8X      | 105                           | 175   | 17                          |
| R8       | 105                           | 215   | 21                          |

(c) Modifications in certain areas

In Subdistricts A and B, the provisions of Section 145-231 (Basic height and street wall regulations) shall apply, except as modified in this Section.

(1) Modifications in Subdistrict A

In Subdistrict A, for #zoning lots# containing #schools# regulated by Section 145-212 (Floor area provisions for zoning lots containing schools in Subdistrict A), the maximum height specified in paragraph (b) of this Section may be increased as-of-right by 40 feet.

(2) Modifications in Subdistrict B

In Subarea B1, portions of #buildings or other structures# located adjacent to an open space, as designated on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, may rise without setback, provided that such open space has a minimum depth of 30 feet from the point of intersection of two #street lines#. For the purposes of applying the #street wall# location rules of paragraph (a) of this Section, the interior boundary of such publicly accessible area shall be considered a #street line#.

(d) Dormers

For all #buildings#, dormers shall be a permitted obstruction in a required setback, and may be provided in accordance with the provisions of paragraph (c) of Section 23-623. However, as an alternative to such provisions, 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.

## 145-232

### Height and setback provisions for M1 Districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the provisions of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks) and 43-45 (Tower Regulations) shall not apply. In lieu thereof, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b).

(a) The maximum base height shall be 45 feet and maximum #building# height shall be 65 feet. In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet,

a #building# may exceed the maximum #building# heights established in such table by 25 percent.

- (b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:
- (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
  - (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level;
  - (3) these setback provisions are optional for any #building# that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#; and
  - (4) dormers may penetrate a required setback area, 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.

#### **145-30 SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

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

#### **145-31 Accessory Off-street Parking Spaces for Residences**

In the #Special Eastchester – East Tremont Corridor District#, no #accessory# off-street parking shall be required for #residences#.

#### **145-32 Accessory Off-street Parking Spaces for Non-residential Uses**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) In all #Commercial Districts#, the #accessory# off-street parking requirements applicable to a C4-4 District shall apply; and
- (b) In M1 Districts with an A suffix, the #accessory# off-street parking requirements applicable to an M1-4 District shall apply.

#### **145-33 Public Use of Accessory Parking**

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

#### **145-34 Loading Regulations**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) For the purposes of applying the provisions of Section 36-60 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street

loading berth requirements of C4-4 Districts shall apply in all #Commercial Districts#.

- (b) For the purposes of applying the provisions of Section 44-50 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of M1-5 Districts shall apply in M1 Districts with an A suffix or in M1 Districts with an A suffix paired with a #Residence District#.

#### **145-40 SPECIAL APPROVALS**

In Subdistrict A, a #floor area# bonus for public realm improvements shall be granted pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A).

In portions of Subdistrict B, special approvals for a transfer of #floor area# or #floor area# bonus for public realm improvements may be granted pursuant to the provisions of Section 145-42 (Special Approvals in Subdistrict B).

#### **145-41 Special Approvals in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow, by certification, a #floor area# bonus where public realm improvements, pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), are provided on a single #zoning lot# or on two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or #street# intersection, and:

- (a) has or will have an area of at least 1.5 acres; and
- (b) has or will be #developed# or #enlarged# as a unit under single fee ownership or alternate ownership arrangements as set forth in the definition of #zoning lot#.

In conjunction with such #floor area# bonus, the Commission may authorize the modification of bulk regulations, other than #floor area ratio#, pursuant to Section 145-412 (Authorization for additional modifications in Subdistrict A).

#### **145-411 Certification for public realm improvements in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow a 20 percent increase in the maximum permitted #floor area ratio# on #zoning lots# pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A), upon certification to the Commissioner of the Department of Buildings that public realm improvements comprising an Entry Open Space, Western Open Space, Pierce Avenue Extension and supplementary open spaces as designated on Map 3 (Subdistrict A Site Plan) in the Appendix to this Chapter, are provided. Such #floor area ratio# increase and public realm improvements shall be subject to the rules and limitations of paragraph (a), the general requirements of paragraphs (b) and (c), application requirements of paragraph (d), and additional requirements of paragraph (e) of this Section.

- (a) Rules and limitations

The following rules and limitations on bonus #floor area# and other #bulk# modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
  - (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.
- (b) General requirements for publicly accessible open spaces
- Publicly accessible open spaces shall include the Entry Open Space, Western Open Space and supplementary open spaces, as designated on Map 3 in the Appendix to this Chapter.
- (1) Location and minimum dimensions
- Publicly accessible open spaces shall be provided in the location designated on Map 3 in the Appendix. Such publicly accessible open spaces shall comprise
- (i) An Entry Open Space with a minimum area of at least 8,500 square feet and the minimum dimensions set forth on Map 3;
  - (ii) A Western Open Space with a minimum area of at least 10,000 square feet and the minimum dimensions set forth on Map 3; and

- (iii) Three supplementary open spaces with a minimum area of at least 4,800 square feet each, with minimum dimensions set forth on Map 3.

(2) Design requirements

All publicly accessible open spaces shall comply with the following design provisions:

- (i) Seating shall be provided in accordance with the requirements of Section 37-741 (Seating);
- (ii) Planting and trees shall be provided in accordance with the provisions of Section 37-742 (Planting and trees);
- (iii) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required;
- (iv) Litter receptacles shall be provided in accordance with the standards of Section 37-744 (Litter receptacles);
- (iv) Bicycle parking shall be provided in accordance with the standards of Section 37-745 (Bicycle parking);
- (v) Drinking fountains shall be provided pursuant to the standards set forth in Section 37-746 (Drinking fountains);
- (vi) Additional amenities shall be provided and designed pursuant to the standards set forth in Section 37-748 (Additional amenities)
- (vii) Permitted obstructions within such area shall be subject to the provisions of Section 37-726 (Permitted obstructions), and any kiosk or open air cafe provided shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes);
- (viii) The provisions of Section 37-722 (Level of plaza) and 37-728 (Standards of accessibility for persons with disabilities) shall apply to such area, and any steps provided shall be subject to the provisions of Section 37-725 (Steps); and
- (ix) Entry plaques and information plaques shall be provided in accordance with the provisions of paragraphs (a) and (b) of Section 37-751 (Public space signage systems).

(3) Hours of public access

Such publicly accessible open spaces shall be accessible to the public each day from 6:00 A.M. to 10:00 P.M.

(c) General requirements for Pierce Avenue Extension

The Pierce Avenue Extension shall be publicly accessible and constructed in accordance with the Department of Transportation Design Streets Manual and approved by the New York City Department of Transportation.

(d) Application requirements

An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include the following materials:

- (1) a site plan indicating the area and dimensions of the publicly accessible open space, or portions thereof, and the location of all proposed #developments# subject to the application;
- (2) a landscape plan, prepared by a registered landscape architect, for the publicly accessible open spaces; and
- (3) for #zoning lots# undergoing phased #development#, a phasing plan shall be submitted to implement the public realm improvements. Such phasing plan shall set forth the amount and location of public realm improvements that will be provided at the time each phase is #developed#. The amount of improvements in any phase shall be proportionate to the #lot area# being #developed# in such phase, except where physical or programmatic constraints make it infeasible to provide such amount of improvements.

(e) Additional requirements

The owner(s) shall be responsible for the maintenance of the Pierce Avenue Extension and other required publicly accessible open spaces, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation.

At the time of certification, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City 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 bonus #floor area# granted pursuant to the provisions of this Section until the improvements required for the phase associated with such bonus #floor area# have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #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 bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

**145-412**

**Authorization for additional modifications in Subdistrict A**

In conjunction with an application pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), the City Planning Commission may, by authorization, allow the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within Subdistrict A to be distributed without regard for #zoning# lot lines. Additionally, the Commission may modify other #bulk# regulations, other than #floor area ratio#.

All such modifications shall be subject to the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization 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.

(c) Findings

The Commission shall find that:

- (1) such distribution of #floor area#, #lot coverage#, #dwelling units#, or #rooming units# will result in a better site plan, and will not:
  - (i) unduly increase the #bulk# of #buildings# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#; or
  - (ii) adversely affect any other #zoning lots# outside of the Subdistrict, by restricting access to light and air; and
- (2) modifications to other #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

**145-42**

**Special Approvals in Subdistrict B**

For certain portions of Subarea B1, a transfer of #floor area# from a granting site to a receiving site shall be allowed by certification of the Chairperson of the City Planning Commission, pursuant to Section 145-421 (Certification for transfer of floor area).

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may grant, by authorization, a #floor area# bonus for transit and station area improvements pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites). In conjunction with such #floor area# bonus, the Commission may

authorize #bulk# modifications, other than modifications to the #floor area ratio#, pursuant to Section 145-423 (Authorization for additional modifications on qualifying public realm improvement sites).

#### **145-421**

##### **Certification for transfer of floor area**

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from the Improvement Area located in Subarea B1, as shown on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, to a #zoning lot# fronting on Morris Park Avenue or other #zoning lots# on the #block# contiguous to the Improvement Area. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a), and application requirements of paragraph (b) of this Section.

For the purposes of this Section, the “granting site” shall mean the Improvement Area that transfers #floor area# pursuant to this Section, and a “receiving site” shall mean a #zoning lot# that receives additional #floor area# pursuant to this Section.

##### **(a) Conditions**

- (1) the maximum amount of #floor area# that may be transferred from the granting site shall equal the area designated on Map 4 multiplied by the maximum #floor area ratios# pursuant to the zoning district within Subdistrict B. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred;
- (2) the maximum #building# height for a receiving site shall be increased by 25 percent; and
- (3) all certificates of occupancy have been surrendered for such granting site, and all structures on such granting site have been demolished.

##### **(b) Application requirements**

An application filed with the Chairperson for certification pursuant to this Section shall be made jointly by the owners of the granting site and the receiving site. Such application shall include site plans and zoning calculations for the granting site and receiving site showing the additional #floor area# associated with the transfer.

Additionally, at the time of certification, the owners of the granting site and the receiving site shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting site and the receiving site shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson. Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting site and the receiving site that are a party to such transfer.

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

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing #floor area# associated with the transfer on the receiving site until the granting site has been conveyed to the City for improvement, as a #street#, as provided on the City Map.

A separate application shall be filed for each transfer of #floor area# to any receiving site pursuant to this Section.

#### **145-422**

##### **Authorization for qualifying public realm improvement sites**

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may authorize an increase in the maximum permitted #floor area ratio#, up to a maximum of 20 percent, where transit and public realm improvements are provided to enhance access, circulation and complementary open spaces between a future #mass transit station# and its surrounding area. All applications pursuant to this Section shall be subject to the rules and limitations set forth in paragraph (a), conditions set forth in paragraph (b), application requirements set forth in paragraph (c), findings set forth in paragraph (d), and additional requirements set forth in paragraph (e) of this Section.

##### **(a) Rules and limitations**

The following rules and limitations on bonus #floor area# and other bulk modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

##### **(b) Conditions**

All applications shall include on-site or off-site improvements that will enhance access to and circulation between such #mass transit station# and its surrounding areas. Such improvements may consist of:

- (1) accessibility or capacity-enhancing improvements to the #mass transit station#, including, but not limited to, the provision of elevators and escalators, widening, straightening, expanding or otherwise enhancing the existing pedestrian circulation network, or reconfiguring circulation routes to provide more direct pedestrian connections to #the #mass transit station#; or
- (2) publicly accessible open spaces, of ample size, for public use and enjoyment, at or around the #mass transit station#. Such improvements may include pedestrian plazas and other types of active or passive open spaces and shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation.

##### **(c) Application requirements**

All applications shall include a site plan indicating the area and dimensions of the proposed improvements to the #mass transit station# or proposed publicly accessible open spaces. In addition, for applications involving accessibility or capacity-enhancing improvements to the #mass transit station#, the following shall be provided:

- (1) Prior to submitting an application, the applicant shall submit a schematic or concept plan for the proposed improvement to the Metropolitan Transportation Authority and the Chairperson of the City Planning Commission. Such schematic or concept plan shall include such materials and information sufficient to provide the basis for the Metropolitan Transportation Authority to evaluate and determine the constructability of such proposed improvement.
- (2) At the time of application referral, the Commission shall be provided with the following application materials:
  - (i) a letter from the Metropolitan Transportation Authority containing a conceptual approval of the improvement, including a statement of any considerations regarding the construction and operation of the improvement;
  - (ii) all information and justification sufficient to provide the Commission with the basis for evaluating the benefits of such improvements to the general public; and
  - (iii) initial plans for the maintenance of the proposed improvements.

##### **(d) Findings**

In order to grant such #floor area# bonus, the Commission shall find that:

- (1) the public benefit derived from such improvements merits the amount of additional #floor area# being granted to the proposed #development# pursuant to the authorization;
- (2) for accessibility or capacity-enhancing improvements for the #mass transit station#, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, such improvements will constitute significant enhancements to connectivity from the pedestrian circulation network to and through the #mass transit station#; and
- (3) for publicly accessible open spaces, the proposed improvements will, to the extent practicable:
  - (i) consist of a prominent space of generous proportions and quality design that is inviting to the public, resulting in high-quality public space;
  - (ii) provide comfortable places for resting, suitable amenities for occupants and opportunities for planting; and
  - (iii) be designed in a manner that is cohesive and harmonious with the pedestrian circulation network.

##### **(e) Additional requirements**

For all applications, additional requirements set forth in this paragraph shall apply

- (1) For applications involving accessibility or capacity-enhancing improvements to the #mass transit station# the following requirements shall be met prior to the granting of such #floor area# bonus:
  - (i) To the extent required by the Metropolitan Transportation Authority, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the Metropolitan Transportation Authority deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#; and
  - (ii) The City Planning Commission shall be provided with a final letter of approval from the Metropolitan Transportation Authority stating that the drawings and other documents submitted by the applicant have been determined by such #transit agency# to be of sufficient scope and detail to describe the size and character of the improvement as to architectural, structural, mechanical and electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the improvement in accordance with such submission is feasible.
- (2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.
- (3) No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the building utilizing bonus #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 bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

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

#### 145-423

#### Authorization for additional modifications for qualifying public realm improvement sites

In conjunction with an application pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites), the City Planning Commission may, by authorization, modify bulk regulations other than #floor area ratio# provided that the Commission determines that the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

#### (a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

#### (b) Application requirements

Applications for an authorization 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.

#### (c) Findings

The Commission shall find that:

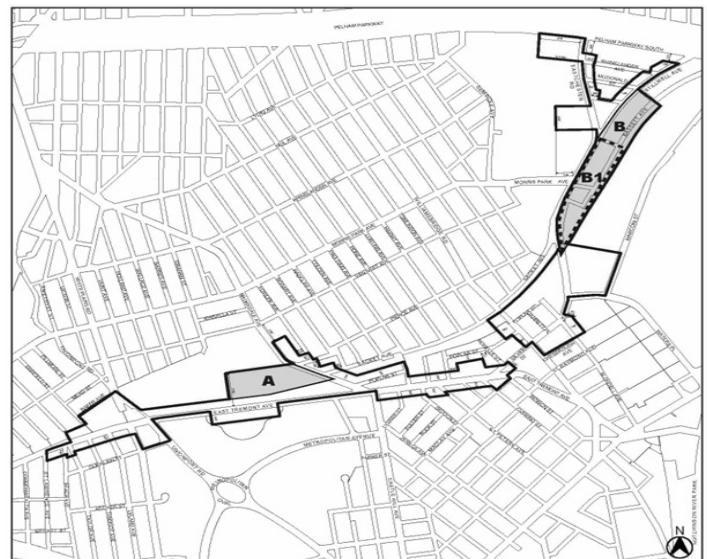
- (1) such proposed modifications are necessary to accommodate the additional #floor area# granted pursuant to Section 145-422; and
- (2) any modifications to #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

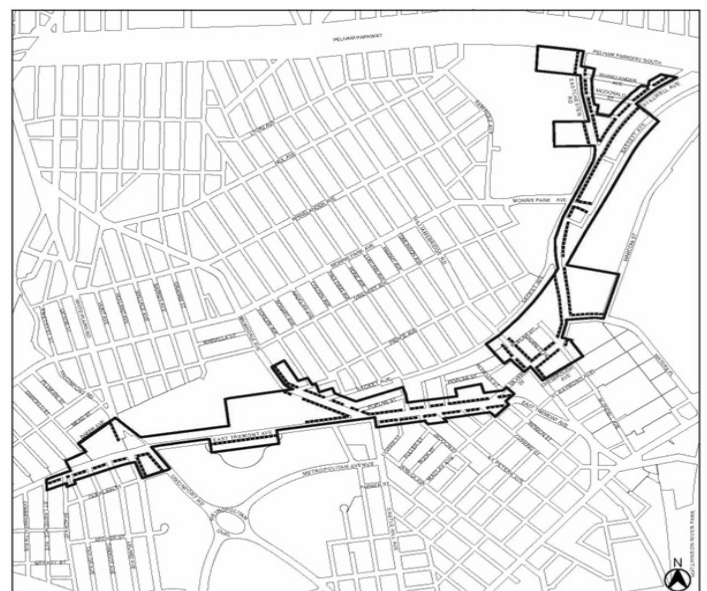
#### APPENDIX

#### Special Eastchester – East Tremont Corridor District Plan

#### Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas



#### Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements



Special Eastchester - East Tremont Corridor District  
Tier C Street Frontage

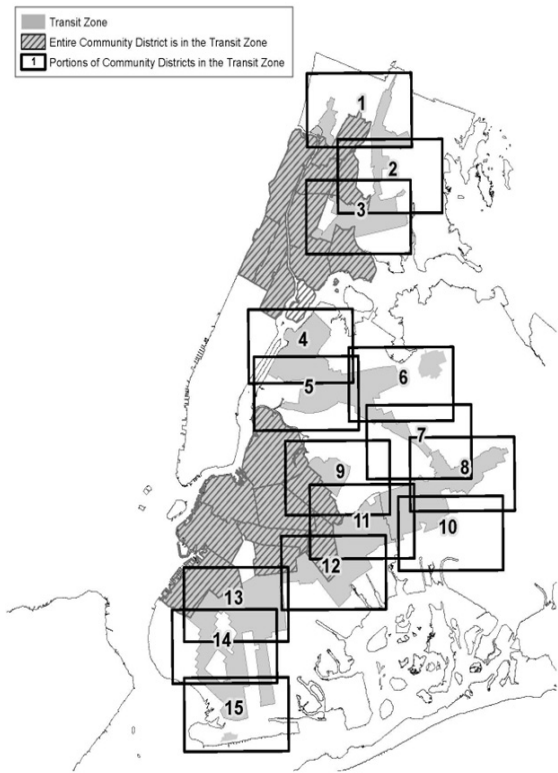




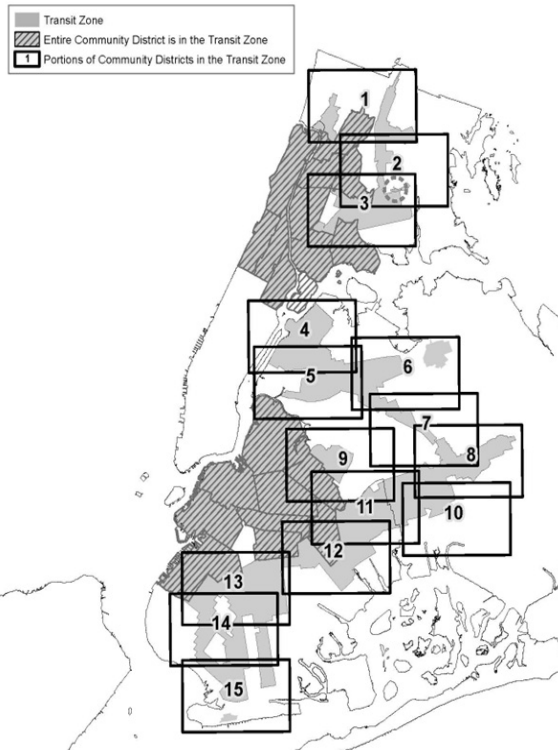
Portions of other Community Districts in the Transit Zone are shown on Transit Zone Maps 1 through 15 in this APPENDIX.

\* \* \*

[EXISTING MAP]

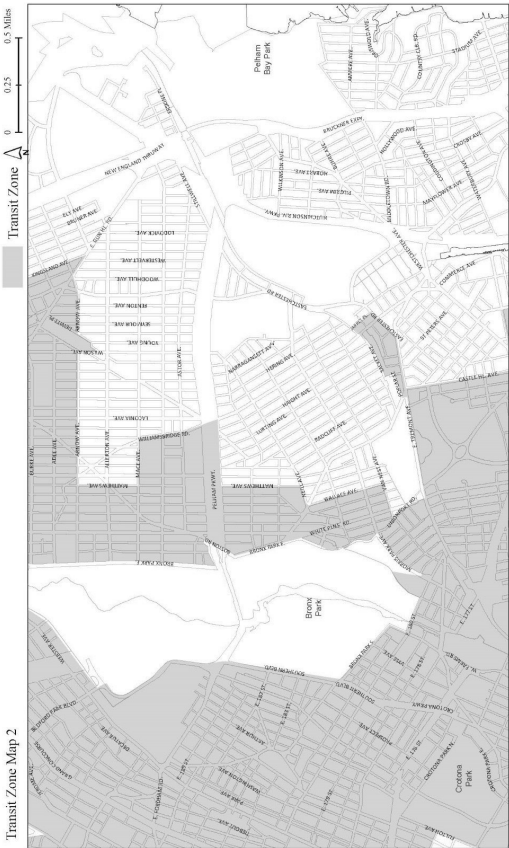


[PROPOSED MAP]

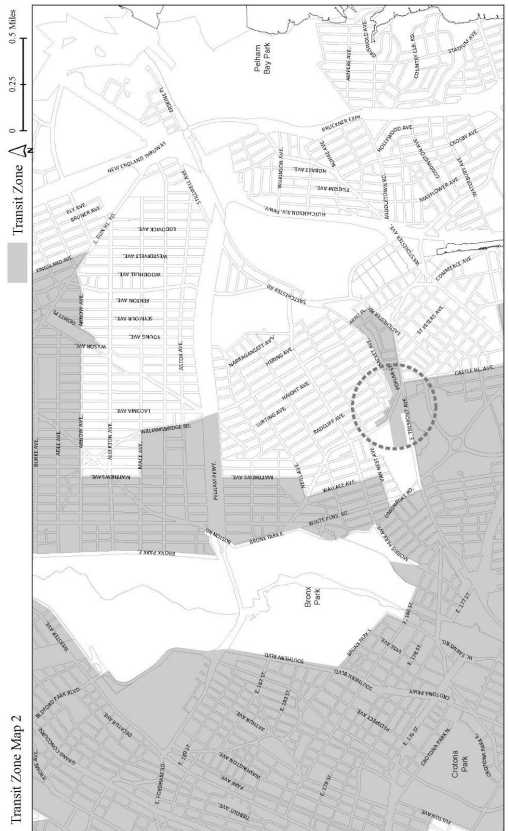


\* \* \*

Transit Zone Map 2  
[EXISTING MAP]



[PROPOSED MAP]





Transit Zone Map 3  
[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

**No. 6**

**CD 9**

**C 240157 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance, and closing of a portion of Unionport Road between East Tremont Avenue and Guerlain Street; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 9, Borough of the Bronx, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President.

**No. 7**

**CD 11**

**C 240158 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the widening of Marconi Street north of Waters Place; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President.

**No. 8**

**CD 11**

**C 240159 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President.

**No. 9**

**CD 11**

**C 240160 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and
2. the future adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval.

**No. 10**

**CD 11**

**C 240163 MMX**

**IN THE MATTER OF** an application submitted by 1601 Bronxdale Property Owner LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Pierce Avenue west of Bronxdale Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President.

**NOTICE**

**On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible 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 – including zoning map amendments, zoning text amendments, and City Map amendments – to implement land use and zoning recommendations in the Bronx Metro-North Station Study. The area subject to the Proposed Actions is an approximately 46-block area primarily along major corridors — East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11, including the neighborhoods of Parkchester, Van Nest, and Morris Park (the “Affected Area”). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bounded by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west. Overall, the Proposed Action are expected to facilitate development on 60 projected development sites, resulting in a net increase of approximately 9,165,272 gross square feet (“gsf”) of residential floor area (7,474 dwelling units or DUs), 302,236 gsf of local retail space, 1,620,625 gsf of life sciences, 1,290,628 gsf of community facility space, and 3,765 accessory parking spaces, and a net decrease 405,096 gsf of industrial and automotive uses and 145,696 gsf of office space on the projected development sites. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2033, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, May 28, 2024.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 23DCP065X.

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

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, May 8, 2024, 5:00 P.M.



my1-15

## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

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

#### BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 Wednesday, May 15, 2024, 7:00 P.M., Board Office Meeting Room, 1097 Bergen Avenue and via WebEx for participants who wish to participate online.

FDNY Bureau of Facilities Management will provide a brief presentation on the preliminary design for the facility upgrade to EMS Station 58 located at 420 East 83rd Street, Brooklyn, NY 11236

#### **Please Note:**

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

#### **REGULAR MONTHLY BOARD MEETING – MAY 15, 2024, 7:00 P.M.**

Webinar topic:  
REGULAR MONTHLY BOARD MEETING

Date and time:  
Wednesday, May 15, 2024, 7:00 PM | (UTC-04:00) Eastern Time (US & Canada)

#### Join link:

<https://nycwebex.com/nycwebex/j.php?MTID=md778e07728ab69a0f5965f5bcc214f08>

#### Webinar number:

2342 768 3772

#### Webinar password:

buJk2bJcP39 (28552252 from phones and video systems)

#### Join by phone

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

+1-408-418-9388 United States Toll

Global call-in numbers

2342 768 3772

my9-15

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

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 6 Tuesday, May 14, 2024 at 6:30 P.M., via in person meeting location (CB6 office, 211 East 43rd Street, New York, NY 10017) and Zoom (<https://us06web.zoom.us/j/8444444444>) (registration required)

A public hearing with respect to City of Yes for Housing Opportunity (N240290ZRY).

Accessibility questions: Brendan Birth, 212-319-3750, info@cbsix.org, by: Monday, May 13, 2024, 12:00 P.M.



my7-14

## CONFLICTS OF INTEREST BOARD

### ■ MEETING

The Conflicts of Interest Board announces an open meeting of the Board on Wednesday, May 15, 2024, at 9:30 A.M. at the offices of Walden, Macht & Haran, 250 Vesey Street, 27th Floor, New York, NY.

On the public agenda may be the Board's consideration of amendments to Title 53 of the Rules of the City of New York. To confirm whether an item will be held in public session or, for any person planning to attend the meeting, to facilitate access through the building's security, contact the Board's Special Counsel, Katherine J. Miller, at [kmiller@coib.nyc.gov](mailto:kmiller@coib.nyc.gov).

Accessibility questions: Katherine Miller, (212) 437-0730, [kmiller@coib.nyc.gov](mailto:kmiller@coib.nyc.gov), by: Monday, May 13, 2024, 5:00 P.M.



my10

## BOARD OF CORRECTION

### ■ MEETING

The New York City Board of Correction will hold a public meeting on Tuesday, May 14, 2024, at 1:00 P.M. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website at <https://www.nyc.gov/site/boc/meetings/2024-meetings.page>.

my8-14

## HOUSING AUTHORITY

### ■ NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, May 29, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website or may

be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

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

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

Accessibility questions: (212) 306-3429, by: Wednesday, May 15, 2024, 5:00 P.M.



my9-29

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

#### CORRECTED NOTICE

**PLEASE TAKE NOTICE** that a public hearing will be held on June 11, 2024 at 10:00 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed disposition of the real property identified below. The Public Hearing will be held via Conference Call. Call-in #: 1-646-992-2010; Access Code 717 876 299.

Pursuant to Section 695(2)(b) of the General Municipal Law and Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") has proposed the sale of the following City-owned property (collectively, "Disposition Area") in the Borough of Bronx:

| Addresses             | Blocks/Lots |
|-----------------------|-------------|
| 907 East 175th Street | 2958/ 120   |
| 1900 Marmion Avenue   | 2960/ 21    |
| 706 Fairmount Place   | 2950/ 18    |

Under HPD's Neighborhood Construction Program, sponsors purchase City-owned or privately owned land or vacant buildings and construct multifamily buildings in order to create affordable rental housing on infill sites. Construction and permanent financing is provided through loans from private institutional lenders and from public sources including HPD, the New York City Housing Development Corporation, the State of New York, and the federal government. Additional funding may also be provided from the syndication of low-income housing tax credits. The newly constructed buildings provide rental housing to low income, moderate income, and middle income families. Subject to project underwriting, up to 30% of the units may be rented to formerly homeless families and individuals.

Under the proposed project, the City will sell the Disposition Area to East Tremont Housing Development Fund Corporation ("Sponsor") for the nominal price of one dollar per tax lot. The Sponsor will also deliver an enforcement note and mortgage for the remainder of the appraised value ("Land Debt"). The Sponsor will then construct three buildings containing a total of approximately 64 rental dwelling units including one unit for a superintendent on the Disposition.

The Land Debt or the City's capital subsidy may be repayable out of resale or refinancing profits for a period of at least thirty (30) years following completion of construction. The remaining balance, if any, may be forgiven at the end of the term.

The appraisal and the proposed Land Disposition Agreement and Project Summary are available for public examination by emailing Margaret Carey at [careym@hpd.nyc.gov](mailto:careym@hpd.nyc.gov) on business days during business hours.

To make a request for accommodation, such as sign language interpretation services, please contact the Mayor's Office Of Contract Services ("MOCS") via e-mail at [disabilityaffairs@mocs.nyc.gov](mailto:disabilityaffairs@mocs.nyc.gov) or via phone at (212) 788-0010. TDD users should call Verizon relay services. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability.

my10

## OFFICE OF LABOR RELATIONS

### ■ MEETING

The New York City Deferred Compensation Board will hold its next Deferred Compensation Board Hardship meeting on Thursday, May 16, 2024 at 1:00 P.M. The meeting will be held at 22 Cortlandt Street, 28th Floor, New York, NY 10007.

my9-16

## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nycplpc](http://www.youtube.com/nycplpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

### RL-Rule Citywide PUBLIC HEARING ON PROPOSED RULEMAKING PURSUANT TO CITY ADMINISTRATIVE PROCEDURES ACT

Proposed amendments to Chapter 2 of Title 63 of the Rules of the City of New York, consisting of amendments to existing rules, including amendments concerning to the installation of bus shelters.

#### 173 Prospect Place - Prospect Heights Historic District LPC-24-07430 - Block 1151 - Lot 81 - Zoning: R6B CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built c. 1870. Application is to construct a rear addition.

#### 431 7th Avenue - Park Slope Historic District Extension LPC-23-10177 - Block 1102 - Lot 4 - Zoning: R6A, C2-4 CERTIFICATE OF APPROPRIATENESS

An empty lot. Application is to construct a new building.

#### 39-83 45th Street - Sunnyside Gardens Historic District LPC-24-04069 - Block 154 - Lot 12 - Zoning: R4 CERTIFICATE OF APPROPRIATENESS

A brick rowhouse with Colonial Revival or Art and designed by Clarence Stein, Henry Wright and Frederick Ackerman, and built in 1926. Application is to install skylights.

#### 304 Shore Road - Douglaston Historic District LPC-24-07621 - Block 8030 - Lot 81 - Zoning: R1-1 CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house designed by Frank Forster and built in 1922. Application is to replace windows and doors.

#### 110 South Street - South Street Seaport Historic District LPC-24-06263 - Block 97 - Lot 6 - Zoning: C6-2A CERTIFICATE OF APPROPRIATENESS

A Federal style store and loft building constructed in 1818-19 and reduced in height 1870. Application is to reconstruct the façade and enlarge the building.

#### 202 Riverside Drive - Riverside - West End Historic District LPC-23-11965 - Block 1252 - Lot 5 - Zoning: R10A CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style apartment building designed by George F. Pelham and built in 1905. Application is to install a banner sign and legalize

the installation of a plaque sign in non-compliance with Certificate of No Effect 99-4143.

**327 West 76th Street - West End - Collegiate Historic District**  
**LPC-24-07475** - Block 1185 - Lot 54 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892. Application is to enlarge an existing rooftop addition.

**1 West 67th Street - Upper West Side/Central Park West Historic District**

**LPC-24-04741** - Block 1120 - Lot 23 - **Zoning:** R8  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style studio building with Tudor style elements designed by George M. Pollard built in 1915-18. Application is to modify a window opening and replace windows.

**1000 Fifth Avenue - Individual and Interior Landmark**

**LPC-24-07541** - Block 1111 - Lot 1 - **Zoning:** PARK  
**BINDING REPORT**

A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to replace skylights with metal roofing.

**230 Central Park West - Upper West Side/Central Park West Historic District**

**LPC-24-06259** - Block 1197 - Lot 29 - **Zoning:** R10A  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style apartment building designed by Nathan Korn and built in 1927. Application is to replace windows.

a30-my13

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 21, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**170 Clinton Street - Brooklyn Heights Historic District**  
**LPC-24-08289** - Block 267 - Lot 38 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1846. Application is to legalize the construction of a rear yard addition, enlargement of windows and re-construction of the rear façade without Landmarks Preservation Commission permit(s).

**346 MacDonough Street - Stuyvesant Heights Historic District**  
**LPC-24-06616** - Block 1675 - Lot 29 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

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

**218 Lincoln Place - Park Slope Historic District**

**LPC-24-06516** - Block 1061 - Lot 27 - **Zoning:** R7B  
**CERTIFICATE OF APPROPRIATENESS**

A small apartment house converted in 1934 from a rowhouse originally built in 1883. Application is to replace a door.

**34-05 East Drive - Douglaston Historic District**  
**LPC-24-08695** - Block 8049 - Lot 1 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**

A ranch style freestanding house built in 1955. Application is to construct a deck, widen the driveway, and install steps and walkway.

**70-74 Gansevoort Street - Gansevoort Market Historic District**  
**LPC-24-08552** - Block 643 - Lot 43 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**

An office and commercial building designed by BSKS Architects and completed in 2021. Application is to install signage and alter the canopies.

**767 Washington Street - Greenwich Village Historic District**  
**LPC-24-05316** - Block 640 - Lot 40 - **Zoning:** C1-6A  
**CERTIFICATE OF APPROPRIATENESS**

A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter the rear yard extension, and excavate the cellar.

**150 West 11th Street - Greenwich Village Historic District**

**LPC-24-05325** - Block 606 - Lot 36 - **Zoning:** C1-6, R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1836. Application is to legalize a stoop gate installed without a Landmarks Preservation Commission permit.

**415-417 West 22nd Street - Chelsea Historic District Extension**

**LPC-24-05576** - Block 720 - Lot 39, 40 - **Zoning:** R7B  
**CERTIFICATE OF APPROPRIATENESS**

Anglo-Italianate style rowhouses built in 1856. Application is to construct rooftop and rear yard additions, install a cornice and balcony, replace infill and fencing, and remove portions of floors and the party wall.

**175 Fifth Avenue - Ladies' Mile Historic District**

**LPC-24-08057** - Block 851 - Lot 1 - **Zoning:** C6-4M  
**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

**175 Fifth Avenue - Ladies' Mile Historic District**

**LPC-24-08093** - Block 851 - Lot 1 - **Zoning:** C6-4M  
**MODIFICATION OF USE AND BULK**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.

**49 East 67th Street - Upper East Side Historic District**

**LPC-24-09247** - Block 1382 - Lot 32 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by J.H. Valentine and built in 1878 and later altered in the Neo-Federal style in 1919 by Sterner & Wolfe. Application is to replace a door.

**817 Fifth Avenue - Upper East Side Historic District**

**LPC-24-02524** - Block 1377 - Lot 7501 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Italian Renaissance style apartment building designed by George B. Post & Sons and built in 1924-25. Application is to establish a Master Plan governing the future installation of windows.

**5 East 63rd Street - Upper East Side Historic District**

**LPC-24-04501** - Block 1378 - Lot 7 - **Zoning:** R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style townhouse designed by Heins and LaFarge and constructed in 1900, and altered and converted to a multiple dwelling by Harry Hurwitt in 1942. Application is to install cornices, replace a stair bulkhead, and remove a studio window and a portion of the roof to create a terrace.

**43 St. Nicholas Place - Hamilton Heights/Sugar Hill Northwest Historic District**

**LPC-23-07671** - Block 2067 - Lot 30 - **Zoning:** R6A  
**CERTIFICATE OF APPROPRIATENESS**

A Northern Renaissance style rowhouse designed by Clarence True and built in 1894-95. Application is to modify masonry openings and areaway fencing, replace infill, and construct a rooftop stair bulkhead.

my7-20

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The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before

the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**1 Wall Street - 1 Wall Street Banking Room Interior**  
**LP-2679** - Block 23 - Lot 7501

**ITEM PROPOSED FOR PUBLIC HEARING**

The former banking hall and reception room of the Irving Trust Company at 1 Wall Street, designed in the Art Deco style by Ralph Walker in 1931 and featuring elaborate mosaic tile wall and ceiling finishes designed by Hildreth Meière, consisting of the building's northernmost room, and its fixtures and interior components, which may include but are not limited to the historic wall surfaces, ceiling surfaces, floor surfaces, columns, vestibule, lighting fixtures, attached furnishings, doors, windows, decorative metalwork, and attached decorative elements.

**5 Beekman Street (aka 3-9 Beekman Street; 119-133 Nassau Street; 10 Theatre Alley) - Temple Court Building (now The Beekman)**  
**LP-2681** - Block 90 - Lot 7503

**ITEM PROPOSED FOR PUBLIC HEARING**

A nine-story atrium as defined by a line established by the exterior walls of the second story gallery, descending to the first story and ascending to the ninth story, and terminating in a glazed, cast-iron skylight, and the fixtures and interior components of this space, which may include but are not limited to the floor, wall, and ceiling surfaces; glazing, doors and trim; cast-iron staircase with stone treads from first to ninth floor with decorative pressed-metal paneling and cast-iron grille work; cast-iron galleries with balustrades, decorative supporting brackets, encaustic tile flooring, pressed-metal ceiling plates, and double-leaf floor hatches; and flat- and round-arched door and window openings.

a30-my13

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**3201 Amboy Road - Frederick Douglass Memorial Park**  
**LP-2682** Block 4475 Lot 300

**ITEM PROPOSED FOR PUBLIC HEARING**

A 14.88-acre cemetery designed by J. Wallace Higgins and opened in 1935.

my7-20

**TEACHERS' RETIREMENT SYSTEM**

■ MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, May 16, 2024, at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041. The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard>

Learn how to attend TRS meetings online or in person:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSMetings>

my2-16

**PROPERTY DISPOSITION**

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

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

**CITYWIDE ADMINISTRATIVE SERVICES**

■ SALE

The City of New York in partnership with IAAL.com posts vehicle and heavy machinery auctions online every week at: <https://iaai.com/search?keyword=dcas+public>.

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

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

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

j19-jy3

**HOUSING PRESERVATION AND DEVELOPMENT**

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property, appear in the Public Hearing Section.

j16-d31

**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 PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browser\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browser_public)

All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

## CITYWIDE ADMINISTRATIVE SERVICES

### CONSTRUCTION AND TECHNICAL SERVICES

#### ■ AWARD

*Goods*

**BLANKET ORDER FOR CARPENTRY MATERIALS - M/WBE**  
Noncompetitive Small Purchase - PIN# 85624W0051001 - AMT: \$100,000.00 - TO: Oriental Lumber Inc, 1154 Flushing Avenue, Brooklyn, NY 11237.

Carpentry materials fluctuate frequently so we are requesting to only have a term of 1 year and capacity not to exceed \$100k so this contract can be rebid annually. Deliver to: Eddey Fernandez, 390 Kent Avenue, Brooklyn, NY.

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## DISTRICT ATTORNEY - QUEENS COUNTY

#### ■ INTENT TO AWARD

*Goods*

**POLE CAMERAS WITH PERIPHEREYE** - Sole Source - Available only from a single source PIN# QDA20242504A - Due 5-10-24 at 9:00 P.M.

Pursuant to Procurement Policy Board Rule Section 3-05, The Queens District Attorney’s Office intends to enter into a Sole Source Agreement with Crime Point for the purchase of pole cameras with Peripheryeye. Any firm which believes it is authorized to provide such services is welcome to submit an expression of interest may express in writing. All related inquiries should be sent via email to the QDA ACCO @ [Purchasing@queensda.org](mailto:Purchasing@queensda.org).

my6-10

## ENVIRONMENTAL PROTECTION

### ENGINEERING, DESIGN AND CONSTRUCTION

#### ■ AWARD

*Construction / Construction Services*

**CAT-212E: GILBOA DAM SITE RESTORATION** - Competitive Sealed Bids - PIN# 82623B0058001 - AMT: \$31,545,700.00 - TO: A Servidone Inc B Anthony Construction Corp JV, 1344 Route 9, Castleton, NY 12033.

my10

### WASTEWATER TREATMENT

#### ■ AWARD

*Construction / Construction Services*

**BWT-RH-094: UPGRADE OF TWO (2) CENTRIFUGE CONTROL PANELS AND ONE** - Competitive Sealed Bids - PIN# 82624B0007001 - AMT: \$793,000.00 - TO: Community Electric Inc, 124 Granite Avenue, Staten Island, NY 10303.

The scope of work under this Contract is to provide the necessary labor, materials, and equipment to upgrade two (2) centrifuge control panels and one (1) pump interface panel in the Dewatering Building (the “Work”) at the Red Hook Water Resource Recovery Facility (WRRF) (the “Site”). The Work includes, but is not limited to, to the disconnection and removal of the two (2) existing centrifuge control panels and the one (1) pump interface panel including wire and conduit and furnish and install two (2) new centrifuge control panels, one (1) pump interface panel, wire and conduit.

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### WATER AND SEWER OPERATIONS

#### ■ SOLICITATION

*Services (other than human services)*

**PREVENTIVE MAINT. & REPAIR OF PERSONNEL TRANSPORT ELEVATORS AND ANCILLARY EQUIPMENT** - Competitive Sealed Bids - PIN# 82624B0010 - Due 6-4-24 at 10:00 A.M.

E-Bidding MEL-1206: Preventive maintenance and repair of elevators, wheelchair lifts, and ancillary equipment in subterranean chambers and associated DEP facilities.

This Competitive Sealed Bid (“RFx”) is being released through PASSPort, New York City’s online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal Navigator at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browser\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browser_public). This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82624B0010 into the Keywords search field. If you need assistance submitting a response, please contact MOCS Service Desk: [mocssupport.atlassian.net/servicedesk/customer/portal/8](mailto:mocssupport.atlassian.net/servicedesk/customer/portal/8).

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## HOUSING AUTHORITY

### PROCUREMENT

#### ■ VENDOR LIST

*Construction Related Services*

### JANITORIAL AND DEBRIS REMOVAL SERVICES PREQUALIFICATION APPLICATION AND INFORMATION SESSION

NYCHA is excited to introduce you to our pre-qualified list (PQL) for Janitorial and Debris Removal Services. These services include providing all labors for, Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning across NYCHA developments City-wide. We are seeking experienced vendors to join our community and provide these in-demand services!

What is a pre-qualified list?

A PQL is a tool that NYCHA will use to primarily contract for Janitorial and Debris Removal Services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will

publish Janitorial and Debris Removal Services contracting opportunities, and the PQL will predominantly be used to procure Janitorial and Debris Removal Services. After pre-qualifying according to specific criteria, vendors can bid on Janitorial and Debris Removal Services contracts released to the PQL.

All contractors interested in NYCHA's Janitorial and Debris Removal Services PQL must follow two important steps:

1. Vendors can obtain a copy of the Janitorial and Debris Removal Services Prequalification Application and prepare your response to the Request for Qualifications (RFQ) at: <https://www.nyc.gov/site/nycha/business/nycha-pql.page>. Vendors must prepare and submit applications to NYCHA's Janitorial Debris Removal Services PQL as follows, with information in the subject line "Janitorial and Debris Removal Services" Prequalification Application Submission (and company name applying) to email address: [PQL@nycha.nyc.gov](mailto:PQL@nycha.nyc.gov). To pre-qualify, vendors must meet the minimum requirements listed for experience, workforce capacity, and integrity. Applications will be evaluated by NYCHA on a rolling basis, but we recommend applying early to gain access to more PQL contracting opportunities!

2. Vendors who are admitted to the PQL can then bid for Janitorial and Debris Removal Services solicitations at NYCHA. NYCHA will confirm PQL evaluation decisions with applicants via a letter of acceptance or a letter of rejection. Vendors must bid on each Janitorial service contract award, as admission to the PQL does not guarantee contract award. To bid on a specific contract, NYCHA encourages vendors to apply a minimum of 15 days prior to the bid submission closing date to the PQL for a Janitorial and Debris Removal Services contract to be considered for that solicitation.

#### GENERAL SCOPE OF WORK – SPECIFICATIONS

NYCHA is currently accepting applications for Janitorial and Debris Removal Services Pre-Qualified List (PQL) program for Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning. An informational session will be hosted, on May 23, 2024, at 11:00 A.M., and will be conducted remotely via Microsoft Teams meetings. Attendance is strongly encouraged. To join the informational session, please follow the options below: Microsoft Teams meeting (Join on your computer, mobile app, or room device).

Join the meeting-

[https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83/?url=https://3A%2F%2Fteams.microsoft.com%2F%2Fmeetup-join%2F19%253ameeting\\_ODZhNzYxYTAOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v2%2F%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6f1ead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7Cc879876bd39642ef9a9408dc5f1a992e%7C709ab558a73c4f8f98ad20bb096cd0f8%7C0%7C0%7C638489815042861156%7CUnknown%7CTWFPbGZsb3d38eyJWJoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikh1haWwiLCJXVCiI6Mn0%3D%7C0%7C%7C%7C&sdata=gHubqKry0usP83c0vDCQhe1aceFMb44h0oMznZq5I8%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83/?url=https://3A%2F%2Fteams.microsoft.com%2F%2Fmeetup-join%2F19%253ameeting_ODZhNzYxYTAOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v2%2F%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6f1ead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7Cc879876bd39642ef9a9408dc5f1a992e%7C709ab558a73c4f8f98ad20bb096cd0f8%7C0%7C0%7C638489815042861156%7CUnknown%7CTWFPbGZsb3d38eyJWJoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikh1haWwiLCJXVCiI6Mn0%3D%7C0%7C%7C%7C&sdata=gHubqKry0usP83c0vDCQhe1aceFMb44h0oMznZq5I8%3D&reserved=0)

Or call in (audio only) +1 646-838-1534, 350851305# United States, New York City Phone Conference ID: ID: 350 851 305# Meeting ID: 243 331 680 201 Passcode: kjRcae

You may also access a clickable link to join the meeting from an attached document "TEAMS Meeting Link Janitorial PQL Information Session" on the City Record Online (CROL).

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. Sheri Mattler (212) 306-3820; [Pql@Nycha.nyc.gov](mailto:Pql@Nycha.nyc.gov)

my3-23

#### Goods and Services

#### PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

NYCHA is currently accepting applications for Pre-Qualified List (PQL) program for various trades.

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

Currently NYCHA has established six (6) PQL lists for the Closed-

Circuit Television (CCTV), Carpentry, Painting, Lead Based Paint (Assessment and Abatement, Inspection and Assessment & Lab Analysis), Plumbing and Electrical.

All vendors interested in NYCHA's PQLs must follow two (2) important steps:

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL. Applications will be evaluated by NYCHA on a rolling basis.

Second, vendors who are admitted to the PQL can then bid on solicitations for services on the PQL: Vendors must bid on each contract award, as these are not guaranteed.

For more information regarding PQLs and to obtain applications, please visit NYCHA's website at: <https://www.nyc.gov/site/nycha/business/nycha-pql.page>

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, New York, 10007. [PQL@nycha.nyc.gov](mailto:PQL@nycha.nyc.gov) (929) 502-6107; [PQL@nycha.nyc.gov](mailto:PQL@nycha.nyc.gov)

j9-my30

#### SOLICITATION

##### Goods

**SMPD\_MATERIALS\_WINDOWS, ALUMINUM REPLACEMENT AND SNAP TRIM** - Competitive Sealed Bids - PIN# 503362 - Due 5-24-24 at 12:00 P.M.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 503362. Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to the <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

- (1) If you have an i-Supplier account, then click on the "Login for registered vendors" link and sign into your i-Supplier account.
- (2) If you do not have an i-Supplier account you can Request an account by clicking on "New suppliers register in i-Supplier" to apply for log-in credentials. Once you have accessed your i-Supplier 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# 503362

For: Citywide Developments

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. Miguel Lamarche (212) 306-3904; [miguel.lamarche@nycha.nyc.gov](mailto:miguel.lamarche@nycha.nyc.gov)

A Person to Contact: n/a

No later than: 5-10-24 12:00 A.M.



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#### HOUSING PRESERVATION AND DEVELOPMENT

##### ENS CONSTRUCTION

##### AWARD

##### Construction/Construction Services

**EMERG DEMO AT 104 HYMEN CT, BK** - Emergency Purchase - PIN# 80624E0044001 - AMT: \$225,750.00 - TO: Statewide Demolition Corp, 5883 54th Street, Maspeth, NY 11378.

my10



## HUMAN RESOURCES ADMINISTRATION

### ■ INTENT TO AWARD

#### *Human Services/Client Services*

**15 MONTHS NAE- AWNY BX** - Negotiated Acquisition - Other - PIN#06924N0036 - Due 5-13-24 at 7:00 P.M.

Human Resources Administration (HRA)/Office of Career Services (CS) intends to enter into a 15 month Negotiated Acquisition Extension (NAE) contract with America Works of New York, Inc. to continue their Career Pathways Career Compass Program services in Bronx. The program helps clients find employment, training, or education programs as well as internship and community service opportunities that suit their skills and goals. HRA/CS seeks to continue the program as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of services while assisting clients to obtain and maintain employment. The contract term for this NAE is 4/1/24 - 6/30/25 with a contract amount of \$5,842,022.94. Procurement and award is in accordance with Section 3-01(d) (2)(vii) for the reasons set forth herein.

my6-10

**CAREER ADVANCE SERVICE AREA III\_ MN\_AWNY** - Negotiated Acquisition - Other - PIN#06924N0024 - Due 5-13-24 at 7:00 P.M.

Human Resources Administration (HRA) Career Services (CS) is requesting a 15 month Negotiated Acquisition Extension (NAE) with America Works of New York, Inc. for continuity of Career Pathways in Manhattan. The Career Services' Career Pathways approach connects progressive levels of education, training, support services, and credentials, working with employers to grow a pipeline of skilled workers for in-demand occupations. HRA/CS seek to continue the program as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of services while assisting clients obtain and maintain employment. Procurement and award are in accordance with PPB Rule Section 3-01 (d)(2)(vii) for the reasons set forth herein.

Under this NAE the incumbent vendor will continue to provide Career Services for HRA clients without interruption until a new RFP is processed.

my6-13

## OFFICE OF LABOR RELATIONS

### ■ AWARD

#### *Services (other than human services)*

**EAP TELEHELP SERVICES** - Negotiated Acquisition - Other - PIN#00223N0033001 - AMT: \$141,904.59 - TO: Foothold Technology Inc, 36 East 12th Street, 5th Floor, New York, NY 10003.

The vendor designs, implements and maintains the customized platform that collects data on all EAP services and collects NYC agency specific information. The vendor works with NYC EAP to create and develop a modern, secure, and diverse database customized platform to assess ongoing behavioral health needs among City employees and their families. Continuity of maintenance services for this critical customized data collection platform is essential to OLR and NYC EAP's operations.

Continuity of maintenance services for this critical customized data collection platform is essential to OLR and NYC EAP's operations and it is neither practical nor advantageous to seek the replacement for these services via a competitive sealed bid or competitive sealed proposal.

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## PARKS AND RECREATION

### CAPITAL PROGRAM MANAGEMENT

### ■ AWARD

#### *Construction/Construction Services*

**CNYG-2523M: PREFABRICATED PUBLIC RESTROOM BUILDINGS CONSTRUCTION, AT FATHER MACRIS PARK AND IRVING SQUARE PARK** - Competitive Sealed Bids -

PIN#84624B0080001 - AMT: \$1,944,114.00 - TO: JCC Construction Corp., 24-02 39th Avenue, Long Island City, NY 11101.

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### REVENUE

### ■ SOLICITATION

#### *Goods and Services*

**RENOVATION, OPERATION, AND MAINTENANCE OF A GOLF DRIVING RANGE AND CLUBHOUSE AT ALLEY POND PARK, QUEENS** - Request for Proposals - PIN#Q1-DR - Due 6-21-24 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 Request for Proposals for the Renovation, Operation, and Maintenance of a Golf Driving Range and Clubhouse at Alley Pond Park, Queens.

There will be a recommended remote proposer meeting on Friday, May 17, at 12:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The link for this remote site meeting is as follows: [https://teams.microsoft.com/join/19%3ameeting\\_NWY0MTZiODktMGNjZi00YmJmLWlYnZUtMTgyZmIyNWE0ZTJk%40thread.v2/0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%2299859205-5e01-4a03-b672-0ad8fdb16e2d%22%7d](https://teams.microsoft.com/join/19%3ameeting_NWY0MTZiODktMGNjZi00YmJmLWlYnZUtMTgyZmIyNWE0ZTJk%40thread.v2/0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%2299859205-5e01-4a03-b672-0ad8fdb16e2d%22%7d).

Meeting ID: 292 122 526 235 Passcode: Gytssn Or call in (audio only) +1 646-893-7101,,403905235# United States, New York City, Phone conference ID: 403 905 235#. Subject to availability and by appointment only, we may set up a meeting at the proposed concession site (Block #8086 & Lot #1) ("Licensed Premises"), which is located at 232-01 Northern Blvd, Queens.

Hard copies of the RFP can be obtained, at no cost, through Friday, June 21, 2024 by contacting Kat Cognata, Project Manager at (212) 360-3407 or at [katherine.cognata@parks.nyc.gov](mailto:katherine.cognata@parks.nyc.gov). The RFP/RFB is also available for download, through Friday, June 21, 2024 on the Parks' website.

To download the RFP, visit [www.nyc.gov/parks/businessopportunities](http://www.nyc.gov/parks/businessopportunities), click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFP's description.

Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user. Alternatively, a message can be left on the Telecommunications Device for the Deaf (TDD). The TDD number is 212-New York (212-639-9675).

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

Parks and Recreation, 830 5th Avenue, Room 407, New York, NY 10065. Katherine Cognata (212) 360-3407; [katherine.cognata@parks.nyc.gov](mailto:katherine.cognata@parks.nyc.gov)

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### REVENUE AND CONCESSIONS

### ■ SOLICITATION

#### *Services (other than human services)*

**OFF-SEASON POOL/DECK ACTIVATIONS AT SELECT POOL SITES CITYWIDE** - Other - PIN# CWP-O-2024 - Due 6-12-24 at 3:00 P.M.

The New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a Request for Expressions of Interest ("RFEI") for Off-Season Pool/Deck Activations at Select Pool Sites Citywide. The six sites include:

Astoria Pool (QN), Foster Pool (BX), Jackie Robinson Pool (MN), Hamilton Fish Pool (MN), McCarren Pool (BK), Thomas Jefferson Pool (MN).

There will be a recommended remote informational meeting on Friday, May 10, 2024, at 11:00 A.M. If you are considering responding to this RFEI, please make every effort to attend this recommended remote informational meeting.

The link for the remote proposer meeting is as follows: [https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F\\_%23%2F%2Fmeetu](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F_%23%2F%2Fmeetu)

join%2F19%3Ameeting\_NzEzYWZkZjEtYzljMy00ZTliLWE5YTUyYTMyNWYwMDg0YjE2%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25223f56fc7-5f81-4e22-a95b-15da66513bef%2522%252c%2522Oid%2522%253a%2522790e7cbc-73e3-490e-b23f-b0a3a4911202%2522%257d%26CT%3D1714585966981%26OR%3DOutlook-Body%26CID%3D76980568-3322-4196-B4E1-B6856EEDA374%26anon%3Dtrue&type=meetup-join&deeplinkId=fec6f842-f6e2-479f-9148-ea87825b0af9&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true.

You may also join the remote proper meeting by phone using the following information: Phone #+1-646-893-7101 Phone Conference ID: 802 882 576#

Hard copies of the RFEI can be obtained at no cost, through Wednesday, June 12, 2024, by contacting Mallory Mrozinski, Project Manager at (212) 360-8230 or at Mallory.Mrozinski@parks.nyc.gov.

The RFEI is also available for download, through Wednesday, June 12, 2024, on Parks' website. To download the RFEI, 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 RFEI's description.

Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user. Alternatively, a message can be left on the Telecommunications Device for the Deaf (TDD). The TDD number is 212-New York (212-639-9675).

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 Fifth Avenue, New York, NY 10065. Mallory Mrozinski (212) 360-8230; [mallory.mrozinski@parks.nyc.gov](mailto:mallory.mrozinski@parks.nyc.gov)

my8-21

## SMALL BUSINESS SERVICES

### PROCUREMENT

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**FY25 - INDUSTRIAL AND TRANSPORTATION CENTER NAE** - Negotiated Acquisition - Other - PIN#80124N0015 - Due 5-24-24 at 8:00 P.M.

The negotiated acquisition extension (NAE) contract between the NYC Department of Small Business Services (SBS) and DB Grant Associates Inc (DB Grant) will allow the Agency to extend the current contract with the vendor to continue to provide Workforce1 Career Services in the Industrial and Transportation Sector Citywide and allow the vendor to identify and meet the hiring, training and other business needs of the aforementioned industries. The contract term will be from 7/1/2024 to 6/30/2025, in the amount of \$5,484,465.00.

The Services required under this contract are required to maintain the level of services required to be provided to unemployed and underemployed individuals until a new solicitation can be released and a new contract awarded. The Contractor is part of the Citywide Workforce Career Center Network assisting and providing training, job placement and related services to eligible New York City Residents.

my10-16

*Services (other than human services)*

**EASE CURRICULUM DEVELOPMENT SERVICES** - Sole Source - Available only from a single source - PIN#801-PR-24SBS30790 - Due 5-23-24 at 4:00 P.M.

The NYC Department of Small Business Services intends to enter into sole source negotiations with The New School for Social Research, in partnership with The Mayor's office of Community Mental Health, will adapt "Early Adolescent Skills for Emotions" (EASE), a curriculum developed by the World Health Organization for use by non-clinical staff in community-based organizations working with BIPOC youth in New York City.

Any entity with the in-house expertise and experience in the new psycho-social intervention for youth called Early Adolescent Skills in Emotions (EASE) developed by the World Health Organization on a

citywide basis that believes it is qualified to provide such services or would like to provide such services in the future is invited to express an interest.

Please indicate your interest and qualifications to [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov). If you have questions please email with the subject line "PIN: 801-PR-24SBS30790 - EASE Curriculum Development Services." no later than May 23, 2024 at 4:00 P.M. EST.

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.

Small Business Services, 1 Liberty Plaza, 11th Floor, New York, NY 10006. Shanah Jack (212) 513-6432; [SJack@sbs.nyc.gov](mailto:SJack@sbs.nyc.gov)

my9-15

## YOUTH AND COMMUNITY DEVELOPMENT

### ■ INTENT TO AWARD

*Human Services/Client Services*

**CORNERSTONE COMMUNITY CENTER** - Negotiated Acquisition - Other - PIN# 26024N0523 - Due 5-17-24 at 9:00 A.M.

In accordance with Section 3-04 (b)(2)(i)(C) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will negotiate Cornerstone Community Center services for Breukelen development in Brooklyn. Community Centers are designed to provide holistic services that respond to the diverse needs of the community and serve as a gateway through which participants of all ages (Grades K – 12 and Adults 22+) can engage in activities and access comprehensive services. Cornerstone programs provide holistic services that respond to the needs of residents, build on community assets, and serve as gateways through which participants of all ages can engage in activities and access multiple services.

The term shall be July 1, 2024, through June 30, 2026.

The contractors' name, EPIN, contract amount and address are indicated below:

EPIN: 26024N0523  
Amount: \$ 1,235,423.00  
Name: Man Up Inc  
Address: 797/799 Van Siclen Avenue, Brooklyn, NY 11207

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

To ensure the continuity of services for these critical services.

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

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

my10-16

**CORNERSTONE COMMUNITY CENTER** - Negotiated Acquisition - Other - PIN# 26024N0525 - Due 5-17-24 at 9:00 A.M.

In accordance with Section 3-04 (b)(2)(i)(C) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will negotiate Cornerstone Community Center services for the Boston Secor Community Center. Community Centers are designed to provide holistic services that respond to the diverse needs of the community and serve as a gateway through which participants of all ages (Grades K - 12 and Adults 22+) can engage in activities and access comprehensive services. Cornerstone programs provide holistic services that respond to the needs of residents, build on community assets, and serve as gateways through which participants of all ages can engage in activities and access multiple services.

The term shall be July 1, 2024, through June 30, 2026.

The contractors' name, EPIN, contract amount and address are indicated below:

EPIN: 26024N0525  
Amount: \$ 1,443,548.00  
Name: Roads to Success Inc  
Address: 174 East 104 Street, New York, NY 10029

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

To ensure the continuity of services for these critical services.

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

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

my10-16

**CORNERSTONE COMMUNITY CENTER** - Negotiated Acquisition  
- Other - PIN# 26024N0524 - Due 5-17-24 at 9:00 A.M.

In accordance with Section 3-04 (b)(2)(i)(C) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will negotiate Cornerstone Community Center services for Cary Gardens development in Brooklyn. Community Centers are designed to provide holistic services that respond to the diverse needs of the community and serve as a gateway through which participants of all ages (Grades K - 12 and Adults 22+) can engage in activities and access comprehensive services. Cornerstone programs provide holistic services that respond to the needs of residents, build on community assets, and serve as gateways through which participants of all ages can engage in activities and access multiple services.

The term shall be July 1, 2024, through June 30, 2026.

The contractors' name, EPIN, contract amount and address are indicated below:

EPIN: 26024N0524

Amount: \$ 1,822,035.00

Name: NIA Community Services Network Inc

Address: 6614 11th Avenue, Brooklyn, NY 11219

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

To ensure the continuity of services for these critical services.

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

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

my10-16

## CONTRACT AWARD HEARINGS

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**



## HEALTH AND MENTAL HYGIENE

### ■ PUBLIC HEARINGS

**NOTICE IS HERE BY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 215 884 427 39 Passcode: 9Fg8Vs) or via Conference Call (Dial in #: +1 929-229-5676, Access Code: 396 383 251#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and The Hepatitis C Mentor & Support Group, located at 35 East 38th Street, Suite # 4G, New York City, NY 10016. This funding supports a range of programs and services intended to combat the spread of Hepatitis B/C and HIV as passed through intravenous drug use, Citywide. The contract term shall be from July 1, 2023, to June 30, 2026, with no option to renew. The total MRA will be \$289,305.00. PIN: 24AE039601R0X00/ E-PIN #: 81624L0110001.

The proposed contractor has been funded through City Council Discretionary Funds/Line Item, Pursuant to section 1-02(e) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my10

## AGENCY RULES

## TRANSPORTATION

### ■ NOTICE

### CAPA REGULATORY AGENDA FY 2025

Pursuant to section 1042 of the New York City Charter, the New York City Department of Transportation (DOT) sets forth below its regulatory agenda for the City's fiscal year of 2025:

### DIVISION OF TRANSPORTATION PLANNING AND MANAGEMENT

1. **SUBJECT:** Definition of Commercial Vehicle
  - A. Anticipated contents: Amend Section 4-01 of the Traffic Rules to clarify commercial vehicle types by defining their function on city streets.
  - B. Reason: For the purposes of parking, standing and stopping rules, the current definition of commercial vehicle is too broad and includes ice cream trucks, service vehicles/vans, trucks, which impacts time at the curb.
  - C. Objectives: A clearer definition would help with enforcement as well as provide clarity for the industry with regards to restrictions of travel on parkways and general compliance with truck routes.
  - D. Legal basis: Section 2903(a) of the New York City Charter.
  - E. Other relevant laws: None.
  - F. Types of individuals and entities likely to be affected: All commercial vehicle operators and trucks.
  - G. Approximate schedule: Fourth Quarter of FY 2025  
Agency Contact: Diniece Mendes /David Stein  
Telephone: 212-839-7704/ 212-839-3181
2. **SUBJECT:** Exclusive Seating in Pedestrian Plazas and Open Streets
  - A. Anticipated contents: Allow Pedestrian Plaza Partners and Open Street Partners who have a concession agreement with DOT to subconcession a portion of the available public seating for exclusive use by the subconcessionaire(s)' customers or patrons.
  - B. Reason: Support positive activity in pedestrian plazas and open streets and provide partners with resources to manage these public spaces.
  - C. Objectives: Building upon the success of the Dining Out NYC program, establishing and clarifying the opportunity for exclusive seating while also supporting a balance of public and private seating in neighborhood public spaces.
  - D. Legal basis: Section 2903(a) of the New York City Charter.
  - E. Other relevant laws: To be coordinated and clarified with rules relating to the Dining Out NYC program

- F. Types of individuals and entities likely to be affected: Business Improvement Districts (BIDs) and other community-based plaza partner organizations.
- G. Approximate schedule: First Quarter of FY 2025  
Agency Contact: Emily Weidenhof  
Telephone: 212-839-4325
3. **SUBJECT:** Vehicles Entering Busways
- A. Anticipated contents: Amend various sections of the Traffic Rules relating to bus lanes, including but not limited to sections 4-01, 4-08(f), and 4-12(m), to differentiate the elements of a bus lane violation from a busway violation. Specifically, remove the requirement that busway violations require that a vehicle travels 200 feet in the busway.
- B. Reason: Non-buses driving 200 feet in a bus lane is a bus lane violation while merely entering a busway is a busway violation. Despite their differences, busway violations are currently enforced using bus lane rules which creates an enforcement issue for non-buses operating on a busways because violations cannot be issued when busways are less than 200 feet long, which allows a subset of vehicles to operate on busways with no legal ramifications.
- C. Objectives: To clarify the elements of a bus lane violations versus a busway violation to eliminate the enforcement concerns.
- D. Legal basis: Section 2903(a) of the New York City Charter and New York State Vehicle & Traffic Law Section 1111-c
- E. Other relevant laws: None.
- F. Types of individuals and entities likely to be affected: All motorists.
- G. Approximate schedule: Third Quarter of FY 2025  
Agency Contact: Paul Goebel  
Telephone: 212-839-3890
4. **SUBJECT:** Truck Route Network Update
- A. Anticipated contents: Amend section 4-13 of the Traffic Rules to update the truck route network.
- B. Reason: This network, established in the 1970s, has largely remained the same despite unparalleled growth in freight/truck activity across the City. The network was last updated with minor revisions in 2015 and 2018. This proposed rule also advances recommendations from the Delivering New York: Smart Truck Management Plan and will satisfy requirement so of LL 171 of 2023 (Truck Route Network redesign).
- C. Objectives: The proposed truck route changes will add connectivity to, from, and within Industrial Business Zones (IBZ) and fill in gaps in the network along limited access highways and commercial corridors.
- D. Legal basis: Section 2903(a) of the New York City Charter.
- E. Other relevant laws: None.
- F. Types of individuals and entities likely to be affected: All commercial vehicle operators and trucks
- G. Approximate schedule: Third Quarter of FY 2025  
Agency Contact: Diniece Mendes/Eugenia Tang  
Telephone: 212-839-7704/212-839-4162
5. **SUBJECT:** Delivery eHand Carts
- A. Anticipated contents: Amend Sections 4-01 and 4-07 of the Traffic Rules to allow hand-steered, power-assisted delivery hand carts ("eHand Carts") on the public right-of-way.
- B. Reason: The New York State Vehicle and Traffic Law (VTL) currently prohibits motor vehicles from operating on sidewalks. The proposed rule will define and regulate how delivery eHand carts are used in the public right of way. The technology provides a new delivery concept that replaces the use of traditional courier hand dollies/trucks and is in alignment with a shared focus on initiatives that solve urban mobility issues with more sustainable solutions in New York City.
- C. Objectives: To legalize and regulate the use of eHand Carts by adding an exception for the operation of motor assisted mobility devices on sidewalks to include power-assisted devices for deliveries.
- D. Legal basis: Section 2903(a) of the New York City Charter.
- E. Other relevant laws: New York Vehicle & Traffic Law Section 1234 and NYC Administrative Code Section 19-176.
- F. Types of individuals and entities likely to be affected: Freight industry, couriers/delivery workers, and the general public.
- G. Approximate schedule: Fourth Quarter of FY 2025  
Agency Contact: Huma Husain/Andrew Diaz  
Telephone: 212-839-7234/212-839-4182
6. **SUBJECT:** Cyclist Permission to Deviate from Some Traffic Control Devices
- A. Anticipated contents: Amend section 4-12(p) allowing cyclists to:
- Follow Pedestrian Control Signals when crossing an intersection, except where otherwise indicated by traffic control devices, and provided that the cyclist yields to pedestrians in the crosswalk.
  - Turn on Red Signal: Cyclist must stop and yield to oncoming traffic on the intersecting street turning onto an intersecting street during a steady red light. Under this proposed rule a cyclist may not turn across opposing lanes of traffic.
  - Proceed through red signal/stop signs at "Top of the T": Cyclist must stop and yield to pedestrians before being allowed to proceed through red signal indication or Stop sign at "top of the T" locations.
- B. Reason: Enhance safety for cyclists
- C. Objectives: To formalize existing behavior after successful 2018 pilot indicating that these "permissions" do not increase the number of crashes. To provide consistency between the NYC Administrative Code and the Traffic Rules.
- D. Legal basis: Section 2903(a) of the New York City Charter.
- E. Other relevant laws: Section 19-195.1 of the NYC Administrative Code (Local Law 154 of 2019), New York Vehicle & Traffic Law Section 1111
- F. Types of individuals and entities likely to be affected: Cyclists, drivers, and general public.
- G. Approximate schedule: First Quarter of FY 2025  
Agency Contact: Carl Sundstrom  
Telephone: 212-839-7222
- DIVISION OF SIDEWALK INSPECTION AND MANAGEMENT**
7. **SUBJECT:** Update Penalty Schedule
- A. Anticipated contents: Increase penalty amounts relating to the following five sections of the Highway Rules:
- 34 RCNY 2-07 (b)(1)- Requires permittee/entities maintain and monitor the area around their street covers, grating or concrete pads extending 12 inches outward
  - 34 RCNY 2-05 (h)(1)-Construction Activity without Permit
  - 34 RCNY 2-11(e)(12)(vii)-Construction in Designated Historic District - violation for failing to restore historic district streets in kind
  - 34 RCNY 2-09 (f)(4)(xvi) -Distinctive Sidewalks Penalty failing to restore distinctive sidewalks to its original state
  - 34 RCNY 2-20 (a)(7)-Breaking, defacing, removing, or interfering with equipment (streetlight and power)
- B. Reason: Deter permittees from failing to follow rules. Current fines are too low and are seen as "the cost of doing business."
- C. Objectives: To enhance public safety
- D. Legal basis: Section 2903(b) of the New York City Charter
- E. Other relevant laws: N/A
- F. Types of individuals and entities likely to be affected: DOT permittees
- G. Approximate schedule: Third Quarter of FY 2025  
Agency Contact: Latisha V. Pender (HIQA) and Felicia Tunnah (Traffic Ops)  
Telephone: 212-839-8839/ 212-839-3330
8. **SUBJECT:** Amend Highway Rules

- A. Anticipated contents: Amend various sections of the Highway Rules relating to, but not limited to, the following:
- Establish a violation and penalty amount for unauthorized Conex boxes stored on city streets
  - Establish a rule that prohibits any construction related activity that obstructs a bicycle lane.
  - Clarify what “during the transport of liquid concrete” means within the context to section 19-159.4 (b) of the NYC Administrative Code to allow for enforcement of concrete trucks transporting liquid concrete on or through city streets.
  - Clarify that all loose, slippery, or broken utility (manhole) covers, castings, and other street hardware be replaced in accordance with DOT pursuant to section 19-147(f) of the NYC Administrative Code.
  - Amend Section 2-07(b) of the Highway Rules requiring DOT permittees who damage the roadway unrelated to roadway construction to repair the damage they have caused.
  - Amend section 2-05(d)(2) to require wheels of the container remain in place while on city streets to mirror the language in section 2-14(f)(6)
  - Amend various provisions within section 2-11(g) to ensure emergency permits are obtained and used as intended
  - Amend section 2-20(b)(7) to include barricade and sign requirements for bicycle lanes impacted by street shunts
- B. Reason: Ensure streets are maintained for safe access
- C. Objective: Update and clarify various sections of the Highway Rules to ensure compliance
- D. Legal basis: Section 2903(b) of the New York City Charter
- E. Other relevant laws: None
- F. Types of individuals and entities likely to be affected: DOT permittees, utility companies, plumbers, general contractors, carting companies, concrete truck industry, construction work sites, businesses, and property owner, cyclists, motorists
- G. Approximate schedule: Third Quarter FY 2025  
Agency Contact: Latisha V. Pender  
Telephone: 212-839-8839
9. **SUBJECT:** Update Accessibility Requirements
- A. Anticipated contents: Amend the Highway Rules to establish a specific accessibility section addressing accessibility in its entirety, including but not limited to requiring that all work performed in the right-of-way must comply with the latest versions of the Highway Rules Standard Specifications, Standard Details of Construction, and the Americans with Disabilities Act of 1990 (ADA).
- B. Reason: DOT is enhancing its accessibility program, including its pedestrian ramp program and as a result the Highway Rules must be updated to reflect existing accessibility requirements.
- C. Objectives: To combine and update all accessibility requirements into one cohesive and comprehensive section of the Highway Rules so that work being performed in the public right-of-way is compliant with DOT guidelines, operations, and procedures.
- D. Legal basis: Section 2903(b) of the New York City Charter.
- E. Other relevant laws: Americans with Disabilities Act of 1990 (ADA), Rehabilitation Act of 1973, ADA Accessibility Guidelines for Buildings and Facilities adopted in 2010 by the US Department of Justice.
- F. Types of individuals and entities likely to be affected: Utility companies, DOT permittees, contractors, developers, governmental entities conducting work in the public right-of-way.
- G. Approximate schedule: Third Quarter of FY 2025  
Agency Contact: Rosa Rijos  
Telephone: 212-839-4262
10. **SUBJECT:** Update Revocable Consent Rules
- A. Anticipated contents: Amend various sections of Chapter 7 of Title 34 of the Rules of the City of New York relating to revocable consents.
- B. Reason: The current DOT Revocable Consent Rules require updating, such as adding clearer and more concise language and clarifying certain categories of revocable consents. Some of these updates were identified through the City's Retrospective Rules Review; others were identified as part of a New York State Comptroller's audit of the Revocable Consent unit. In addition, some updates will incorporate the pedestrian mobility goals of DOT's Pedestrian Mobility Plan.
- C. Objectives: To clarify and update the rules on revocable consents, establishing a formal procedure for renewing revocable consents.
- D. Legal basis: Section 364 of the New York City Charter.
- E. Other relevant laws: None.
- F. Types of individuals and entities likely to be affected: Current revocable consent holders and prospective revocable consent holders.
- G. Approximate schedule: Second Quarter of FY 2025  
Agency Contact: Michelle Craven  
Telephone: 212-839-4478
11. **SUBJECT:** Fee Increase for Revocable Consents
- A. Anticipated contents: Amend various sections of Chapter 7 of Title 34 of the Rules of the City of New York to increase the fees relating to revocable consents.
- B. Reason: To update the current fees Revocable Consents Rules since the revocable consent fees have been stagnant for approximately 20 years.
- C. Objectives: To clarify and update the filing fees and annual fees in the revocable consent rules.
- D. Legal basis: Section 364 of the New York City Charter.
- E. Other relevant laws: None.
- F. Types of individuals and entities likely to be affected: Current revocable consent holders and prospective revocable consent holders.
- G. Approximate schedule: Second Quarter of FY 2025.  
Agency Contact: Michelle Craven  
Telephone: 212-839-4478
12. **SUBJECT:** Vault Program
- A. Anticipated contents: Amend Section 2-13 of the Highway Rules to broaden the circumstances in which vault licenses are issued and to clarify appropriate vault uses; require the submission of a vault license in conjunction with any request for a permit to do any work on a vault; and provide for vaults to be categorized as encroachments when DOT requires the vault to be removed for public projects/purposes.
- B. Reason: The current rules require vault licenses only for new vaults or enlargement of existing vaults. The amendment would expand this requirement to require vaults that are altered or repaired as well. In addition, it would clarify the appropriate uses of new building vaults. It would also require those applicants that come to DOT to obtain a permit to present a vault license. Additionally, the rule will provide express and clear authority for DOT to identify the vault as an encroachment to facilitate the removal of the vault in furtherance of public projects.
- C. Objectives: Revise and clarify the vault rules relating to the issuance of vault licenses and uses of vaults and to clarify the City's ability to deactivate vaults and require their removal in furtherance of public projects/purposes.
- D. Legal basis: Section 2903(b) of the New York City Charter.
- E. Other relevant laws: None.
- F. Types of individuals and entities likely to be affected: Property owners who alter or repair vaults that were built before 1991 and property owners constructing new vaults.
- G. Approximate schedule: Second Quarter of FY 2025  
Agency Contact: Michelle Craven  
Telephone: 212-839-4478

## SPECIAL MATERIALS

### CITY PLANNING

#### ■ NOTICE

#### NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT

##### MSK Pavilion

##### **Project Identification**

CEQR No. 23DCP118M  
ULURP Nos. 240236GFM, 240240LDM,  
240239ZAM, 240242ZCM, 240237ZMM,  
240238ZRM, 240235ZSM, 240241ZSM

##### **Lead Agency**

City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

SEQRA Classification: Type I

##### **Contact Person**

Stephanie Shellooe, AICP, Director (212) 720-3328  
Environmental Assessment and Review Division  
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the action described below. Copies of the DEIS are available for public inspection at the office of the undersigned as well as online via the MSK Pavilion project page on ZAP: <https://zap.planning.nyc.gov/projects/2022M0359>. To view the MSK Pavilion DEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then "DEIS\_23DCP118M". The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the DEIS will be held at a later date to be announced, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

Memorial Sloan Kettering Cancer Center (MSKCC) (the Applicant) is requesting a series of zoning actions including a rezoning from an R8 district to an R9 district; a zoning text amendment, authorizations, a special permit; a modification to a previously established Large Scale Community Facility Development (2001 LSCFD) (the Project Area), a curb cut certification and a revocable consent to construct an enclosed patient bridge across East 67th Street (Patient Bridge) to facilitate the development of a new 31-story inpatient hospital building (the Proposed Project) on MSKCC's campus on the east end of the block bounded by York and First Avenues and East 66th and East 67th Streets (Block 1461, on a portion of Lot 21 and a portion of Lot 13) (the Development Site) in Manhattan Community District 8.

The Proposed Actions would facilitate development of the Proposed Project, also referred to as the "MSK Pavilion," a new, 31-story state-of-the-art facility entirely devoted to in-patient care for acutely ill cancer patients, providing 28 new state-of-the-art operating rooms and up to 206 new specialized single-bedded patient rooms and the necessary clinical and mechanical support spaces. The Proposed Project would replace the only two existing non-clinical, non-medical MSKCC buildings within the 2001 LSCFD, Scholars and Sloan. These two buildings contain contract housing for MSKCC medical staff and students as well as administrative offices. Below-grade parking connects with the existing Rockefeller Research Laboratories (RRL) building adjacent to the west. Existing research functions and staff would remain in RRL. However, some ground floor conference room space (approximately 2,080 square feet [sf]) would be removed to provide a new two-way parking garage ramp on East 67th Street to serve the existing 263 spaces in the garage, which would remain. The

garage would continue to have an entrance on East 66th Street and would be available exclusively to MSKCC staff, patients, and visitors with valet service.

A two-story Patient Bridge over East 67th Street would provide a connection for patients and staff between the Proposed Project and MSKCC's Memorial Hospital on the block immediately to the north. Because the programming for the Proposed Project would be entirely devoted to the 28 operating rooms and up to 206 beds and the necessary clinical and mechanical support spaces, it would not function as a free-standing hospital, and the Applicant has stated that it would require the Patient Bridge to serve as the essential link to MSKCC's existing medical services, such as its Urgent Care Service, and its full range of therapeutic and diagnostic facilities housed elsewhere on its campus.

The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), is the lead agency for the environmental review. Based on the Environmental Assessment Statement (EAS) that has been prepared, the lead agency has determined that the Proposed Actions have the potential to result in significant adverse environmental impacts, requiring that an Environmental Impact Statement (EIS) be prepared. The 2021 City Environmental Quality Review (CEQR) Technical Manual served as a general guide on the methodologies and impact criteria for evaluating the Proposed Project's effects on the various areas of environmental analysis.

The Proposed Project replacing the Scholars and Sloan buildings on the Development Site would be a new 31-story, approximately 903,065-gsf, state-of-the-art inpatient cancer treatment facility containing 28 operating rooms and up to 206 beds, with necessary medical support space. The maximum building envelope would encompass the entire footprint of the Proposed Project and would allow the building, including the mechanical bulkhead, to be as tall as 598.3 feet high above curb level. However, as proposed, the building rooftop would be up to 557.3 feet tall above grade.

The Proposed Project would provide 28 operating rooms, including recovery and intensive care facilities and up to 206 in-patient beds for acutely ill patients. There would also be clinical support floors and five mechanical floors distributed throughout the building.

At the ground level, a through-block driveway for patient drop-offs and pick-ups would provide direct weather-protected access into the double-height lobby. Located on the east side of the building along York Avenue, the glass-enclosed lobby would be set back from the building line providing entry plazas with space for sidewalks, landscaping, seating, signage, and possibly public art. The new entry plazas would provide approximately 2,800 sf of public open space. In addition to the entrances along the driveway, the lobby would have doors facing both streets.

West of the driveway would be the elevator cores and loading docks and other service areas. The upper level of the lobby would span the driveway and connect to the elevator banks. On the north façade of the building, there would be a two-story Patient Bridge connecting floors 5 and 6 with floors 8 and 9 of the Memorial Hospital building to the north across East 67th Street.

The RRL building would remain adjacent to the Proposed Project; there would be no redevelopment on Lot 13 other than for modifications to the below-grade garage, to create a garage entrance and exit on East 67th Street. No programmatic changes are proposed for the RRL building; however, some ground-floor conference room space (approximately 2,080 sf) would be removed to accommodate the modified garage exit. There is an existing tunnel running from the RRL basement to the main campus.

The public entrance to the garage would remain on East 66th Street, and a new two-way garage ramp would be built on East 67th Street to provide a valet entrance for vehicles dropped off at through block driveway and an exit for all vehicles. The same number of parking spaces, 263, would be maintained in the garage and those spaces would continue to be available exclusively to staff, patients, and visitors with valet service provided. There would be three loading docks on East 67th Street and one on East 66th Street.

In order to accomplish the Proposed Project, the Applicant is requesting the following zoning actions, all of which occur within the Project Area:

1. Zoning map amendment to rezone Block 1461, Lot 13 and the western portion of Lot 21 from R8 to R9. The existing maximum permitted zoning floor area within the Project Area (a/k/a the 2001 LSCFD) is approximately 2,212,906 sf and the utilized zoning floor area is approximately 1,962,800 sf (inclusive of the Sloan and Scholars buildings). With this proposed rezoning, the permitted zoning floor area within the Project Area would increase by 140,584.5 sf.

2. Zoning text amendment to Zoning Resolution (ZR) Section 79-43 to authorize CPC, by special permit, to allow modification of lot coverage and signage regulations in Manhattan Community District 8, for zoning lots located in R9 and R10 districts.
3. Authorizations pursuant to ZR Section 79-21 to allow for the location of a new 31-story inpatient hospital building on the south block within the 2001 LSCFD without regard for (a) height and setback regulations applicable within the interior of the 2001 LSCFD, (b) rear yard regulations to facilitate construction of the Proposed Project, and (c) to allow for the distribution of floor area for all zoning lots within the 2001 LSCFD without regard for zoning lot lines and streets.
4. Special permit pursuant to ZR Section 79-43, as amended, to allow modifications of regulations relating to height, setback applicable to the perimeter of the 2001 LSCFD, lot coverage, and signs to facilitate construction of the Proposed Project.
5. Modification to the 2001 LSCFD to update the Site Plans and zoning calculations for the three zoning lots previously authorized by the CPC.
6. Cancellation of the 2001 LSCFD Restrictive Declaration.
7. Certification pursuant to ZR Section 26-15 to permit more than one curb cut on East 67th Street for accessory parking, loading bays and the through block driveway and on East 66th Street for accessory parking and the through block driveway.
8. Revocable Consent from the New York City Department of Transportation (DOT) for the Patient Bridge over East 67th Street. The Revocable Consent application will be coordinated with required approvals for the Patient Bridge from the New York City Public Design Commission.

The Proposed Project would also require a Certificate of Need from the New York State Department of Health (DOH). A coordinated review will be conducted.

The Proposed Project would be built out over the course of approximately six years. Following land use approvals, construction of the Proposed Project would commence in late 2024. The Proposed Project is expected to be completed and operational by 2030.

#### SHADOWS

As described above in "Shadows," the Proposed Project would cause a significant adverse shadow impact to the stained-glass windows of St. John of Nepomucene Church (S/NR-eligible, NYCL-eligible), located at 1224 First Avenue at the northeast corner of East 66th Street. The *CEQR Technical Manual* identifies potential mitigation strategies to reduce or eliminate, to the greatest extent practicable, adverse shadow impacts to sunlight-sensitive historic architectural features, including changes to the bulk or configuration of projected or potential development sites that cause or contribute to the adverse impact. For adverse impacts to stained-glass windows, potential mitigation measures could also include the provision of artificial lighting to simulate the effect of direct sunlight.

The provision of artificial lighting simulating sunlight will be explored in consultation with the New York City Landmarks Preservation Commission (LPC) and the church between publication of the DEIS and FEIS. If feasible, such a mitigation measure would partially or fully mitigate the shadow impact. In the absence of full mitigation, the significant adverse shadow impact would be considered unmitigated.

#### CONSTRUCTION

##### Transportation

Construction associated with the Proposed Project would result in temporary disruptions in the surrounding area. As described above in "Construction," the Proposed Project's construction activities could result in significant adverse traffic impacts at two intersections during the AM construction peak hour and seven intersections during the PM construction peak hour.

A detailed construction traffic analysis was prepared to identify specific temporary impacts that may occur during construction. Temporary significant adverse traffic impacts are expected to occur at the First Avenue and East 61st Street and at the York Avenue and East 63rd Street intersections during the AM construction peak hour. With the implementation of standard traffic mitigation measures (signal timing

changes), which are subject to review and approval by DOT, these significant adverse traffic impacts could be fully mitigated. During the PM construction peak hour, temporary significant adverse traffic impacts are expected to occur at seven intersections (Second Avenue and East 65th Street; Second Avenue and East 64th Street; First Avenue and East 65th Street; York Avenue and East 65th Street; York Avenue and East 64th Street; York Avenue and East 63rd Street; and FDR Drive Service Road and East 62nd Street). With the implementation of standard traffic mitigation measures (signal timing changes and removal of on-street curbside parking), which are subject to review and approval by DOT, the significant adverse traffic impacts at all intersections except York Avenue and East 63rd Street and FDR Drive Service Road and East 62nd Street could be fully mitigated. The York Avenue and East 63rd Street and FDR Drive Service Road and East 62nd Street intersections would remain unmitigated due to the lack of feasible mitigation measures available. Additional mitigation measures will be explored between the Draft and Final EIS in consultation with DOT. In the absence of full mitigation, the significant adverse construction traffic impact would be considered unmitigated.

##### Noise

The Proposed Project's construction activities would result in significant adverse noise impacts at 10 receptors surrounding the proposed construction work area (i.e., northern and northwestern façade of the 1213 York Avenue residential building, northern façade of 434 East 66th Street residential building, northern façades of 436 and 438 East 66th Street residential buildings, and the eastern and southeastern façades of 425 East 66th Street RRL building. Construction of the Proposed Project would follow the construction noise control requirements of the New York City Noise Control Code as well as abiding by a Project Component Related to the Environment (PCRE) to not utilize impact pile driving. At building facades that are predicted to experience noise impacts, potential mitigation measures may include the offer of storm windows for facades that do not already have insulated glass windows and/or windows air conditioning units on impacted facades of residences that do not already have alternative means of ventilation; however, the most noise-intensive construction activity nearest the receptors experiencing significant adverse impacts would only be partially mitigated.

Additional mitigation measures to control noise at these sensitive receptor locations will be further explored between the DEIS and FEIS. Significant adverse impacts that cannot be fully mitigated through reasonably practicable measures would be considered unavoidable.

The DEIS considers two alternatives – a No-Action Alternative, and a Reduced Height Alternative.

The No-Action Alternative examines future conditions within the Proposed Rezoning Area but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). While the No-Action Alternative would not result in significant adverse impacts, it would not achieve the purpose and need of the Proposed Action. Without the Proposed Project, MSKCC would lack the 28 operating rooms to meet the anticipated surge in demand for complex surgeries for acutely ill patients that is expected to steadily increase through 2050.

The Reduced Height Alternative examines a scenario which the Proposed Development's that would avoid or reduce the potential significant adverse impacts. As described above in "Shadows," the Proposed Project would cause significant adverse shadow impacts. In order to avoid the significant adverse shadows impact on the stained-glass windows in the Church of St. John Nepomucene, this alternative would be approximately 380 feet tall, or approximately 210 feet shorter than the Proposed Project. However, at this reduced height this alternative would not fulfill the purpose and need of the Proposed Project which is to address the anticipated future cancer patient needs with 28 new state-of-the-art operating rooms and up to 206 new single-bedded patient rooms. While the reduction in height would result in no significant adverse impacts on the church's stained-glass windows, the Reduced Height Alternative would fail to meet the needs of MSKCC and the anticipated demand of the community it serves.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shelloe, Director (212) 720-3328, and on the New York City Department of City Planning's website via the MSK Pavilion project page on ZAP: <https://zap.planning.nyc.gov/projects/2022M0359>.



## CITYWIDE ADMINISTRATIVE SERVICES

## ■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9376  
FUEL OIL AND KEROSENE

| CONTR. NO.                  | ITEM NO. | FUEL/OIL TYPE |                                | DELIVERY       | VENDOR          | CHANGE (\$)  | PRICE (\$)<br>EFF. 5/6/2024 |
|-----------------------------|----------|---------------|--------------------------------|----------------|-----------------|--------------|-----------------------------|
| 4287148                     | 1        | #2DULS        |                                | CITYWIDE BY TW | GLOBAL MONTELLO | -0.0829 GAL. | 2.6992 GAL.                 |
| 4287148                     | 2        | #2DULS        |                                | RACK PICK-UP   | GLOBAL MONTELLO | -0.0829 GAL. | 2.5822 GAL.                 |
| 4287148                     | 3        | #2DULS        | Winterized                     | CITYWIDE BY TW | GLOBAL MONTELLO | -0.0829 GAL. | 2.7374 GAL.                 |
| 4287148                     | 4        | #2DULS        | Winterized                     | RACK PICK-UP   | GLOBAL MONTELLO | -0.0829 GAL. | 2.6204 GAL.                 |
| 4287149                     | 5        | #2DULS        |                                | CITYWIDE BY TW | SPRAGUE         | -0.0829 GAL. | 2.9838 GAL.                 |
| 4287149                     | 6        | #2DULS        | Winterized                     | CITYWIDE BY TW | SPRAGUE         | -0.0829 GAL. | 3.1968 GAL.                 |
| 4287149                     | 7        | B100          |                                | CITYWIDE BY TW | SPRAGUE         | -0.0811 GAL. | 5.1745 GAL.                 |
| 4287149                     | 8        | #2DULS        |                                | RACK PICK-UP   | SPRAGUE         | -0.0829 GAL. | 2.8338 GAL.                 |
| 4287149                     | 9        | #2DULS        | Winterized                     | RACK PICK-UP   | SPRAGUE         | -0.0829 GAL. | 3.0468 GAL.                 |
| 4287149                     | 10       | B100          |                                | RACK PICK-UP   | SPRAGUE         | -0.0811 GAL. | 5.0245 GAL.                 |
| 4287149                     | 11       | #1DULS        |                                | CITYWIDE BY TW | SPRAGUE         | -0.0882 GAL. | 3.5418 GAL.                 |
| 4287149                     | 12       | B100          |                                | CITYWIDE BY TW | SPRAGUE         | -0.0811 GAL. | 5.1985 GAL.                 |
| 4287149                     | 13       | #1DULS        |                                | RACK PICK-UP   | SPRAGUE         | -0.0882 GAL. | 3.3918 GAL.                 |
| 4287149                     | 14       | B100          |                                | RACK PICK-UP   | SPRAGUE         | -0.0811 GAL. | 5.0485 GAL.                 |
| 4287149                     | 15       | #2DULS        |                                | BARGE DELIVERY | SPRAGUE         | -0.0829 GAL. | 2.7332 GAL.                 |
| 4287149                     | 16       | #2DULS        | Winterized                     | BARGE DELIVERY | SPRAGUE         | -0.0829 GAL. | 2.7992 GAL.                 |
| 4287149                     | 17       | #2DULSB50     |                                | CITYWIDE BY TW | SPRAGUE         | -0.0829 GAL. | 3.6080 GAL.                 |
| 4287149                     | 18       | #2DULSB50     |                                | CITYWIDE BY TW | SPRAGUE         | -0.0811 GAL. | 4.7887 GAL.                 |
| 4287149                     | 19       | #2DULSB50     |                                | RACK PICK-UP   | SPRAGUE         | -0.0829 GAL. | 3.4580 GAL.                 |
| 4287149                     | 20       | #2DULSB50     |                                | RACK PICK-UP   | SPRAGUE         | -0.0811 GAL. | 4.6387 GAL.                 |
| 4287126                     | 1        | JET           |                                | FLOYD BENNETT  | SPRAGUE         | -0.0816 GAL. | 3.7260 GAL.                 |
| Non-Winterized              |          |               |                                | Apr 1 - Oct 31 |                 |              |                             |
| 4287149                     |          | #2DULSB5      | 95% ITEM 5.0<br>5% ITEM 7.0    | CITYWIDE BY TW | SPRAGUE         | -0.0828 GAL. | 3.0933 GAL.                 |
| 4287149                     |          | #2DULSB10     | 90% ITEM 5.0<br>10% ITEM 7.0   | CITYWIDE BY TW | SPRAGUE         | -0.0827 GAL. | 3.2029 GAL.                 |
| 4287149                     |          | #2DULSB20     | 80% ITEM 5.0<br>20% ITEM 7.0   | CITYWIDE BY TW | SPRAGUE         | -0.0825 GAL. | 3.4220 GAL.                 |
| 4287149                     |          | #2DULSB5      | 95% ITEM 8.0<br>5% ITEM 10.0   | RACK PICK-UP   | SPRAGUE         | -0.0828 GAL. | 2.9433 GAL.                 |
| 4287149                     |          | #2DULSB10     | 90% ITEM 8.0<br>10% ITEM 10.0  | RACK PICK-UP   | SPRAGUE         | -0.0827 GAL. | 3.0529 GAL.                 |
| 4287149                     |          | #2DULSB20     | 80% ITEM 8.0<br>20% ITEM 10.0  | RACK PICK-UP   | SPRAGUE         | -0.0825 GAL. | 3.2720 GAL.                 |
| 4287149                     |          | #2DULSB50     | 50% ITEM 17.0<br>50% ITEM 18.0 | CITYWIDE BY TW | SPRAGUE         | -0.0820 GAL. | 4.1984 GAL.                 |
| 4287149                     |          | #2DULSB50     | 50% ITEM 19.0<br>50% ITEM 20.0 | RACK PICK-UP   | SPRAGUE         | -0.0820 GAL. | 4.0484 GAL.                 |
| 4387181                     |          | HDRD NW1      | HDRD 95%+<br>B100 5% (TW)      | CITYWIDE BY TW | APPROVED OIL CO | 0.0000 GAL.  | 4.5417 GAL.                 |
| 4387181                     |          | HDRD NW2      | HDRD 95%+<br>B100 5% (P/U)     | RACK PICK-UP   | APPROVED OIL CO | 0.0000 GAL.  | 4.3917 GAL.                 |
| Winterized                  |          |               |                                | Nov 1 - Mar 31 |                 |              |                             |
| 4287149                     |          | #2DULSB5      | 95% ITEM 6.0<br>5% ITEM 7.0    | CITYWIDE BY TW | SPRAGUE         | -0.0828 GAL. | 3.2957 GAL.                 |
| 4287149                     |          | #2DULSB10     | 90% ITEM 6.0<br>10% ITEM 7.0   | CITYWIDE BY TW | SPRAGUE         | -0.0827 GAL. | 3.3946 GAL.                 |
| 4287149                     |          | #2DULSB20     | 80% ITEM 6.0<br>20% ITEM 7.0   | CITYWIDE BY TW | SPRAGUE         | -0.0825 GAL. | 3.5923 GAL.                 |
| 4287149                     |          | #2DULSB5      | 95% ITEM 9.0<br>5% ITEM 10.0   | RACK PICK-UP   | SPRAGUE         | -0.0828 GAL. | 3.1457 GAL.                 |
| 4287149                     |          | #2DULSB10     | 90% ITEM 9.0<br>10% ITEM 10.0  | RACK PICK-UP   | SPRAGUE         | -0.0827 GAL. | 3.2446 GAL.                 |
| 4287149                     |          | #2DULSB20     | 80% ITEM 9.0<br>20% ITEM 10.0  | RACK PICK-UP   | SPRAGUE         | -0.0825 GAL. | 3.4424 GAL.                 |
| Non-Winterized / Winterized |          |               |                                | Year-Round     |                 |              |                             |
| 4287149                     |          | #1DULSB20     | 80% ITEM 11.0<br>20% ITEM 12.0 | CITYWIDE BY TW | SPRAGUE         | -0.0867 GAL. | 3.8731 GAL.                 |
| 4287149                     |          | #1DULSB20     | 80% ITEM 13.0<br>20% ITEM 14.0 | RACK PICK-UP   | SPRAGUE         | -0.0867 GAL. | 3.7231 GAL.                 |

|         |          |                               |                |         |              |             |
|---------|----------|-------------------------------|----------------|---------|--------------|-------------|
| 4287149 | #1DULSB5 | 95% ITEM 11.0<br>5% ITEM 12.0 | CITYWIDE BY TW | SPRAGUE | -0.0878 GAL. | 3.6246 GAL. |
| 4287149 | #1DULSB5 | 95% ITEM 13.0<br>5% ITEM 14.0 | RACK PICK-UP   | SPRAGUE | -0.0878 GAL. | 3.4746 GAL. |

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9377  
FUEL OIL, PRIME AND START**

| CONTR. NO. | ITEM NO. | FUEL/OIL TYPE | DELIVERY                        | VENDOR          | CHANGE (\$)  | PRICE (\$)<br>EFF. 5/6/2024 |
|------------|----------|---------------|---------------------------------|-----------------|--------------|-----------------------------|
| 4287030    | 1        | #4B5          | MANHATTAN                       | UNITED METRO    | -0.0776 GAL. | 2.5879 GAL.                 |
| 4287030    | 2        | #4B5          | BRONX                           | UNITED METRO    | -0.0776 GAL. | 2.6079 GAL.                 |
| 4287030    | 3        | #4B5          | BROOKLYN                        | UNITED METRO    | -0.0776 GAL. | 2.5479 GAL.                 |
| 4287030    | 4        | #4B5          | QUEENS                          | UNITED METRO    | -0.0776 GAL. | 2.5779 GAL.                 |
| 4287031    | 5        | #4B5          | RICHMOND                        | APPROVED OIL CO | -0.0776 GAL. | 2.7679 GAL.                 |
| 4187014    | 1        | #2B5          | MANHATTAN                       | SPRAGUE         | -0.0828 GAL. | 2.8002 GAL.                 |
| 4187014    | 3        | #2B5          | BRONX                           | SPRAGUE         | -0.0828 GAL. | 2.7522 GAL.                 |
| 4187014    | 5        | #2B5          | BROOKLYN                        | SPRAGUE         | -0.0828 GAL. | 2.7652 GAL.                 |
| 4187014    | 7        | #2B5          | QUEENS                          | SPRAGUE         | -0.0828 GAL. | 2.7732 GAL.                 |
| 4187014    | 9        | #2B5          | STATEN ISLAND                   | SPRAGUE         | -0.0828 GAL. | 2.8522 GAL.                 |
| 4187014    | 11       | #2B10         | CITYWIDE BY TW                  | SPRAGUE         | -0.0827 GAL. | 2.8339 GAL.                 |
| 4187014    | 12       | #2B20         | CITYWIDE BY TW                  | SPRAGUE         | -0.0825 GAL. | 2.9554 GAL.                 |
| 4187015    | 2        | #2B5          | MANHATTAN (RACK PICK-UP)        | APPROVED OIL CO | -0.0828 GAL. | 2.5655 GAL.                 |
| 4187015    | 4        | #2B5          | BRONX (RACK PICK-UP)            | APPROVED OIL CO | -0.0828 GAL. | 2.5655 GAL.                 |
| 4187015    | 6        | #2B5          | BROOKLYN (RACK PICK-UP)         | APPROVED OIL CO | -0.0828 GAL. | 2.5655 GAL.                 |
| 4187015    | 8        | #2B5          | QUEENS (RACK PICK-UP)           | APPROVED OIL CO | -0.0828 GAL. | 2.5655 GAL.                 |
| 4187015    | 10       | #2B5          | STATEN ISLAND<br>(RACK PICK-UP) | APPROVED OIL CO | -0.0828 GAL. | 2.5655 GAL.                 |

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9378  
FUEL OIL AND REPAIRS**

| CONTR. NO.  | ITEM NO. | FUEL/OIL TYPE | DELIVERY                                | VENDOR          | CHANGE (\$) | PRICE (\$)<br>EFF. 5/6/2024 |
|-------------|----------|---------------|---|-----------------|-------------|-----------------------------|
| 20211200451 | 1        | #2B5          | All Boroughs<br>(Pickup under delivery) | APPROVED OIL CO | -0.0828 GAL | 2.9796 GAL.                 |
| 20211200451 | 2        | #4B5          | All Boroughs<br>(Pickup under delivery) | APPROVED OIL CO | -0.0776 GAL | 2.8383 GAL.                 |

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9379  
GASOLINE**

| CONTR. NO. | ITEM NO. | FUEL/OIL TYPE | DELIVERY  | VENDOR          | CHANGE (\$) | PRICE (\$)<br>EFF. 5/6/2024 |
|------------|----------|---------------|---|-----------------|-------------|-----------------------------|
| 4387063    | 1.0      | Reg UL        | CITYWIDE BY TW  | GLOBAL MONTELLO | -0.0818 GAL | 2.7172 GAL.                 |
| 4387063    | 2.0      | Prem UL       | CITYWIDE BY TW  | GLOBAL MONTELLO | -0.0727 GAL | 3.1632 GAL.                 |
| 4387063    | 3.0      | Reg UL        | RACK PICK-UP  | GLOBAL MONTELLO | -0.0818 GAL | 2.6150 GAL.                 |
| 4387063    | 4.0      | Prem UL       | RACK PICK-UP  | GLOBAL MONTELLO | -0.0727 GAL | 3.0660 GAL.                 |
| 3787121    | 5.0      | E85           | CITYWIDE BY DELIVERY  | UNITED METRO    | 0.0239 GAL  | 2.3366 GAL.                 |
| 3787121    | 6.0      | E70           | <b>Non-Winterized</b><br><b>Winterized</b> CITYWIDE BY DELIVERY | UNITED METRO    | 0.0027 GAL  | 2.5030 GAL.                 |

**NOTE:**

1. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
2. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
3. Items 1 - 4 on contract 4287148 and 5 - 20 on contract 4287149 are effective as of June 1st, 2022.
4. Items 1 – 4 on contract 4387063 are effective as of December 19, 2022.
5. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

**REMINDER FOR ALL AGENCIES:**

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

Starting April 1st, city agencies must transition from winterized fuel to non-winterized fuel.

Please make sure your agency orders non-winter fuel according to the fuel options listed on the weekly price schedule.

COMPTRROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 5/20/2024 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                      |
| 1, 2 & 3   | 7074  | Parts of Lots 4, 23, 105 |

Acquired in the proceeding entitled: CONEY ISLAND PLAN 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.

BRAD S. LANDER  
Comptroller  
my7-20

HEALTH AND MENTAL HYGIENE

■ NOTICE

Notice of Concept Paper

The New York City Department of Health and Mental Hygiene (DOHMH) intends to issue an RFP for the *Substance Use Nurse Care Manager Model* program.

In order to address barriers to buprenorphine treatment, reduce inequities in treatment access, and improve care for people with opioid use disorder, DOHMH implemented the New York City Buprenorphine Nurse Care Manager Initiative in 2016. The initiative was based on a nationally recognized and replicated collaborative care model—known as the “Massachusetts Model”—that utilizes a nurse care manager to ensure delivery of high-quality, office-based opioid use disorder treatment while effectively and efficiently utilizing the time of health care providers who provide buprenorphine treatment. This approach increases patient engagement and retention in treatment, supports the management of comorbid medical conditions, and ensures successful connections to additional specialty medical services and behavioral health services.

Recognizing expansion and replication of this initiative as key to increasing access to treatment for substance use disorders (SUDs), DOHMH proposes to expand upon this service delivery model to include additional services that implement or expand this model in primary care safety net settings. In addition to providing buprenorphine treatment, awarded organizations will use this team-based, collaborative care model to provide connections to or direct provision of medication treatment for alcohol use disorder, medications for tobacco use disorder, HCV and HIV testing and care, PrEP/PEP, and substance use-related wound care.

The Concept Paper will be posted on the DOHMH website, [www.nyc.gov/health](http://www.nyc.gov/health), from May 15, 2024 through June 29, 2024. The Concept Paper will also be made available through PASSPort during the same time frame and can be found on the PASSPort procurement navigator website, [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). Comments in response to the Concept Paper may be submitted, in writing, to [RFP@health.nyc.gov](mailto:RFP@health.nyc.gov) by June 29, 2024. Please include “**Substance Use Nurse Care Manager Model Comment**” in the subject line. DOHMH will also hold a meeting with interested providers to obtain feedback and input from the provider community. Please see the Concept Paper for date, time, and RSVP details.

my8-14

CHANGES IN PERSONNEL

| BOARD OF ELECTION POLL WORKERS<br>FOR PERIOD ENDING 03/29/24 |       |       |          |           |               |        |
|--|-------|-------|----------|-----------|---------------|--------|
| NAME   | TITLE | NUM   | SALARY   | ACTION    | PROV EFF DATE | AGENCY |
| LUCKY  | WAYNE | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |

|                |            |       |          |           |              |     |
|----------------|------------|-------|----------|-----------|--------------|-----|
| MA             | LINFEE     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MAAT           | HATAPTAT   | 9POLL | \$1.0000 | APPOINTED | YES 09/15/23 | 300 |
| MACANCELA      | KATERINE G | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MACIAS         | ANABELLE   | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MAHON          | SHAWNA     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MAINVILLE      | ANTHONY    | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MALDONADO      | NIURKA Y   | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MALIK          | HAROON S   | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MANGO          | KIMBERLY A | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MANNING        | TARIEF     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MANNINO        | CHRISTIN   | 9POLL | \$1.0000 | APPOINTED | YES 03/19/24 | 300 |
| MARAJ          | DHARAMPA   | 9POLL | \$1.0000 | APPOINTED | YES 03/18/24 | 300 |
| MARCUS         | CONSTANC P | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MARKU          | ANILA      | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MARROQUIN      | ERICKA     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MARTIN         | STEVENS    | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MARTINEZ       | CARMEN     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MARTINEZ REYES | DENISE     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MATIAS         | CELMAR     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MATOS          | RICARDO A  | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |
| MAXWELL        | KIMBELY I  | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24 | 300 |

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 03/29/24

| NAME           | TITLE      | NUM   | SALARY   | ACTION    | PROV EFF DATE | AGENCY |
|----------------|------------|-------|----------|-----------|---------------|--------|
| MEBOUMI        | EDDY       | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCCARTHUR      | JANICE     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCCALLA        | RICARDO    | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCELHINNEY     | MAUREEN    | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCGOVERN       | ANNE H     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCKENNA        | MICHAEL K  | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCLOUGHLIN     | MAX S      | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCNAMARA       | KEVIN J    | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MCNULTY        | CHRISTIN R | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MEDRANO        | ARLY       | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MEHALEK        | ANDREW T   | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MEJIA          | JEAN P     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MEJIAS         | ANYA M     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MEJIAS         | JOSIAH     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MELLENDEZ      | STEPHANI   | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MELO-ANASTACIO | MICHAEL    | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MEMON          | MOHSIN     | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MICHALSKI      | JAMES      | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |
| MILLS          | CHRISTOP   | 9POLL | \$1.0000 | APPOINTED | YES 01/01/24  | 300    |

LATE NOTICE

INFORMATION TECHNOLOGY AND  
TELECOMMUNICATIONS

■ NOTICE

THIS PUBLIC HEARING HAS BEEN CANCELED

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Wednesday, May 15, 2024, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 718 026 120.

IN THE MATTER OF a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Maureen Data Systems, Inc located at 500 West 43rd Street, Suite 33E New York, NY 10036 for 80ML Managed Network Services. The amount of this Purchase Order/Contract will be \$124,999.98.

The term will be from 7/1/2024 – 12/31/2024. CB 2, Brooklyn, E-PIN #: 85824W0126001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. In order to access the Public Hearing and testify, please call 1-917-410-4077, ACCESS CODE: 958 996 210 no later than 9:55 A.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by May 8, 2024, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Danielle DiMaggio, NYC DoITT, via email to [ddimaggio@oti.nyc.gov](mailto:ddimaggio@oti.nyc.gov).

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