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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*

## BOARD MEETINGS

### ■ MEETING

#### City Planning Commission

Meets in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

#### City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, NY 10007, at 1:30 P.M.

#### Contract Awards Public Hearing

Meets bi-weekly, on Thursday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 715 951 139, no later than 9:55 A.M.

#### Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and scheduling changes.

#### Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

#### Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

#### Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

#### Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

#### Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY 11101, at 10:00 A.M., quarterly or at the call of the Chairman.

#### Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

#### Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, NY 10004.

#### Commission on Human Rights

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

#### In Rem Foreclosure Release Board

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Franchise and Concession Review Committee**

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

**Real Property Acquisitions and Dispositions**

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

**Landmarks Preservation Commission**

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks).

**Employees' Retirement System**

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the second Thursday of each month, at the call of the Chairman.

**Housing Authority**

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). 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. For additional information, please visit NYCHA's website or contact (212) 306-6088

**Parole Commission**

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

**Board of Revision of Awards**

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

**Board of Standards and Appeals**

Meets at 22 Reade Street, 1st Floor, in Manhattan on Mondays and Tuesdays at 10:00 A.M. Review sessions are customarily held immediately before the public hearing. For changes in the schedule or additional information, please call the Board's office at (212) 386-0009 or consult the Board's website at [www.nyc.gov/bsa](http://www.nyc.gov/bsa).

**Tax Commission**

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

**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, July 30, 2025, 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/530196/1>

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 PM, 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 212-720-3366. Requests must be submitted at least five business days before the meeting.

**BOROUGH OF BROOKLYN**

Nos. 6 - 8

**DOMINO SITE B**

No. 6

**CD 1**

**C 250276 ZSK**

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), and the requirements of Section 23-62 (Balconies); and
2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale general development;

in connection with a mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

\*Note: A zoning text amendment is proposed to create a new Section 74-743(a)(14) under a concurrent related application (N 250275 ZRK).

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/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

**No. 7****CD 1**

**C 250278 ZSK**

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

**No. 8****CD 1**

**N 250275 ZRK**

**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission).

Matter underlined is new, to be added;

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

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

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

\* \* \*

**ARTICLE VII  
ADMINISTRATION****Chapter 4****Special Permits by the City Planning Commission**

\* \* \*

## 74-70 ADDITIONAL PERMITS

\* \* \*

## 74-74 Large-scale General Development

\* \* \*

## 74-743 Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

\* \* \*

- (12) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30th Road and west of 8th Street, within the Hallets Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large-scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:

\* \* \*

- (ii) the existing light industrial #buildings# on the separate parcel of land are demolished; or

- (13) within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, portions of the land, #piers# or #platforms# projecting seaward of the bulkhead line and existing on December 15, 2021 may be replaced or reconstructed with #new piers# or #new platforms#, as follows:

\* \* \*

- (iii) such #new piers# or #new platforms# that are subject to the provisions of paragraph (a)(13)(ii) of this Section need not meet the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), or 62-63 (Design Requirements for Public Access on Piers and Floating Structures), inclusive; or

- (14) within the boundaries of Community District 1 in the Borough of Brooklyn, to apply the provisions of Section 23-23 to allow floor area exemptions in #buildings# existing on December 5, 2024 within the #large-scale general development# for use in one or more new #buildings# within the same #large-scale general development#.

\* \* \*

- (b) In order to grant a special permit pursuant to this Section for any large-scale general development, the Commission shall find that:

- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

\* \* \*

- (11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a)(12) of this Section, such #floor area# distribution shall contribute to better site planning of the #waterfront public access area# and shall facilitate the #development# of affordable housing units within a #large-scale general development#; and

- (12) where #new piers# or #new platforms# are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such #new piers# and #new platforms# are an integral part of such #large-scale general development#, result in a superior site plan and form an appropriate relationship with adjacent #waterfront public

access areas# and #shorelines#, and provide significant public access to or within the #seaward lot# portion of the #waterfront zoning lot#; and

- (13) where the Commission permits floor space to be exempt from the definition of #floor area# in accordance with the provisions of paragraph (a)(14) of this Section:

- (i) such exemptions shall result in improvements to #residential# amenities accessible to all residents of the #large-scale general development#; and
- (ii) an amount of #floor area# equivalent to 20 percent of the amount of #residential# floor space exempted from #floor area# pursuant to the provisions of paragraph (a)(14) shall be allocated to units affordable at levels required for #affordable housing units# for a #UAP site#, as those terms are defined in Section 27-111 (General definitions).

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, where the Commission has approved a #large-scale general development# and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

\* \* \*

## BOROUGH OF QUEENS Nos. 9 - 11 IKOS SENIOR LIVING No. 9

### CD 01

C 250208 ZMQ

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

- eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway;
- changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and
- changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

### No. 10

### CD 1

N 250209 ZRQ

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

Matter underlined is new, to be added;

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

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

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

\* \* \*

## APPENDIX F Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

\* \* \*

### QUEENS

#### Queens Community District 1

\* \* \*

Map 12 – [date of adoption]



20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42<sup>nd</sup> Road, a line 100 feet northwesterly of Crescent Street, 43<sup>rd</sup> Avenue, and 23<sup>rd</sup> Street;
21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43<sup>rd</sup> Avenue, Vernon Boulevard, the northerly street line of 44<sup>th</sup> Road and its easterly prolongation, a line 150 feet southerly of former southerly terminus of 44<sup>th</sup> Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44<sup>th</sup> Avenue and its northerly and southerly prolongations;
22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44<sup>th</sup> Drive and its westerly centerline prolongation, 5<sup>th</sup> Street, 45<sup>th</sup> Avenue, Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 46<sup>th</sup> Avenue, 5<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5<sup>th</sup> Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41<sup>st</sup> Avenue, 23<sup>rd</sup> Street, Queens Plaza North, and 21<sup>st</sup> Street; and
25. establishing a Special Long Island City District (LIC) bounded by:
  - a. a line 225 feet northeasterly of 40<sup>th</sup> Avenue, 23<sup>rd</sup> Street, Queens Plaza South, and 21<sup>st</sup> Street; and
  - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21<sup>st</sup> Street, 43<sup>rd</sup> Avenue, 23<sup>rd</sup> Street, a line 100 feet northerly of 44<sup>th</sup> Drive, a line 100 feet westerly of 11<sup>th</sup> Street, 46<sup>th</sup> Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 47<sup>th</sup> Avenue, a line 100 feet easterly of 5<sup>th</sup> Street, 46<sup>th</sup> Avenue, 5<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

### No. 13

**CD 1, 2** **N 250177 ZRQ**  
**IN THE MATTER OF** an application submitted by NYC 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 amending the Special Long Island City District (Article XI, Chapter 7), and related Sections, and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is old, to be deleted;  
 Matter within # # is defined in Sections 12-10, 32-301, 66-11, 117-361 or 117-503;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

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

\* \* \*

#### 62-10 GENERAL PROVISIONS

\* \* \*

#### 62-13 Applicability of District Regulations

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, or Article VI, Chapter 6, the provisions of Article VI, Chapter 4, or Article VI, Chapter 6 shall control.

\* \* \*

The regulations of this Chapter shall apply in the following Special Purpose Districts, except as specifically modified within the Special Purpose District provisions:

#Special Flushing Waterfront District#  
 #Special Gowanus Mixed Use District#  
 #Special Inwood District#  
 #Special Long Island City Mixed Use District#  
 #Special St. George District#.

\* \* \*

#### 62-90 WATERFRONT ACCESS PLANS

\* \* \*

#### 62-95 Borough of Queens

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

- Q-1: Northern Hunters Point, as set forth in Section 62-951 the #Special Long Island City Mixed Use District#, Section 117-36 (Northern Hunters Point Waterfront Access Plan)
- Q-2: Flushing Waterfront, in the #Special Flushing Waterfront District#, as set forth in Section 127-50 (FLUSHING WATERFRONT ACCESS PLAN)
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-46 (Newtown Creek Waterfront Access Plan).

#### 62-951 Waterfront Access Plan Q-1: Northern Hunters Point

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

Maps Q-1a through Q-1c in paragraph (f) of this Section show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on October 14, 1997, as follows:

- Parcel 1: Block 477, Lot 7  
 Parcel 2: Block 477, Lots 13, 15, 20  
 Parcel 3: Block 477, Lot 24  
 Parcel 4: 43rd Avenue between Vernon Boulevard and the East River  
 Parcel 5: Block 488, Lot 114  
 Parcel 6: Block 488, Lot 1  
 Parcel 7: Block 488, Lots 15, 35  
 Block 489, Lots 23, 46  
 Parcel 8: Block 25, Lot 15  
 Parcel 9: Block 25, Lots 1, 9, 11  
 Parcel 10: Block 26, Lot 10  
 Parcel 11: Block 26, Lots 1, 2, 3, 4, 8  
 Parcel 12: Block 26, Lots 17 and 21

- (a) Special #waterfront yard# requirements

The #yard# regulations of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be applicable. In addition, where a #waterfront yard# is not required, pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-33 shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

- (b) Area-wide modifications

The following provisions shall apply to #zoning lots# required to provide a #waterfront public access area#, pursuant to Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive:

- (1) Section 62-57 (Requirements for Supplemental Public Access Areas) shall be inapplicable except where specifically stated otherwise in this Plan.

- (2) Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall be inapplicable. In lieu thereof, for #developments# listed in Section 62-52 (Applicability of Waterfront Public Access Area Requirements), paragraph (b), required #waterfront public access areas# shall be provided in accordance with Sections 62-53 (Requirements for Shore Public Walkways), 62-54 (Requirements for Public Access on Piers), 62-55 (Requirements for Public Access on Floating Structures) and 62-56 (Requirements for Upland Connections), as modified by this Plan.

However, for #developments# that include WD #uses# and would otherwise be permitted to provide public access pursuant to Section 62-58, the location of the public access areas specified in this Plan may be moved upland from the #shoreline# for the minimum distance required to accommodate the upland water-dependent functions of such #developments#, provided the relocation allows for a continuous public walkway connecting to #shore public walkways# on adjoining #zoning lots#.

- (c) Special #waterfront public access area# and #visual corridor# provisions applying on Anable Basin

The following provisions shall apply to certain #developments# on Parcels 8, 9, 10, 11 and 12:

- (1) In the event that a #building or other structure#, existing at the time that a #waterfront public access area# is required, is located so that the minimum dimensional provisions of Sections 62-53 and 62-54 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a #waterfront public access area# shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be 12 feet. In no case shall a #shore public walkway# have a width less than 10 feet for a continuous distance of more than 300 feet.
- (2) In the event that a #building or other structure#, existing at the time a #waterfront public access area# is required, is located so that the minimum dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all #waterfront public access area# requirements for such #development# shall be waived.
- (3) A #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, shall be improved pursuant to Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas), except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the amount of planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent.
- (4) Within any portion of a #shore public walkway# having a width of less than 10 feet, the minimum width of the circulation path shall be six feet and all planting requirements shall be waived.

- (d) Special public access provisions by parcel

The provisions of Sections 62-52 and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the following designated locations which are shown on Map Q-1b in paragraph (f) of this Section:

- (1) Parcel 1

No #upland connection# shall be required within Parcel 1; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

- (2) Parcel 2

An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, which is the westerly prolongation of Queens Plaza South, either:

- (i) along the northerly tax lot line of Block 477, Lot 15, and its extension to Vernon Boulevard, if such tax lot is

#developed# as a #zoning lot# separate from Block 477, Lot 13; or

- (ii) continuously adjoining the boundary between Parcels 1 and 2.

- (3) Parcel 3

No #upland connection# shall be required within Parcel 3; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

- (4) Parcel 4

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such #waterfront public access area# shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section 62-62, paragraphs (a) and (c)(1), for a #shore public walkway#. A screening buffer, pursuant to Section 62-655, shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the #waterfront public access area#. Fencing may be provided to assure physical control of non-publicly accessible upland areas.

- (ii) The remaining portion of Parcel 4 shall provide pedestrian access from Vernon Boulevard to the #waterfront public access area# designated in paragraph (d)(4)(i) of this Section. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the intersection of any pedestrian access area with Vernon Boulevard.

- (iii) In the event that 43rd Avenue is demapped as a #street# within Parcel 4, a #shore public walkway# and #upland connection# shall be provided on Parcel 4, pursuant to Sections 62-50 and 62-60, within the westerly prolongation of 43rd Avenue.

Except as otherwise provided in this paragraph (d)(4), Section 62-60 shall be inapplicable.

- (5) Parcel 5

- (i) #Upland connection#

An #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either:

- (a) the flexible location zone indicated on Map Q-1b in paragraph (f) of this Section, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary; or
- (b) a raised pedestrian sidewalk immediately adjoining a #building# provided both the sidewalk and #building# were existing on October 14, 1997.

The requirements of Sections 62-561 (Types of upland connections) and 62-64 (Design Requirements for Upland Connections) shall be inapplicable; however, any vehicular way traversing the pedestrian sidewalk shall be at the same level as such raised pedestrian sidewalk.

A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.

- (ii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section, a #supplemental public access area# shall be provided pursuant to Sections 62-57 and 62-62, and shall be located within the flexible location zone described in paragraph (d)(5)(i) of this Section, immediately adjacent to the intersection of the #shore public walkway# and any #upland connection#, if the #upland connection# is located therein.

- (6) Parcel 6

Sections 62-50 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29,

1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then a #waterfront public access area# shall be provided in accordance with Sections 62-50, as modified by paragraph (b) of this Section, and Section 62-60:

(7) Parcel 7

(i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #street line# of 44th Drive, 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway# shall be subject to the provisions of Section 62-332 (Rear yards and waterfront yards):

For #developments# on a #zoning lot# having a #building or other structure#, existing on October 14, 1997, and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to Section 62, except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent. In addition, any portion of the #shore public walkway# located on a #platform# existing on October 14, 1997, shall be exempt from the planting requirements of such Section, except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 7.

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street, the #upland connection# may be located anywhere within the flexible location zone; otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street.

(9) Parcels 9, 10 and 11

(i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any #zoning lot# existing on October 14, 1997, having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a 10 foot wide circulation path and six foot wide screening buffer, pursuant to Section 62-655. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not

been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-56 (Requirements for Upland Connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a 10 foot wide circulation path with the remaining area to be planted. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No #upland connection# shall be required within Parcel 12; however, a direct connection shall be provided between the #shore public walkway# and 5th Street.

(e) Special #visual corridor# provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on Map Q-1c in paragraph (f) of this Section:

(1) Parcels 1 and 2

A #visual corridor# shall be provided through Parcels 1 and 2 to the pierhead line as the westerly prolongation of Queens Plaza South. In the event that Block 477, Lot 13, is #developed# as a single #zoning lot#, all #visual corridor# requirements on that lot shall be waived.

(2) Parcel 3

The requirement for #visual corridors# on Parcel 3 is waived.

(3) Parcel 4

43rd Avenue shall be provided as a #visual corridor#.

(4) Parcel 5

A #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone described in paragraph (d)(5)(ii) of this Section and coincident with any #upland connection# provided therein.

(5) Parcel 6

Sections 62-51 (Applicability of Visual Corridor Requirements) and 62-513 (Permitted obstructions in visual corridors) shall be inapplicable if a #visual corridor# is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If the #visual corridor# is not provided pursuant to the declaration, as such may be modified, then a #visual corridor# shall be provided in accordance with Section 62-51.

(6) Parcel 7

The requirement for #visual corridors# on Parcel 7 is waived.

(7) Parcel 8

A #visual corridor# shall be provided through Parcel 8 as the southerly prolongation of 5th Street.

(8) Parcels 9, 10 and 11

A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

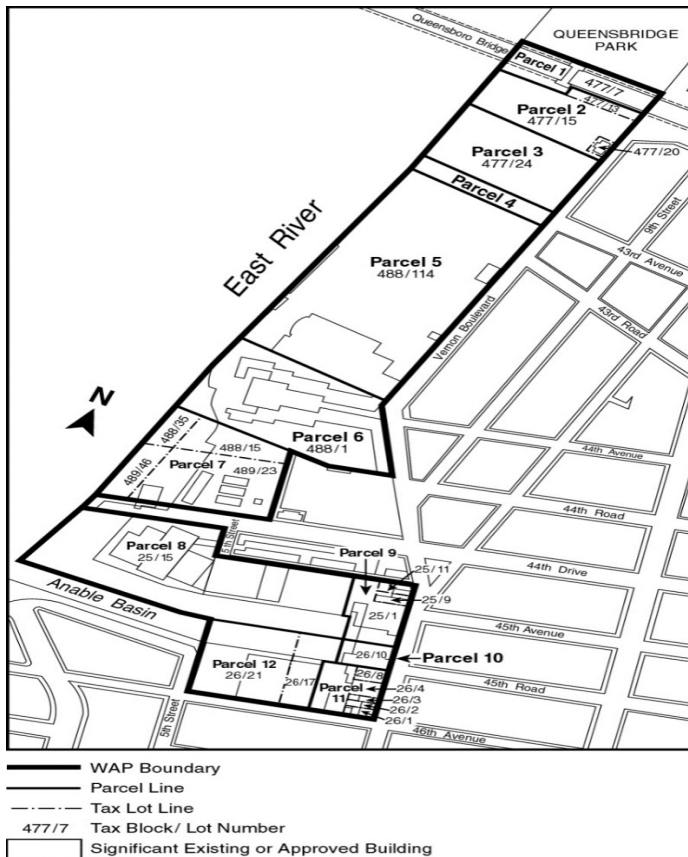
(9) Parcel 12

The requirement for #visual corridors# on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

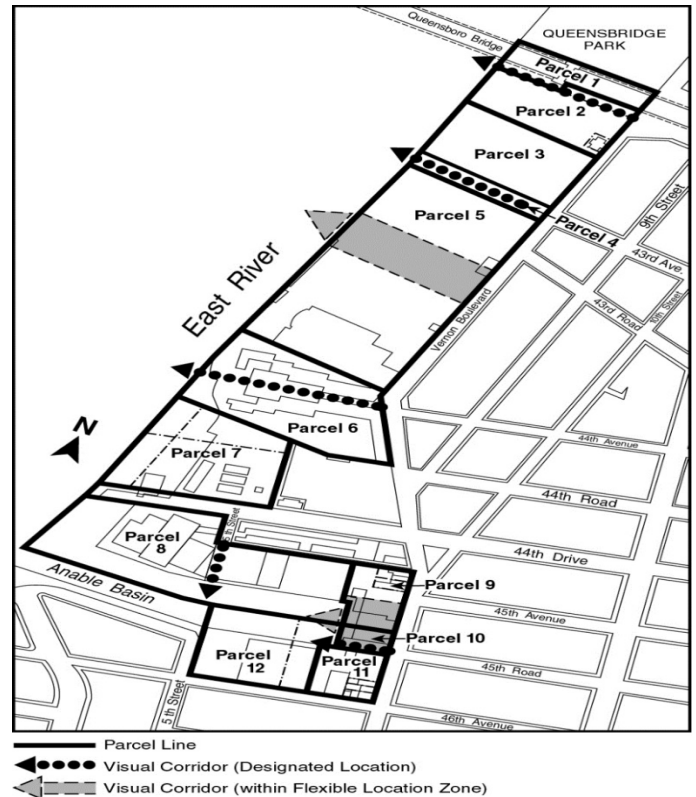
Q-1a: Parcel Designation (62-951f.1)





Q-1b: Public Access Elements Designation (62-951f:2)

Q-1c: Designated Visual Corridors Designation (62-951f:3)



\* \* \*

## ARTICLE XI SPECIAL PURPOSE DISTRICTS

### Chapter 7 Long Island City Mixed Use District

#### 117-00 GENERAL PURPOSES

[UPDATING TO REFLECT BROADER APPLICABILITY]

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

- a. to support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- b. to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- c. to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses to establish and maintain walkable retail corridors in the neighborhood;
- d. to encourage the development of affordable housing to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- e. to promote the opportunity for people to work in the vicinity of their residences;
- (f) to maintain and establish physical and visual public access to and along the waterfront;
- (f)(g) to retain jobs within New York City;
- (g)(h) to provide an opportunity for the improvement of Long Island City; and
- (h)(i) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.



## 117-01 Definitions

[ADDING SECTION 66-11 APPLICABILITY HERE]

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS), Section 32-301 (Definitions) and Section 66-11 (Definitions).

Mixed use building or development

For the purposes of this Chapter, a “mixed use building” or a “mixed use development” shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

## 117-02 General Provisions

[REMOVING REFERENCE TO SECTION 66-11]

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, ~~as defined in Section 66-11 (Definitions)~~; in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

\* \* \*

## 117-03 District Plan and Maps

[ADDING NEW APPENDICES AND MAPS]

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C, D, and E:

Appendix A	Special Long Island City Mixed Use District and Subdistricts Plan Map
Appendix B	Court Square Subdistrict Plan Map and Description of Improvements Queens Plaza West Subdistrict Plan Maps
Appendix C	Queens Plaza Subdistrict Plan Maps: Map 1 - Designated Districts within the Queens Plaza Subdistrict Map 2 - Ground Floor Use and Frontage Map 3 - Sidewalk Widening and Street Wall Location: Northern Hunters Point Waterfront Subdistrict Plan Maps
Appendix D	Court Square Subdistrict Plan Map and Description of Improvements
Appendix E	Queens Plaza Subdistrict Plan Maps: Map 1 - Designated Districts within the Queens Plaza Subdistrict Map 2 - Ground Floor Use and Frontage Map 3 - Sidewalk Widening and Street Wall Location.

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

## 117-04 Subdistricts

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, ~~four~~ six subdistricts are established within the #Special Long Island City Mixed Use District#, as follows: In each of these subdistricts, special

regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive:

Court Square Subdistrict, as set forth in Section 117-40, inclusive;

Dutch Kills Subdistrict, as set forth in Section 117-60, inclusive;

Hunters Point Subdistrict, as set forth in Section 117-10, inclusive;

Northern Hunters Point Waterfront Subdistrict, as set forth in Section 117-30, inclusive;

Queens Plaza Subdistrict, as set forth in Section 117-50, inclusive; and

Queens Plaza West Subdistrict, as set forth in Section 117-20, inclusive

Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict.

Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict.

Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict.

Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Long Island City Mixed Use District#. The subdistricts are outlined on Map 1 in Appendix A of this Chapter.

## 117-06

## 117-05

## Applicability of the Mandatory Inclusionary Housing Program

\* \* \*

## 117-06

## Applicability of Article XII, Chapter 3

In the #Special Long Island City Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter. For the purposes of applying the provisions of this Chapter, such provisions shall be considered the underlying district regulations.

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

## 117-10

## HUNTERS POINT SUBDISTRICT

[CONSOLIDATING EXISTING HUNTERS POINT SUBDISTRICT PROVISIONS INTO SECTION 117-10, INCLUSIVE]

In the #Special Long Island City Mixed Use District#, the special regulations of Sections Section 117-10 through 117-30, inclusive, shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, inclusive, shall also apply within the Court Square Subdistrict.

## 117-11

## General Provisions

[CONSOLIDATING PROVISIONS FROM SECTIONS 117-11 AND 117-21 AND REVISING TO GIVE DISTRICT-WIDE APPLICABILITY]

In special areas of the Hunters Point Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts”. The designated districts within the Hunters Point Subdistrict are indicated on the #zoning map# and are as follows:

M1-4/R6A  
M1-4/R6B  
M1-4/R7A  
M1-5/R7X  
M1-5/R8A

The #use#, #bulk# and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-10 (HUNTERS POINT SUBDISTRICT), inclusive.

## 117-20

## SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

**117-21****Special Provisions for Use, Bulk and Parking**

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

The special #use#, #bulk# and parking provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Hunters Point Subdistrict, except where modified by the provisions of this Section, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

**117-22****117-12****Modification of Use Group VI**

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

In the districts indicated, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

**117-23****117-13****Street Wall Location in Certain Designated Districts-  
Modifications**

[CONSOLIDATING STREET WALL LOCATION PROVISIONS FROM FORMER SECTIONS 117-23 AND 117-31 INTO ONE SECTION]

R6B M1-4/R6A M1-4/R7A M1-5/R8A M1-4/R6B M1-5/R7X

**(a) In certain districts**

In the districts indicated, the #street wall# location provisions of paragraph (a) Section 23-431 shall apply. However, the #street wall# of a #building# need not be located further from a #street line# than 15 feet.

**117-30****SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS****117-31****Special Bulk Regulations****(b) In C1 and C2 Districts**

For C1 or C2 Districts, the #street wall# location provisions of paragraph (a) Section 35-631 shall apply.

\* \* \*

**117-20****QUEENS PLAZA WEST SUBDISTRICT**

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-20, inclusive, shall apply in the Queens Plaza West Subdistrict.

**117-201****General provisions**

In the Queens Plaza West Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-20 (QUEENS PLAZA WEST SUBDISTRICT), inclusive.

**117-202****Queens Plaza West subdistrict plan**

The regulations of this Section are designed to implement the Queens Plaza West subdistrict plan as set forth in Appendix B to this Chapter.

**117-21****Special Use Regulations**

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

**117-211****Retail and service establishments**

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

**117-212****Streetscape regulations**

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

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;

- (b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and

- (c) In #Manufacturing Districts#, Type 1 and Type 2 #streets# designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 31-322. In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

For the purposes of this paragraph, Type 2 frontages shall include: 43rd Avenue and 44th Avenue.

**117-22****Special Floor Area Regulations**

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

**117-221****Special floor area regulations in certain paired districts**

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

**MAXIMUM FLOOR AREA RATIO FOR ALL USES**

	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
M1-6/R9	8.0	9.6	10.0	15.0
M1-6/ R10	10.0	12.0	12.0	12.0

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

**117-222****Special floor area provisions for zoning lots containing schools**

#Zoning lots# with a #lot area# of at least 20,000 square feet, and with up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education, shall be exempt from the definition of #floor area#.

**117-223****Authorization for a public plaza**

In M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

**(a) Conditions and limitations**

The following conditions and limitations shall apply:

**(1) for the purposes of determining the bonus ratio to follow:**

- (i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and

- (ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply; and

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor

area ratio# otherwise permitted by the applicable district regulations;

- (2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- (3) modifications to the regulations governing #public plazas# shall be limited to:
  - (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-71.2;
  - (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-72.7; and
  - (iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

- (1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;
- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and will contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

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

# **117-224**

## **Special floor area provisions for off-street parking**

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

# **117-23**

## **Special Yard Regulations**

The #yard# regulations of the underlying districts shall apply, except that in all M1 Districts paired with a #Residence District#, the #yard# regulations applicable to an M1 District with an A suffix shall apply to portions of #buildings# allocated to #manufacturing#, #commercial#, or #community facility# #uses#.

# **117-24**

## **Special Height and Setback Regulations**

The height and setback regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

# **117-241**

## **Street wall location**

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#; and
- (b) for #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such provisions shall apply along the following #streets#:
  - (1) 46th Avenue;
  - (2) 45th Road; and
  - (3) 44th Drive.

# **117-242**

## **Height and setback**

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

- (a) the maximum base height for both districts shall be 155 feet; and
- (b) no maximum height limit shall apply, except that for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential# #buildings#, or portions thereof, shall be 750 feet.

# **117-25**

## **Modifications to Bulk Regulations**

# **117-251**

## **Certification to modify height restrictions**

In M1 Districts paired with an R9 or R10 District, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

# **117-252**

## **Authorization for sites containing schools**

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

# **(a) Conditions**

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

# **(b) Findings**

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

\* \* \*

# **117-30**

## **NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT**

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-30, inclusive, shall apply in the Northern Hunters Point Waterfront Subdistrict.

# **117-301**

## **General provisions**

In the Northern Hunters Point Waterfront Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-30 (NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT), inclusive.

# **117-302**

## **Northern Hunters Point Waterfront Subdistrict Plan**

The regulations of this Section are designed to implement the Northern Hunters Point Waterfront Subdistrict Plan as set forth in Appendix C to this Chapter.

# **117-303**

## **Applicability of Article VI, Chapter 2**

In the Northern Hunters Point Waterfront Subdistrict, all #zoning lots# in M1 Districts paired with a #Residence District# without a letter suffix shall be considered #waterfront zoning lots# for the purposes of applying the height and setback regulations of Section 62-343 (Height and setback regulations in other medium- and high-density districts), as modified by the provisions of Section 117-34 (Special Height and Setback Regulations), inclusive. Such height and setback provisions, along with other applicable #bulk# regulations,

may be modified by special permit of the City Planning Commission on such #waterfront zoning lots# pursuant to Section 62-837 (Bulk modifications on waterfront blocks).

In addition, all #zoning lots# under common ownership that are contiguous or would be contiguous but for a #street# established after [date of adoption] shall be considered #waterfront zoning lots# for the purposes of applying the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive, as modified by Section 117-36 (Northern Hunters Point Waterfront Access Plan), inclusive.

#### 117-304

##### Applicability of Article VII, Chapter 7

In the Northern Hunters Point Waterfront Subdistrict, for #zoning lots# divided by district boundaries, the provisions of Section 77-22 (Floor Area Ratio) shall be modified such that the #floor area# resulting from the application of adjusted maximum #floor area ratio# may be located anywhere on the #zoning lot#, subject to the height and setback regulations for each portion of the #zoning lot#.

#### 117-31

##### Special Use Regulations

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

#### 117-311

##### Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), shall be permitted without a size limitation.

#### 117-312

##### Streetscape regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontage# locations as designated on Map 2 (Streetscape Regulations) in Appendix C to this Chapter, shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts, paired with a #Residence District# shall be considered #Tier B street frontages#. In certain locations designated on Map 2, such #Tier C street frontages# are designated in 50-foot increments.

#### 117-32

##### Special Floor Area Regulations

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

For the purpose of applying the special #floor area ratio# provisions of this Subdistrict, six Subareas are designated. The locations of these subareas are shown on Map 1 (Subdistrict Plan Map and Designated Subareas) in the Appendix C to this Chapter. Outside of a Subarea, the underlying #floor area# regulations shall apply.

#### 117-321

##### Maximum floor area ratio

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing#, or #residential uses# in Subareas A through F is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

Subarea	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential# #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
A	8.42	10.10	10.0	8.0
B	6.00	7.20	7.2	6.5
C1	6.45	7.74	7.2	4.0
C2	6.50	7.80	7.2	4.0
D	7.02	8.42	8.0	8.0
E	6.00	7.20	4.0	6.5
F	5.00	6.00	4.0	4.0

#### 117-322

##### Floor area bonus for active recreation space

For #zoning lots# with a minimum #lot area# of 40,000 square feet or more, in R9 Districts and in M1 Districts paired with an R9 District, for each square foot of publicly accessible, supplemental open area provided in accordance with Section 17-365 (Requirements for supplemental open spaces and amenities), inclusive, the maximum #floor area# permitted on the #zoning lot# may be increased by six square feet, provided that the resulting bonus #floor area ratio# shall not exceed 0.6.

#### 117-323

##### Special floor area provisions for zoning lots containing schools

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area# in Section 12-10 (DEFINITIONS).

#### 117-324

##### Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

#### 117-325

##### Certification for transfer of floor area

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# between contiguous #zoning lots# in common ownership otherwise separated by mapped #streets#. 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 #zoning lot# 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

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32, inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

##### (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 of 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 #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#.

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

#### 117-33

##### Special Yard Regulations

The underlying #yard# regulations of Section 62-33 (Special Yard and Lot Regulations on Waterfront Blocks), inclusive, shall apply. In addition, where a #waterfront yard# is not required pursuant to Section

62-33, #yards# meeting the dimensional requirements of Section 62-332 (Rear yards and waterfront yards) shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

#### 117-34

#### Special Height and Setback Regulations

In #Manufacturing Districts#, the underlying height and setback regulations shall apply.

In M1 Districts paired with a #Residence District# with a letter suffix, the provisions of Section 123-65 (Special Height and Setback Regulations in Special Mixed Use Districts With R6 Through R12 District Designations), inclusive, shall apply, except as modified by the provisions of this Section, inclusive.

In other districts, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive.

#### 117-341

#### Street wall location

In #Residence Districts#, and M1 Districts paired with #Residence Districts#, the #street wall# location provisions of paragraph (a) of Section 123-651 (Street wall location for all buildings) shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 44th Drive, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#;
- (b) along the southerly #street line# of 45th Avenue, beyond 100 feet of Vernon Boulevard, a sidewalk widening, with a depth of five feet, as measured perpendicular to the #street line#, shall be provided in accordance with Department of Transportation standards, and shall be accessible to the public. The southerly edge of such sidewalk widening shall be considered the #street line# for the purposes of applying the #street wall# location provisions;
- (c) no minimum percentage of #street wall# need be located within a set distance of the #street line#:
  - (1) along #shore public walkways#;
  - (2) along the portion of Vernon Boulevard north of 44th Avenue and south of 43rd Road; and
  - (3) within the following distances of #street lines# intersecting at 5th Street and 44th Drive:
    - (i) 150 feet, as measured in a northerly or southerly direction from such intersection; and
    - (ii) 250 feet, as measured in an easterly direction; and
- (d) such #street walls# shall extend to a minimum base of at least 40 feet, or the height of the #building#, whichever is less.

#### 117-342

#### Base heights, minimum setbacks and articulation

In #Residence Districts# and in M1 Districts paired with #Residence Districts#, the maximum base heights, required minimum setback and required #street wall# articulation shall be as follows:

- (a) The maximum base height before a required setback shall be:
  - (1) 85 feet in the following locations:
    - (i) along the #shore public walkways# located along Anable Basin; and
    - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
  - (2) 125 feet in the following locations:
    - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
    - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
    - (iii) along the remaining northerly portion of 44th Avenue; and
  - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:

- (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;
- (2) no setback need be provided along the #visual corridor# located at the prolongation of 45th Avenue;
- (3) for the purposes of applying such setback regulations, the following may be considered #wide streets#:
  - (i) #streets# that adjoin a #waterfront public access area#;
  - (ii) #upland connections# or #visual corridors# at the prolongation of #streets# on #blocks# surrounding Anable Basin; and
  - (iii) other #upland connections# or #visual corridors# along the northerly side of Anable Basin.

Dormers provided in accordance with paragraph (b) of Section 23-413 (Permitted obstructions in certain districts) shall be permitted within any setback area, provided that the depth of encroachment of a dormer facing the #shore public walkway# shall not exceed 15 feet.

- (c) For #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such surface area shall be measured:
  - (1) above the level of adjoining grade, for #street walls# facing #shore public walkways# along Anable Basin; and
  - (2) above the level of the #second story#, or a height of 30 feet, whichever is lower, along the following #streets# and portions of #waterfront public access areas#:
    - (i) 46th Avenue;
    - (ii) the southerly side of 45th Avenue;
    - (iii) 44th Drive and the #upland connection# or #visual corridor# at the prolongation of 44th Drive; and
    - (iv) the portion of 44th Avenue located east of 5th Street.
- (d) In M1 Districts paired with a #Residence District# with a letter suffix, after the required setback the maximum height limits set forth in paragraph (a) of Section 123-652 (Special base and building heights) shall apply. In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback a #building# may rise to the maximum transition height, in accordance with Section 117-343 (Transition heights), and may provide towers in accordance with Section 117-344 (Towers).

#### 117-343

#### Transition heights

In M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback provided in accordance with paragraph (b) of Section 117-342 (Base heights, minimum setbacks and articulation), a #building# may rise to a maximum transition height of 350 feet, provided that:

- (a) within 100 feet of the easterly #street line# of 5th Street, north of Anable Basin, the footprint of a #building#, or portion thereof, within the transition heights shall be limited to that of a tower provided above such transition height in accordance with Section 117-344 (Towers);
- (b) along any single #street# frontage, the #aggregate width of street walls# above the required setback and below the maximum transition height shall not exceed 300 feet, and the maximum #street wall# width of any individual, contiguous #street wall#, shall not exceed 200 feet; and
- (c) south of Anable Basin, portions of #buildings# utilizing transition heights shall only be permitted in the following locations:
  - (1) within 150 feet of 5th Street; and
  - (2) east of an #upland connection# or #visual corridor#, where applicable.

#### 117-344

#### Towers

In M1 Districts paired with #Residence Districts# without a letter suffix, any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower regulations:

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet.

(b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:

- (1) beyond 200 feet east of 5th Street, north of Anable Basin, such maximum widths need not apply;
- (2) for towers with a single face along a #shoreline# the following modifications shall apply:
  - (i) where such #shoreline# is the northerly portion of Anable Basin, the maximum width of such tower face may be increased to 115 feet; and
  - (ii) where no setbacks are required pursuant to Section 117-342 (Base heights, minimum setbacks and articulation), the maximum width of such tower may be increased to 130 feet.

For the purposes of this Section, where a tower faces a #shoreline# but has a separate #building# located between a tower face and the #shoreline#, such tower face shall not be considered to be facing the #shoreline# along that frontage.

(c) The minimum distance between any two towers on the same or an adjoining #zoning lot# shall be as follows:

- (1) for towers facing the northerly or southerly #shoreline# of Anable Basin east of 5th Street, there shall be a minimum of 100 feet between any two towers; and
- (2) in other locations, the regulations governing underlying distance between #buildings# shall apply, except that the maximum length of overlap between any two tower faces that are located within 100 feet of another tower face on the same or an adjacent #zoning lot#, as measured perpendicular to each tower face, shall not exceed:
  - (i) 100 feet, at or below a height of 500 feet; or
  - (ii) 75 feet, for portions of towers that exceed a height of 500 feet.

(d) There shall be at least 50 feet in height difference between any two immediately adjacent towers on the same or an adjacent #zoning lot#. For #zoning lots# separated by Anable Basin, this provision shall apply only to immediately adjacent towers on the same upland portion of the Basin.

(e) In M1 Districts paired with R8 Districts, tower heights and locations shall be limited in the following locations:

- (1) where located north of Anable Basin, the maximum tower height south of 44th Drive shall not exceed 500 feet; and
- (2) where located south of Anable Basin, towers shall only be permitted within 100 feet of 5th Street, and the maximum tower height shall not exceed 500 feet.

(f) In other locations, no maximum height limits shall apply. However, for towers that exceed a height of 500 feet, the gross area of any #story# within the highest 15 percent of the #building# shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the #building#.

(g) The penthouse allowances set forth in paragraph (c)(1) of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

### **117-35**

#### **Modification to Bulk Regulations**

### **117-351**

#### **Certification to modify height restrictions**

In M1 Districts paired with a #Residence District# without a letter suffix, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building# or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

### **117-352**

#### **Authorization for sites containing schools**

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings# or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

### **117-36**

#### **Northern Hunters Point Waterfront Access Plan**

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

The boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan are shown in Maps 3 through 5 through located in Appendix C to this Chapter. The plan area has been divided into parcels consisting of tax #blocks# and lots and other lands existing on [date of adoption], as follows:

Parcel 1: Block 477, Lots 13, 15, 20

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

Parcel 4: Block 488, Lot 1, 2, 3

Parcel 5: Block 488, Lots 11, 15, 35  
Block 489, Lots 1, 23, 46

Parcel 6: Beginning at the intersection of 44th Drive and 5th Street extending westerly to the U.S. Pierhead and Bulkhead line #abutting# Parcel 5 on the northern edge and Parcel 7 on the southern edge

Parcel 7: Block 25, Lot 15

Parcel 8: Block 25, Lots 1, 9, 10, 11  
Block 26, Lot 10

Parcel 9: Block 26, Lots 1, 2, 3, 4

Parcel 10: Block 26, Lots 17 and 21

### **117-361**

#### **Definitions**

Definitions specifically applicable to the Northern Hunters Point Waterfront Access Plan are set forth in this Section. Other defined terms are set forth in Section 117-01 and Section 12-10. In addition, for the purposes of Section 117-36, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

#### Active recreation space

For the purposes of this Chapter, "active recreation space" shall mean a designated area outdoors designed and equipped for recreational activities that involve physical movement, exercise, sports or play. These spaces accommodate a wide range of dynamic uses and may include, but are not limited to:

- (a) sports courts, such as tennis, basketball, volleyball, pickleball or ping pong courts;
- (b) athletic fields, such as baseball, football, soccer, cricket, rugby or lacrosse fields;
- (c) water-based recreation, such as splash parks, sprinkler parks or swimming pools;
- (d) water access and interaction space, such as boat and kayak launches or urban beaches;
- (e) adventure and skill-based activities, such as skate parks, climbing walls or obstacle courses;
- (f) social and leisure games, such as bocce, shuffleboard, mini golf or horseshoe pits;
- (g) fitness facilities, such as outdoor gyms or yoga areas, exercise circuits or jogging tracks;

- (h) play spaces, such as playgrounds, tot lots or adventure playgrounds; or
- (i) community and cultural spaces, such as open-air amphitheaters, performance stages or gathering lawns.

**117-362****Area-wide modifications**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Northern Hunters Point Waterfront Access Plan by the provisions of this Section.

**(a) All waterfront public access areas****(1) Gates**

The provisions of paragraph (d) of Section 62-651 (Guardrails, gates and other protective barriers) shall not apply.

**(2) Fences and walls**

The provisions of paragraph (c) of Section 62-651 shall apply, except that fences around the perimeter of areas designated as #active recreation space# may exceed 36 inches in height.

**(3) Kiosks and boathouses**

Section 62-611 (Permitted obstructions) shall be modified to permit the following in all areas:

- (i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and
- (ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

**(4) Permitted obstructions**

The location requirements of paragraph (c) of Section 62-611 shall not apply to tot-lots and playgrounds.

**(b) Shore public walkways**

The circulation and access provisions of paragraph (a) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified as follows:

**(1) Location of circulation paths**

The required primary circulation path within a #shore public walkway# shall be provided within 10 feet of the #shoreline# for at least 15 percent of the length of such shoreline, and the remainder of the path may be located anywhere within the #shore public walkway# or #supplemental public access area#. Where secondary circulation paths are provided, such paths may count as a part of the required circulation path for satisfying the locational requirement of being within 10 feet of the #shoreline# for at least 20 percent of the length of such #shoreline# and may utilize the permitted paving materials pursuant to paragraph (a)(1) and (a)(2) of Section 62-656.

**(2) Level of circulation paths**

At least 70 percent of a required primary circulation path shall be located at a level not less than six feet above the shoreline.

**(3) Width of secondary circulation path**

Secondary paths, where provided, shall have a minimum clear width of at least 4 feet, 6 inches.

**(4) Connection between circulation paths**

Stairs and ramps shall be permitted to connect primary and secondary path.

**(c) #Supplemental public access areas#****(1) Configuration requirements**

The area of #supplemental public access area# may utilize width to depth ratios other than the minimum width to depth ratio requirements of paragraph (a)(1) of Section 62-571 (Location and area requirements for supplemental public access areas) for not more than 20 percent of such area.

**(2) Lawns**

The provisions of paragraph (c)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified so that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. In addition, a lawn may

be substituted for an #active recreation space# of equivalent size.

**(d) Screening**

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #use# listed in Use Group VI. Where a screening buffer is waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

**117-363****Special public access and visual corridor provisions by parcel**

The provisions of Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the designated locations along with #visual corridors# as shown on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to the Chapter:

**(a) Parcel 1**

An #upland connection# and #visual corridor# shall be located between Vernon Boulevard and the #shore public walkway# within the designated flexible location zone on Parcel 1. The #upland connection# shall intersect Vernon Boulevard at its intersection with Queens Plaza South.

**(b) Parcel 2**

No #upland connection# shall be required within Parcel 2. However, a direct connection shall be provided between the #shore public walkway# and the public access area at the prolongation of 43rd Avenue.

**(c) Parcel 3****(1) #Upland connections# and #visual corridors#**

#Upland connections# and #visual corridors# shall be provided through Parcel 3 between Vernon Boulevard and the #shore public walkway#:

- (i) at the prolongation of 43rd Road; and
- (ii) in the flexible zone that begins 200 feet south of the prolongation of 43rd Road and ends at the southern boundary of Parcel 3.

**(2) #Supplemental public access area#**

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side, and shall also #abut# the southern boundary of required #upland connection# as described in paragraph (c)(1) of this Section where it meets the #shore public walkway#. The #upland connection# may cut across the #supplemental public access area#, provided that any resulting #supplemental public access area# shall measure at least 5,000 square feet.

As an alternative, a required #supplemental public access area# of at least 5,000 square feet may #abut# the entire length of the prolongation of 43rd Avenue provided that it also #abuts# both the #shore public walkway# and Vernon Boulevard.

In addition, where a #development# is comprised exclusively of new public-accessible open areas provided along the #shoreline#, only the provisions applicable to a #shore public walkways# set forth in Sections 62-50 and 62-60, inclusive, as modified by Section 117-362, shall apply in conjunction with such #development#.

**(d) Parcel 4**

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 (Types of upland connections) and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 4 at the prolongation of 44th Avenue to the #shore public walkway#.

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant to restrictive declaration, number D-138,



executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

(e) Parcel 5

(1) #Supplemental public access area#

The requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) shall not apply to #supplemental public access areas# on Parcel 5.

(2) #Shore public walkway#

The #shore public walkway# on Parcel 5 shall have a seaward edge that is contiguous with the seaward edge of the #waterfront yard# established pursuant to Section 62-332. (Rear yards and waterfront yards), and shall extend to the western boundary of 5th Street.

(f) Parcel 6

A Type 1 #upland connection# pursuant to paragraph (a) (1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 6 at prolongation of 44th Drive between 5th Street and the #shore public walkway#. However, the reduction provisions of paragraph (a)(1) of Section 62-561 shall not apply to #upland connections# in Parcel 6.

(g) Parcel 7

(1) #Upland connection#

A Type 1 #upland connection# pursuant to paragraph (a) (1) of Section 62-561 shall be provided through Parcel 7 and shall be located on the southerly prolongation of 5th Street.

(2) #Visual corridors#

#Visual corridors# shall be provided in the following locations:

- (i) coincident with the #upland connection# required pursuant to paragraph (g)(1) of this Section;
- (ii) within the flexible zone at the westerly prolongation of 45th Avenue to the #shore public walkway#; and
- (iii) along the boundary between Parcel 7 and Parcel 8 with a width of not less than 25 feet on each Parcel.

(3) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side and shall be located in the area designated on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to this Chapter.

(h) Parcel 8

(1) #Upland connection# and #visual corridor#

A Type 1 #upland connection# pursuant to paragraph (a) (1) of Section 62-561 shall be provided through Parcel 8 on the westerly prolongation of 45th Road, at the #abutting# boundary of Parcel 8 and Parcel 9. Such #upland connection# shall have a width of not less than 30 feet on each Parcel. Where portions of the #abutting# #upland connection# located outside of either Parcel will not be constructed concurrently, the applicant shall follow the provisions of paragraph (b) of Section 117-366 (Special review provisions).

A #visual corridor# coincident with such #upland connection# shall be provided.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway#, the #upland connection# as described in paragraph (h)(1) of this Section, and Vernon Boulevard. However, the longest side of the #supplemental public access area# need not #abut# the #upland connection#.

(i) Parcel 9

(1) #Shore public walkway#

The underlying requirements for #shore public walkway# apply, except that the reduction provisions of paragraph (a)(3)(i) of Section 62-53 (Requirements for Shore Public Walkways) shall not apply.

(2) #Upland connection# and #visual corridor#

An #upland connection# and #visual corridor# shall be provided in accordance with paragraph (h)(1) of this Section.

(j) Parcel 10

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 10 within the flexible location zone located 150 feet east of 5th Street from 46th Avenue to the #shore public walkway#.

**117-364**

**Special design standards**

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified by the provisions of this Section.

(a) Special design standards for seating

(1) Seating depth

The minimum seating depth requirements of paragraph (b) of Section 62-652 shall be modified to 16 inches.

(2) Armrests

At least 50 percent of all required seating shall include armrests.

(3) Design feature seating

Along Anable Basin, planter ledges, seating walls, and seating steps may qualify towards required seating provided that they constitute no more than 40 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Special design standards for lighting

Along Anable Basin, the lighting requirements of Section 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

(c) Special design standards for planting

Reduction in planting requirement

(1) #Shore public walkway# and #supplemental public access areas#

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

Amenity	Reduction per feature (in square feet)
Historic interpretation elements	20
Public art pieces	100

TABLE 2

Amenity	Ratio of reduction to size of feature
#Active recreation space#	1:1
Dog runs	1:1
Comfort stations	1:1
Kiosks	1:1

Such planting requirements may be further reduced to 20 percent along Anable Basin.

(2) #Upland connection#

For Type 1 #upland connections#, at least 30 percent of the area of the #upland connection# may be planted in accordance with the provisions set forth in Section 62-655 (Planting and trees).

(d) Special design standards for paving

The maximum area for unit pavers and concrete slabs specified in paragraphs (b)(1) and (b)(3) of Section 62-656 shall not apply.

(e) Special design standards for kiosks and boathouses

The standards of this Section shall be applicable for sites providing greater than 20,000 square feet of #waterfront public access areas#.

(1) Maximum size

Kiosks permitted under this Section shall have an area no greater than 400 square feet. Boathouses permitted under this Section shall have an area no greater than 800 square feet.

(2) Location

A kiosk or boathouse may be located within a #shore public walkway#, provided that any portion of a kiosk or boathouse located within the area comprising an upper level of such #shore public walkway# shall be located below the walking surface of such upper level. Kiosks and boathouses shall not reduce compliance with other requirements, including planting or circulation, except as modified by the provisions of paragraph (c) of this Section.

(3) Minimum design requirements

A minimum of 25 percent of any wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse, shall be provided as transparent material.

Blank walls on kiosks and boathouses that exceed five feet in height and 10 feet in width shall be treated with one or more of the following visual mitigation elements:

- (i) additional transparency consisting of an additional 25 percent of the wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse;
- (ii) plantings in planting beds or planter boxes at least two feet in height, at least six feet in width and at least two feet in depth when measured perpendicular to the wall of the kiosk or boathouse;
- (iii) fixed benches with or without backs of at least 6 linear feet; or
- (iv) wall treatments in the form of permitted #signs#, graphic or sculptural art or decorative screening. Such wall treatments must be at least six feet in height and have a minimum width of six feet.

(f) Special design modifications for #upland connections#

The Chairperson of the City Planning Commission may modify the design requirements for #upland connections# where the Chairperson certifies to the Commissioner of the Department of Buildings that such a change is the minimum necessary to accommodate subsurface sewer infrastructure. Any application for such change shall include a site plan from a licensed architect or engineer that conveys the extent of the needs and required modifications, as well as a letter from the Department of Environmental Protection describing the needs for such modifications.

## 117-365

### Requirements for supplemental open spaces and amenities

For all #zoning lots# utilizing bonus #floor area# set forth in Section 117-322 (Floor area bonus for active recreation space), the supplemental open area provisions of paragraph (a) of this Section and the supplemental amenities of paragraph (b) of this Section shall be met.

(a) Supplemental open area

An area equivalent to the #floor area# generated pursuant to Section 117-322, which shall in no instance be less than 4,000 square feet, shall be allocated to publicly accessible, supplemental open area. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access

area# on the same #zoning lot# with regard to quality, materials, finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section 62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

Supplemental amenities, in the form of #active recreation space# or public restrooms, shall be provided in accordance with the following regulations with regards to the minimum points required for the size of supplemental open area. Such amenities may be provided either in the supplemental open area or in #waterfront public access areas# on the same #zoning lot#. No amenity included pursuant to this Section may count towards meeting a requirement of a #waterfront public access area#.

(1) Minimum points required

The minimum required amount of points on a #zoning lot# shall be equivalent to one point per every additional 2,000 square feet of supplemental open space, except that the maximum points of amenity for any #zoning lot# need not exceed ten. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one point.

(2) Calculating points for amenities

For every 1,000 square feet of #active recreation space# provided, one point shall be generated. However, where such #active recreation space# involves open and flexible areas with no permanent infrastructure or equipment, one point shall be generated for every 2,000 square feet of amenity.

The area allocated to the #active recreation space# shall include those areas bounded by the physical equipment associated with such space, as applicable, as well as the additional space around the equipment for access, circulation and buffering. Where an amenity involves water access, the area may include areas associated with the amenity both upland of and seaward of the shoreline, as applicable, and where watercraft launches are provided, may include temporary storage facilities.

No more than two points shall be permitted for multiple courts, leisure games or other facilities allocated to the same type of active recreation. For example, no more than two points may be generated by ping pong courts; however, further points may be generated from other types of courts such as volleyball courts.

For every 200 square feet of public restroom, one point shall be generated and the maximum points permitted for public restrooms shall not exceed four.

(3) Additional requirements for large #zoning lots#

Where the size of a supplemental open area exceeds 5,000 square feet, a singular #active open amenity equivalent to at least two points shall be provided. Where a supplemental open area exceeds 10,000 square feet, either a singular amenity equivalent to at least three points shall be provided, or two amenities each equivalent to at least two points shall be provided.

## 117-366

### Special review provisions

The Chairperson of the City Planning Commission shall, by certification pursuant to Section 62-811 (Waterfront public access and visual corridors), further certify the following provisions as applicable:

(a) #Waterfront public access area# phasing

Where more than one #building# is #developed# in phases, the mandatory public access area may be constructed in phases, provided that the Chairperson certifies the following criteria are met:

- (1) a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase;
- (2) the square footage of public access area provided in any phase is in proportion to the total public access area requirement based on the area being developed. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;
- (3) the public access area being proposed in any phase shall not prevent the total amount of public access area required for such area from being achieved;

- (4) any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;
- (5) any phased portion of the required public access area shall connect directly to either a #street# or an improved public access area; and
- (6) a proportionate amount of planting and seating shall be included within each phase.

(b) **#Upland connection# phasing**

Where an #upland connection# is designated on two or more parcels, and the portion of such #upland connection# located outside of the applicant's parcel has previously been certified as part of a #waterfront public access area#, the Chairperson shall certify that the proposed #upland connection# on the applicant's parcel is consistent with that of the prior certification, including with respect to the proposed amenities and design elements therein.

**117-40  
COURT SQUARE SUBDISTRICT**

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-40, inclusive, shall apply in the Court Square Subdistrict.

**117-401  
General provisions**

The regulations governing the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-45, inclusive. These regulations supplement the provisions of Sections 117-01 through 117-03, inclusive, of the #Special Long Island City Mixed Use District# and supersede the underlying districts.

In the Court Square Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-40 (COURT SQUARE SUBDISTRICT), inclusive.

Mandatory subway improvements are elements of the Subdistrict Plan, which shall be built by the developer of the #zoning lot# to which they apply.

**117-41  
Court Square Subdistrict Plan**

[UPDATING CROSS-REFERENCE]

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in Appendix B Appendix D of this Chapter, which consists of the Subdistrict Plan Map and Description of Improvements, and is incorporated into the provisions of this Chapter.

**117-42  
Special Bulk and Use Regulations in the Court Square Subdistrict**

#Zoning lots# of at least 10,000 square feet with #buildings# containing at least 70,000 square feet of #floor area# are subject to the provisions of the underlying C5-3 District, as modified by Sections 117-40 through 117-45, inclusive.

All other #zoning lots# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4/R6B district designated district, pursuant to the regulations of Article XII, Chapter 3 (Special Mixed Use District), as modified by Sections 117-00 through 117-22, inclusive.

**117-421  
Special bulk regulations**

\* \* \*

**117-44  
Mandatory Subway Improvements**

[UPDATING CROSS-REFERENCE]

For the purposes of mandatory subway improvements, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986, shall be considered a single #zoning lot#.

Subway improvements are required for qualifying #developments# or #enlargements#, as follows:

- (a) #Zoning lots# with at least 5,000 square feet of #lot area#

\* \* \*

- (b) #Zoning lots# with at least 10,000 square feet of #lot area#

For the purposes of this paragraph (b), the #floor area# of the #development# or #enlargement# shall be the total amount of #floor area# constructed after August 14, 1986.

#Developments# or #enlargements# on Blocks 1, 2 or 3, identified in Appendix B Appendix D (Court Square Subdistrict Plan Map and Description of Improvements) of this Chapter, containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet of #lot area# shall provide mandatory subway improvements as described, in Appendix B Appendix D, in paragraph (a) for Block 1, paragraph (b) for Block 2 and paragraph (c)(1) for Block 3.

\* \* \*

**117-50  
QUEENS PLAZA SUBDISTRICT**

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-50, inclusive, shall apply within the Queens Plaza Subdistrict.

**117-501  
General provisions**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#, as indicated on Map 1 in Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the "designated districts."

In the Queens Plaza Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-50 (QUEENS PLAZA SUBDISTRICT), inclusive.

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the "Sunnyside Yard" shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21st Street, 49th Avenue, Skillman Avenue, 43rd Street and the North Railroad property line.

**117-502  
Queens Plaza Subdistrict Plan**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C Appendix E of this Chapter:

Map 1 (Designated Districts within the Queens Plaza Subdistrict) of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an M1 District is paired with a #Residence District# as indicated on the Subdistrict Map. These areas are as follows:

Area	Designated Districts
A-1 A-2	M1-6/R10
B	M1-5/R9
C	M1-5/R7-3
D	M1-6/R9

\* \* \*

**117-503  
Definitions**

[MOVING COMMERCIAL DEFINITIONS CROSS-REFERENCE TO SECTION 117-01 FOR BROADER APPLICABILITY]

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District#, and Section 12-10 (DEFINITIONS) and Section 32-301 (Definitions).

\* \* \*

**117-51  
Queens Plaza Subdistrict Special Use Regulations**

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

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

\* \* \*

## 117-512

### Streetscape regulations

[UPDATING CROSS-REFERENCE]

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 in ~~Appendix C~~ Appendix E of this Chapter shall be considered #Tier C street frontages#.

\* \* \*

## 117-52

### Queens Plaza Subdistrict Special Bulk Regulations

[UPDATING AREA OF APPLICABILITY]

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

## 117-521

### General provisions

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict, the provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except as modified in Section 117-52 (Queens Plaza Subdistrict Special Bulk Regulations), inclusive:

\* \* \*

## 117-522

### Floor area regulations

[UPDATING AREA OF APPLICABILITY]

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL #USES# IN THE  
QUEENS PLAZA SUBDISTRICT

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R
B	8.0 C, M, CF or R
C	5.0 C, M, CF or R
D	15.0 C or M 10.0 CF 8.0 R

C = Commercial  
M = Manufacturing  
CF = Community Facility  
R = Residential

However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.6 in Areas ~~Area B and D~~, and 6.0 in Area C.

## 117-523

### Floor area bonuses

\* \* \*

## 117-53

### Height and Setback and Street Wall Location Regulations

\* \* \*

## 117-531

### Street wall location

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

- (c) In the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in ~~Appendix C~~ Appendix E of this Chapter, a #building# shall comply with the provisions of paragraphs (a) and (b) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-553 (Mandatory sidewalk widening design requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.

requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.

- (d) For any #building# fronting on Queens Plaza South in Area A-1, ~~or Area B or Area D~~, as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of ~~Appendix C~~ Appendix E, any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.

\* \* \*

## 117-532

### Setback regulations for buildings that exceed the maximum base height

[UPDATING AREA OF APPLICABILITY]

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. Such setback may be modified in accordance with the provisions of Section 23-433 (Standard setback regulations).

Area	Minimum Base Height	Maximum Base Height
A-1	60	—
A-2	60	150
<del>B and D</del>	100	150
C*	60	100

\* \* \*

## 117-55

### Mandatory Plan Elements for the Queens Plaza Subdistrict

## 117-551

### General provisions

[UPDATING CROSS-REFERENCE]

The provisions of Sections 117-552 (Mandatory sidewalk widening) and 117-553 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in ~~Appendix C~~ Appendix E of this Chapter.

## 117-552

### Mandatory sidewalk widening

[UPDATING CROSS-REFERENCE]

The sidewalk widening provisions of this Section shall apply to all #developments# or #enlargements# with ground floor #street walls# with a ratio of #floor area# to #lot area# of 3.0 or more.

Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in ~~Appendix C~~ Appendix E of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section ~~117-554~~ 117-553 (Mandatory sidewalk widening design requirements).

## 117-553

### Mandatory sidewalk widening design requirements

\* \* \*

## 117-56

### Special Permit for Bulk Modifications on Blocks 86/72 and 403

[UPDATING CROSS-REFERENCE]

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in ~~Appendix C~~ Appendix E of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

\* \* \*

## 117-60

### DUTCH KILLS SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Sections Section 117-60 through 117-64, inclusive, shall apply within the Dutch Kills Subdistrict.

## 117-61

### General Provisions

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

In the Dutch Kills Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-60, inclusive.

## 117-62

### Special Use Regulations

\* \* \*

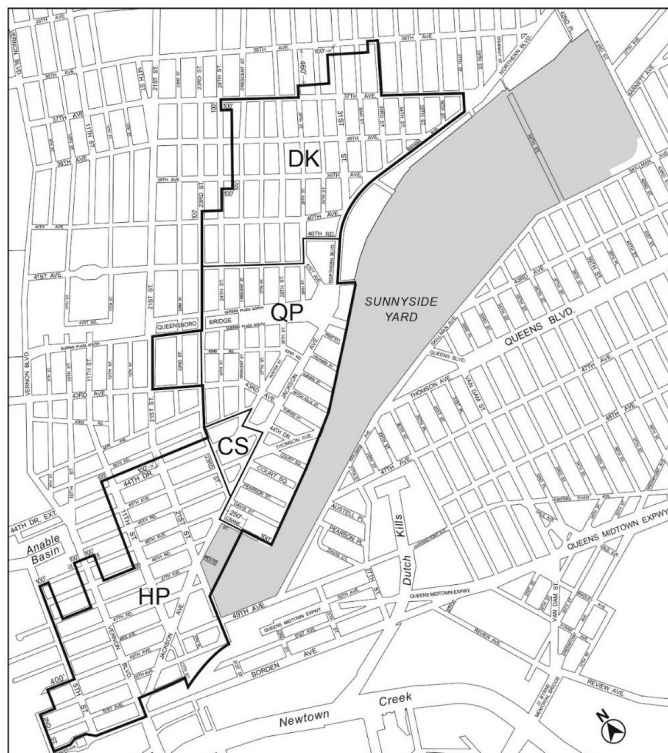
## Appendix A

### Special Long Island City Mixed Use District and Subdistricts

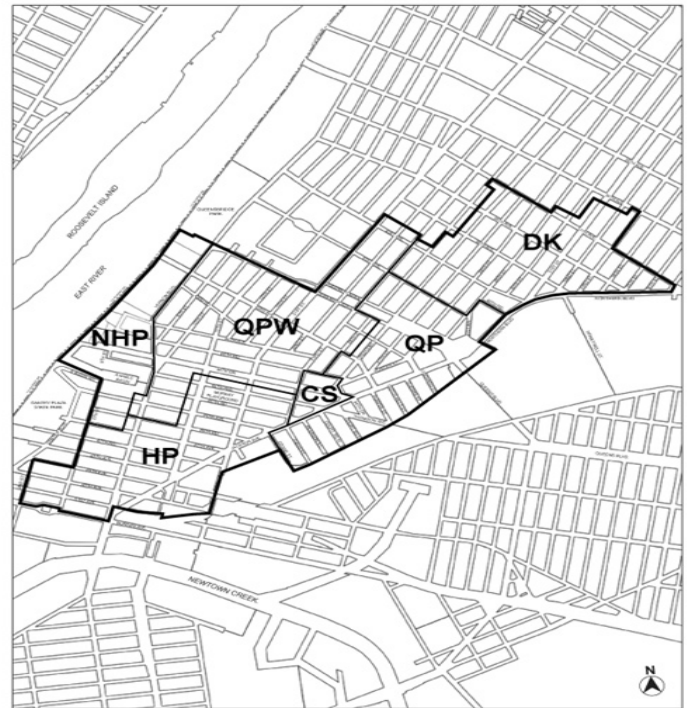
[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

District and Subdistricts

[EXISTING MAP]



[PROPOSED MAP]



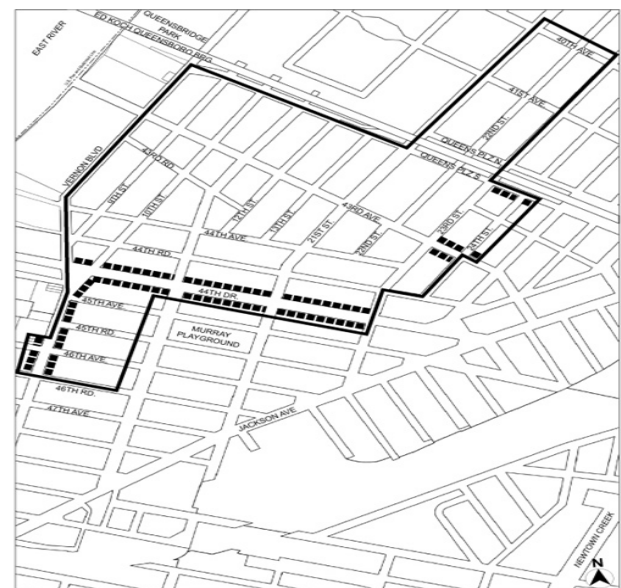
Special Long Island City Mixed Use District	NHP	Northern Hunters Point Waterfront Subdistrict
Subdistrict Boundary	QPW	Queens Plaza West Subdistrict
DK	HP	Hunters Point Subdistrict
CS	QP	Queens Plaza Subdistrict

## Appendix B

### Court Square Subdistrict Plan Map and Description of Improvements Queens Plaza West Subdistrict Plan Map

[PROPOSED MAP]

Map 1: Subdistrict Plan Map and Streetscape Regulations



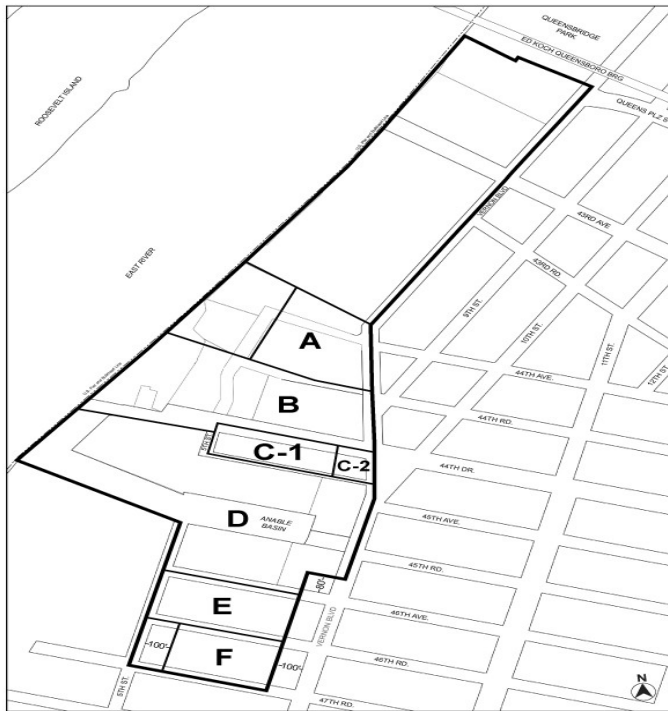
Queens Plaza West Subdistrict Boundary
Tier C Street Frontage

## Appendix C

### Queens Plaza Subdistrict Plan Maps

**Northern Hunters Point Waterfront Subdistrict Plan Maps**

[PROPOSED MAPS]

**Map 1: Subdistrict Plan Map and Designated Subareas**

— Northern Hunters Point Waterfront Subdistrict  
 — Designated Subareas

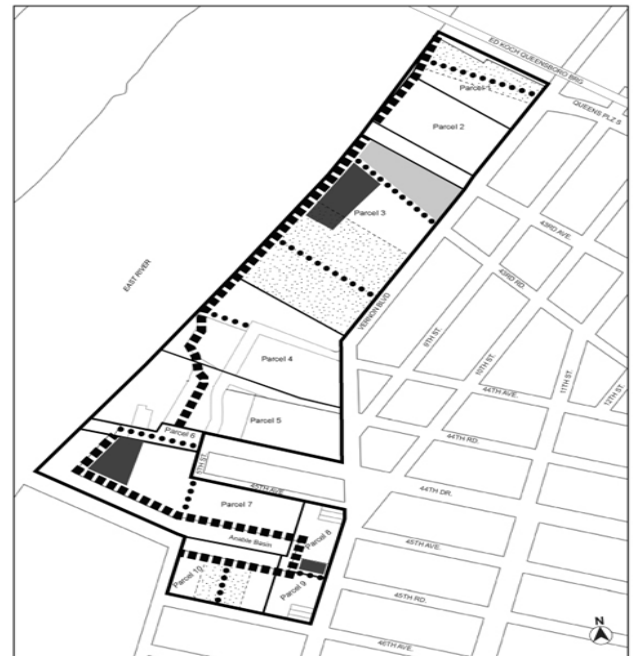
**SUBAREA A** M1-6A/R9  
**SUBAREA B** M1-5A/R8  
**SUBAREA C-1, C-2** M1-5A/R8  
**SUBAREA D** M1-6A/R9  
**SUBAREA E** M1-5A/R8  
**SUBAREA F** M1-3A/R7X

**Map 3: Waterfront Access Plan Parcel Designation**

— Waterfront Access Plan Boundary  
 — Parcel Lines  
 ..... Shoreline

**Map 2: Streetscape Regulations**

— Northern Hunters Point Waterfront Subdistrict  
 ■■■■ Tier C Street Frontage  
 \* Tier C Street Frontage 50' increment within 50'  
 ★ Tier C Street Frontage 50' increment Flexible Zone

**Map 4: Public Access Elements Designation**

— Waterfront Access Plan Boundary  
 — Parcel Lines  
 ■ Supplemental Public Access Area Designated Location  
 ■ Flexible Supplemental Public Access Area Alternative Zone  
 ■ Flexible Upland Connection Zone  
 ■ Shore Public Walkway  
 ..... Upland Connection

Map 5: Visual Corridors Designation

**Appendix B****Appendix D****Court Square Subdistrict Plan Map and Description of Improvements**

\* \* \*

[MOVING MAP HERE AND UPDATING CROSS-REFERENCE]

**Description of Improvements**

This Appendix describes the mandatory lot improvements that are designated on the District Plan Map in **Appendix B** **Appendix D** for the Court Square Subdistrict. Descriptions refer to the text for requirements and standards for the following improvements.

\* \* \*

**Appendix C****Appendix E****Queens Plaza Subdistrict Plan Maps**

[MOVING MAPS HERE AND UPDATING AREA OF APPLICABILITY]

Map 1: Designated Districts within the Queens Plaza Subdistrict

\* \* \*

**APPENDIX F****Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas****QUEENS****Queens Community Districts 1 and 2**

Map 1 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Area

Area # - [date of adoption] MIH Option 1 Option 2 and Option 3

\* \* \*

**No. 14****CD 2****C 250175 HAQ**

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at Block 24, Lot 7, on a block bounded by Vernon Boulevard, 45<sup>th</sup> Avenue, 5<sup>th</sup> Street, and 44<sup>th</sup> Drive (Block 24, Lot 7) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space, Borough of Queens, Community District 2.

**No. 15****CD 2****C 250178 PCQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43<sup>rd</sup> and 44<sup>th</sup> avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.



**No. 16****CD 2****C 250179 PPQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on the east side of Vernon Boulevard between 44<sup>th</sup> Drive and 44<sup>th</sup> Avenue Block 488, Lots 11 and 15 and )Block 489, Lots 1 and 23) pursuant to zoning, Borough of Queens, Community District 2.

**No. 17****CD 2****C 250180 PPQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west. (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

**No. 18****CD 2****C 250224 MMQ**

**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 portions of 44th Drive between Vernon Boulevard and the East River; and
2. the widening of 45th Avenue between Vernon Boulevard and 5th Street; and
3. the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; and
4. the elimination of 44th Road between Vernon Boulevard and the East River; and
5. the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; and
6. the establishment of 5th Street between 44th Drive and 44th Avenue; and
7. the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; and
8. the establishment of 44th Road between Vernon Boulevard and 5th Street; and
9. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto,

in Community District 2, Borough of Queens, in accordance with Maps No. 5049, 5050, 5051, 5052, 5053, and 5054 dated April 18, 2025 and signed by the Borough President.

**NOTICE**

On Wednesday, July 30, 2025, 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, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), disposition of city-owned properties, changes to the City Map, and combination acquisition and site selection of property by the city – to implement land use and zoning recommendations in the Long Island City neighborhood. The Proposed Actions cover an approximately 54-block area (the Project Area) and focus on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with the northern portion (north of Queens Plaza

North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street) located in Community District 1. Overall, the Proposed Actions are expected to facilitate development on 52 projected development sites, resulting in a net incremental increase of approximately 14,699 dwelling units, including approximately 3,245-4,867 permanently income-restricted homes, 3,427,450 gross square feet (gsf) of commercial space, 291,784 gsf of community facility space, 42,383 gsf of manufacturing, and net decreases of 821,932 gsf of warehouse space and 14,936 gsf of auto-related space. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2035, 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 Monday, August 11, 2025.

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. 25DCP001Q.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Wednesday, July 23, 2025, 5:00 P.M.



jy16-30

**ENVIRONMENTAL CONTROL BOARD****■ MEETING**

The New York City Environmental Control Board ("Board") meeting scheduled for August 7, 2025, at 9:30 A.M. will be accessible both in person and remotely. The meeting will be held in person at the Office of Administrative Trials and Hearings, 100 Church Street, 12th Floor, OATH multipurpose training room, New York, NY. Members of the public may alternatively view the Board meeting electronically by connecting through Webex with meeting number (access code) 2336 611 0483, password: 3npY27U9P9N. Minutes of the Board meeting will be transcribed and posted on the Office of Administrative Trials and Hearings website.

jy24-28

**HOUSING AUTHORITY****■ MEETING**

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, July 30, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted).

Copies of the Calendar will be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Tuesday following the Board Meeting.

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

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

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov) no later than Wednesday, July 23, 2025, by 5:00 P.M.

For additional information, please visit NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or contact the Office of the Corporate Secretary at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Wednesday, July 23, 2025, 5:00 P.M.



jl17-30

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

**PLEASE TAKE NOTICE** that a public hearing will be held on August 20, 2025 at the Hunts Point Library, 877 Southern Blvd at 10:30 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 amendment to the terms of the disposition of the real property identified below.

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 an amendment to the terms of the sale of the following City-owned property (collectively, "Disposition Area") in the Borough of The Bronx:

Address	Block/Lot(s)
993 Union Avenue	Block 2669, Lot 41
995 Union Avenue	Block 2669, Lot 40
774 Union Avenue	Block 2676, Lot 36
1042 Longfellow Avenue	Block 2756, Lot 71

Under HPD's Affordable Neighborhood Cooperative Program, occupied City-owned residential buildings are purchased by Restoring Communities Housing Development Fund Corporation ("Sponsor") and then rehabilitated by a private developer selected through a request for qualifications. Upon conveyance to the Sponsor, buildings will be managed by the private developers. Following completion of rehabilitation, the Sponsor conveys the building to a cooperative housing development fund corporation formed by the building's tenants. The cooperative interests attributable to occupied apartments will be sold to the existing tenants for \$2,500 per apartment. The cooperative interests attributable to vacant apartments will be sold for a price affordable to families earning no more than 165% of the area median income.

This submission is a proposed amendment ("Amended Project") to a project previously approved by the Mayor on July 15, 2020 (Cal. No. 3) ("Original Project"). Under the Original Project, the City sold the Disposition Area to Restoring Communities Housing Development Fund Corporation ("Sponsor"), for the nominal price of \$1.00 per tax lot. The Sponsor also delivered an enforcement note and mortgage for the remainder of the appraised value. The Sponsor was then required to rehabilitate one building on each lot, resulting in a total of 69 cooperative units and two super's units across the project. In 2023, since none of the tenants at 1042 Longfellow Avenue had chosen to relocate back into the building or expressed interest in conversion, it was determined that the building should operate as a rental to ensure financial and operational feasibility. The Amended Project provides an additional rental option for 1042 Longfellow Avenue to address this condition, but is otherwise the same as the Original Project.

A public file containing copies of the calendar document and other public documents will be made available to Bronx Community Board 2 for public review at the office of Community Board 2 no later than twenty (20) days prior to the public hearing. The public documents 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.

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or 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.



jl22-30

## 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, August 5, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyc LPC](http://www.youtube.com/nyc LPC) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

#### **604 Shore Road - Douglaston Historic District**

**LPC-25-09193** - Block 8025 - Lot 1 - **Zoning:** R1-1

#### **CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style free-standing house designed by J.H. Cornell and built in 1919. Application is to modify paving and garden walls.

#### **Fieldston Historic District - Fieldston Historic District**

**LPC-25-12401** - Block - Lot - **Zoning:**

#### **CERTIFICATE OF APPROPRIATENESS**

An early 20th century planned suburban community characterized by an eclectic variety of residential styles set amidst a varied topography of winding tree-lined streets and dramatic rock outcroppings. Application is to install street signage throughout the district.

#### **449 12th Street - Park Slope Historic District Extension**

**LPC-25-08899** - Block 1096 - Lot 48 - **Zoning:** R6B

#### **CERTIFICATE OF APPROPRIATENESS**

An altered Romanesque Revival style stable building designed by George W. Kenny and built c. 1903. Application is to install a new stucco system on secondary facades.

#### **St. Mark's Playground - Crown Heights North III Historic District**

**LPC-25-12960** - Block - Lot - **Zoning:**

#### **BINDING REPORT**

A playground installed within a Superblock, designed by Paul Friedberg and built in 1969. Application is to replace pavers, walls and fencing.

#### **2 Park Place - Individual and Interior Landmark**

**LPC-25-12136** - Block 123 - Lot 7501 - **Zoning:** R6A, C1-4

#### **CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style office tower designed by Cass Gilbert and built in 1911-13. Application is to replace and modify windows, install louvers, and alter the tourelles.

#### **155 Bleecker Street (aka 203-205 Thompson Street) - South Village Historic District**

**LPC-25-11714** - Block 539 - Lot 35 - **Zoning:** R7-2/C1-5

#### **CERTIFICATE OF APPROPRIATENESS**

An altered Federal/Greek Revival style rowhouse built in 1835. Application is to install artificial floral garlands and urns, and to legalize the installation of signage and light fixtures.

#### **82 East 4th Street - East Village/Lower East Side Historic District**

**LPC-24-11367** - Block 459 - Lot 29 - **Zoning:** R7A/R8B/C2-5

#### **CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style apartment building designed by Charles B. Meyers and built in 1926. Application is to install a marquee with signage and replace entrance infill.

**601 West 26th Street - West Chelsea Historic District  
LPC-26-00017 - Block 672 - Lot 1 - Zoning: M2-4; WCH  
CERTIFICATE OF APPROPRIATENESS**

An international style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy & Henderson and built in 1930-31. Application is to establish a master plan for the future installation of signage.

jy23-a5

## TRANSPORTATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN, PURSUANT TO LAW**, that the following proposed revocable consent has been scheduled for a public hearing by the New York City Department of Transportation. A draft copy of the revocable consent agreement(s) may be obtained at no cost by submitting a request at [diningoutnyc.info/requestcopy](http://diningoutnyc.info/requestcopy)

**The public hearing will be held remotely via Zoom, commencing on 8/5/2025, at 11:00 A.M., on the following petition for revocable consent:**

*To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar.*

*Join Zoom Meeting: [zoom.us/j/91467302621](https://zoom.us/j/91467302621) Meeting ID: 91467302621*

*To join the hearing only by phone, use the following information to connect: Phone: +1-929-205-6099 Meeting ID: 914 6730 2621*

1. Maryann's 353 Mex Inc. (Zona Tribeca) to maintain, operate, and use a sidewalk cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 353 Greenwich St in the borough of Manhattan.
2. C.A.P. Restaurant Corp (Sombbrero) to maintain, operate, and use a sidewalk cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 303 W 48th St in the borough of Manhattan.

♣ jy28

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, July 30, 2025, at 11:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

**WebEx: Meeting Number (access code): 2809 254 5157  
Meeting Password: bXAeirrt272**

**#1 IN THE MATTER OF** a proposed revocable consent authorizing Belasco Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 44<sup>th</sup> Street, west of Sixth Avenue, in the Borough of Manhattan. The Proposed revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1536**

For the period from July 1, 2025 to June 30, 2035 - \$175/per annum

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

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Lyceum Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 45<sup>th</sup> Street, east of Seventh Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1519**

For the period from July 1, 2025 to June 30, 2035 - \$150/per annum

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

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Episcopal Health Services, Inc. to continue to maintain and use a bridge over and diagonally cross Beach 19<sup>th</sup> Street, south of Brookhaven Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1141**

For the period July 1, 2020 to June 30, 2021 - \$16,473  
For the period July 1, 2021 to June 30, 2022 - \$16,735  
For the period July 1, 2022 to June 30, 2023 - \$16,997  
For the period July 1, 2023 to June 30, 2024 - \$17,259  
For the period July 1, 2024 to June 30, 2025 - \$17,521  
For the period July 1, 2025 to June 30, 2026 - \$17,783  
For the period July 1, 2026 to June 30, 2027 - \$18,045  
For the period July 1, 2027 to June 30, 2028 - \$18,307  
For the period July 1, 2028 to June 30, 2029 - \$18,569  
For the period July 1, 2029 to June 30, 2030 - \$18,831

with the maintenance of a security deposit in the sum of \$30,000 the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45<sup>th</sup> Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-A (Golden Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

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

**#5 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-B (Jacobs Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

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

**#6 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45<sup>th</sup> Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-C (Schoenfeld Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

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

**#7 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization Inc. to continue to maintain and use seven (7) bollards on the south sidewalk of West 45<sup>th</sup> Street and five (5) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-D (Shubert & Booth Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$300/per annum

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

**#8 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for term of Ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-E (Majestic Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

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

**#9 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-F (Broadhurst Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

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

**#10 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use bollards on the sidewalks of West 45<sup>th</sup>, West 46<sup>th</sup>, West 47<sup>th</sup>, West 48<sup>th</sup>, and West 49<sup>th</sup> Streets, between Eighth Avenue and Broadway, and also on the south sidewalk of West 48<sup>th</sup> Street, east of Seventh Avenue, all in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1522**

For the period from July 1, 2025 to June 30, 2035 - \$500/per annum

with the maintenance of a security deposit in the sum of \$6,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert organization, Inc. to continue to maintain and use bollards on the north sidewalk of West 45<sup>th</sup> Street, east of Eighth Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1535**

For the period from July 1, 2025 to June 30, 2035 - \$100/per annum

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

**#12 IN THE MATTER OF** a proposed revocable consent authorizing 125 Maiden Lane Condominium to construct, maintain and use flood mitigation system components under the south sidewalk of Fletcher Street between Pearl Street and Water Street; under the west sidewalk of Water Street between Fletcher Street and Maiden Lane; under the north sidewalk of Maiden Lane between Pearl Street and Water Street; and under the east sidewalk of Pearl Street between Fletcher Street and Maiden Lane, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2658**

Pursuant to section 7-04(a)(37) of chapter 7 of title 34 of the RCNY, the Grantee shall make one payment of two thousand

dollars (\$2,000) for the term. This fee shall not apply to renewal applications so long as the Structure has not changed.

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

**#13 IN THE MATTER OF** a proposed revocable consent authorizing 357 Henry St. LLC to continue to maintain and use a stoop a fenced-in area and an overhead cornice on the east sidewalk of Henry Street, between Congress Street and Amity Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2091**

For the period July 1, 2019 to June 30, 2029 - \$25/per annum

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

**#14 IN THE MATTER OF** a proposed revocable consent authorizing New York Academy of Medicine to construct, maintain and use an accessible ramp on the south sidewalk of East 103<sup>rd</sup> Street, between Fifth Ave. and Madison Ave., in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2685**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#15 IN THE MATTER OF** a proposed revocable consent authorizing Petaluma LLC to construct, maintain and use a fenced-in area including planted area and steps on the south sidewalk of East 74<sup>th</sup> Street between Park and Lexington Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2684**

From the Approval Date to June 30, 2036 - \$25/per annum

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

**#16 IN THE MATTER OF** a proposed revocable consent authorizing CR Sunflower Lessee LLC to construct, maintain and use security bollards along the south sidewalk of Hanover Square and the east sidewalk of Pearl Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2554**

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

with the maintenance of a security deposit in the sum of \$132,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#17 IN THE MATTER OF** a proposed revocable consent authorizing Patrick Po Shun Ng and Nancy Ng, as trustees under the Patrick Po Shun Ng Revocable Trust Dated October 12, 2018 and under the Nancy Ng Revocable Trust Dated October 12, 2018 to continue to maintain and use a fenced-in area on the north sidewalk of Powells Cove Boulevard west of 158<sup>th</sup> Street, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for

compensation payable to the City according to the following schedule:  
**R.P. # 2075**

For the period July 1, 2019 to June 30, 2029 - \$100/per annum

with the maintenance of a security deposit in the sum of \$2,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#18 IN THE MATTER OF** a proposed revocable consent authorizing The Brooklyn Union Gas Company d/b/a National Grid NY to continue to maintain and use operate, repair, replace, inspect, access, excavate and project a gas main-Brooklyn-Queens Interconnect -Phase II under and along Brooklyn Marine Park, parallel to Flatbush Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2247**

For the period July 1, 2024 to June 30, 2025 - \$44,406  
For the period July 1, 2025 to June 30, 2026 - \$45,446  
For the period July 1, 2026 to June 30, 2027 - \$46,486  
For the period July 1, 2027 to June 30, 2028 - \$47,526  
For the period July 1, 2028 to June 30, 2029 - \$48,566  
For the period July 1, 2029 to June 30, 2030 - \$49,606  
For the period July 1, 2030 to June 30, 2031 - \$50,646  
For the period July 1, 2031 to June 30, 2032 - \$51,686  
For the period July 1, 2032 to June 30, 2033 - \$52,726  
For the period July 1, 2033 to June 30, 2034 - \$53,766

with the maintenance of a security deposit in the sum of \$103,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#19 IN THE MATTER OF** a proposed revocable consent authorizing Promesa Residential Health Care Facility, Inc. to continue to maintain and use two communication conduits under and across East 175<sup>th</sup> Street, between Anthony Avenue and Clay Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1738**

For the period from July 1, 2019 to June 30, 2029 - \$25/per annum.

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

**#20 IN THE MATTER OF** a proposed revocable consent authorizing Union Theological Seminary in the City of New York to continue to maintain and use a tunnel under and across Claremont Avenue, north of West 120<sup>th</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 29**

For the period July 1, 2024 to June 30, 2025 - \$9,528/per annum  
For the period July 1, 2025 to June 30, 2026 - \$9,751  
For the period July 1, 2026 to June 30, 2027 - \$9,974  
For the period July 1, 2027 to June 30, 2028 - \$10,197  
For the period July 1, 2028 to June 30, 2029 - \$10,420  
For the period July 1, 2029 to June 30, 2030 - \$10,643  
For the period July 1, 2030 to June 30, 2031 - \$10,866  
For the period July 1, 2031 to June 30, 2032 - \$11,089  
For the period July 1, 2032 to June 30, 2033 - \$11,312  
For the period July 1, 2033 to June 30, 2034 - \$11,535

with the maintenance of a security deposit in the sum of \$11,600 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#21 IN THE MATTER OF** a proposed revocable consent authorizing Montefiore Medical Center to continue to maintain and use a transformer vault in the south sidewalk of Gun Hill Road, west of Bainbridge Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for

compensation payable to the City according to the following schedule:  
**R.P. # 1491**

For the period July 1, 2024 to June 30, 2025 - \$6,354/per annum  
For the period July 1, 2025 to June 30, 2026 - \$6,503  
For the period July 1, 2026 to June 30, 2027 - \$6,652  
For the period July 1, 2027 to June 30, 2028 - \$6,801  
For the period July 1, 2028 to June 30, 2029 - \$6,950  
For the period July 1, 2029 to June 30, 2030 - \$7,099  
For the period July 1, 2030 to June 30, 2031 - \$7,248  
For the period July 1, 2031 to June 30, 2032 - \$7,397  
For the period July 1, 2032 to June 30, 2033 - \$7,546  
For the period July 1, 2033 to June 30, 2034 - \$7,695

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

**#22 IN THE MATTER OF** a proposed revocable consent authorizing Consulate General of the Federal Republic of Germany in New York to construct, maintain and use egress steps and a bench on the east sidewalk of Fifth Avenue, between East 82<sup>nd</sup> Street and East 83<sup>rd</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2672**

From the Approval Date to June 30, 2035 - \$25/per annum

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

**#23 IN THE MATTER OF** a proposed revocable consent authorizing 20 Charles Street LLC to construct, maintain and use a stoop and fenced-in area, including steps on the south sidewalk of West 12<sup>th</sup> Street, between 5<sup>th</sup> and 6<sup>th</sup> Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2679**

From the Approval Date to June 30, 2036 - \$25/per annum

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

**#24 IN THE MATTER OF** a proposed revocable consent authorizing Manhattan University to continue to maintain and use a pedestrian bridge over and across Manhattan College Parkway, southwest of West 242<sup>nd</sup> Street, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2040**

For the period July 1, 2019 to June 30, 2020 - \$7,805  
For the period July 1, 2020 to June 30, 2021 - \$7,947  
For the period July 1, 2021 to June 30, 2022 - \$8,089  
For the period July 1, 2022 to June 30, 2023 - \$8,231  
For the period July 1, 2023 to June 30, 2024 - \$8,373  
For the period July 1, 2024 to June 30, 2025 - \$8,515  
For the period July 1, 2025 to June 30, 2026 - \$8,657  
For the period July 1, 2026 to June 30, 2027 - \$8,799  
For the period July 1, 2027 to June 30, 2028 - \$8,941  
For the period July 1, 2028 to June 30, 2029 - \$9,083

with the maintenance of a security deposit in the sum of \$45,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

Interested parties can obtain copies of proposed agreement or request sign-language interpreters (with at least seven days prior notice) by writing [revocableconsents@dot.nyc.gov](mailto:revocableconsents@dot.nyc.gov) or by calling (212) 839-6550.

## 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\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

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

## CITYWIDE ADMINISTRATIVE SERVICES

### OFFICE OF CITYWIDE PROCUREMENT

#### ■ SOLICITATION

#### Goods

**PRE-BID CONFERENCE - BID # 2600004 CFC RECOVERY VEHICLE - DSNY** - Request for Information - PIN#8572600004 - Due 8-12-25 at 9:30 A.M.

MS TEAMS: Please email [plaverpool@dcas.nyc.gov](mailto:plaverpool@dcas.nyc.gov) to request the web link and invite for the video conference.

A Pre-Bid meeting has been scheduled for the above commodity on 8/12/2025. The purpose of this meeting is to review the solicitation for the commodity listed above to ensure a successful bid, best product and to maximize competition. Your participation will assist us in revising bid terms and/or specifications, if needed, prior to bid opening to meet this goal.

The exchange of information among buyers and sellers is necessary so vendors can understand City requirements and the city can obtain industry advice on current standards, new technology, commercial equivalents and new products and product lines.

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

Citywide Administrative Services, 1 Centre Street, 17th Floor, New York, NY 10007-1602. Perry Laverpool (212) 386-0444; [plaverpool@dcas.nyc.gov](mailto:plaverpool@dcas.nyc.gov)

☛ jy28

## CORRECTION

### FINANCIAL FACILITY AND FLEET ADMINISTRATION

#### ■ AWARD

#### Construction Related Services

**JOCS CONSULTING SERVICES** - Renewal - PIN#07219P8149KXLR002 - AMT: \$9,022,500.00 - TO: The Gordian Group Inc., 30 Patwood Drive, Suite 350, Greenville, SC 29615.

Renewal No. 2 - All services necessary and required to provide, implement, update and maintain a Job Order Contracting System.

☛ jy28

## OPERATIONS

#### ■ AWARD

#### Construction / Construction Services

### ASPHALT PAVEMENT FOR VARIOUS DOC FACILITIES

- Competitive Sealed Bids - PIN#07225B0002001 - AMT: \$4,284,750.00 - TO: United Paving Corp., 6316 Northern Boulevard, East Norwich, NY 11732.

This is a requirement contract for the restoration and rehabilitation of the asphalt pavement for various DOC facilities on Rikers Island and The Bronx. The work consist of the installing of 1 ½ inch asphaltic concrete wearing course placed over the prepared existing roadway surfaces (paved or unpaved); the removal of the existing surface as necessary to facilitate storm water runoff; the removal and replacement of defective curbs and adjacent sidewalk; placing necessary traffic marking as required by the DOC Facilities, Maintenance, and Repair Division; and all other work incidental thereto required to assure the prolonged useful life of these roadways at DOC facilities.

☛ jy28

## DESIGN AND CONSTRUCTION

#### ■ AWARD

#### Construction Related Services

### HWCRQ06S, REQUIREMENTS CONTRACTS FOR RESIDENT ENGINEERING INSPECTION SERVICES IN CONNECTION WITH VARIOUS INFRASTRUCTURE PROJECTS, CITYWIDE:

**TYPE S** - Competitive Sealed Proposals - Other - PIN#85024P0014004 - AMT: \$15,000,000.00 - TO: MXML - Promina Engineering Joint Venture PLLC, 15 Maiden Lane, Suite 705, New York, NY 10038.

☛ jy28

## FIRE DEPARTMENT

### TECHNOLOGY DEVELOPMENT AND SYSTEMS

#### ■ AWARD

#### Services (other than human services)

### ONE (1) YEAR SUBSCRIPTION FOR OMNISSA WORKSPACE

**ONE** - M/WBE Noncompetitive Small Purchase - PIN#05725W0065001 - AMT: \$920,360.00 - TO: Kambrian Corporation, 346 N Azusa Avenue, La Puente, CA 91744.

05725Y0496-057250000879

☛ jy28

## HEALTH AND MENTAL HYGIENE

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ SOLICITATION

*Human Services/Client Services*

**OPEN-ENDED – JUSTICE INVOLVED SUPPORTIVE HOUSING (JISH)** - Competitive Sealed Proposals/Pre-Qualified List - PIN#81622P0004 - Due 12-29-34 at 11:59 P.M.

The New York City Department of Health and Mental Hygiene ("Health Department") continues to seek proposals for the Justice Involved Supportive Housing (Open-Ended) Request for Proposals (RFP) through the City's Procurement and Sourcing Solutions Portal ("PASSPort" system).

This RFP is intended to procure and make available permanent supportive housing units for adults (18+); initially, the Health Department anticipates that the population would be comprised mainly of individuals who are frequently cycling through jail and shelter who have a mental illness and/or substance use disorder. The Health Department anticipates that the population matches may expand to include individuals who, in addition to having frequent contact with the criminal justice system and the homeless system, have also had frequent contact with the mental health treatment system.

RFP documents and additional details can be found by visiting the PASSPort Procurement Navigator at <https://nyc.gov/businessopportunities> and searching by EPIN: "81622P0004". For the latest information regarding any changes to the RFP be sure to read all released addenda.

This RFP is issued and remains available through the PASSPort system only to those organizations that have an account and an Approved HHS Accelerator PQL qualification status in PASSPort. Proposals and prequalification applications will be accepted on an on-going basis ONLY through PASSPort. If you do not have a PASSPort account or Approved PASSPort HHS Accelerator PQL Application, please visit <https://nyc.gov/passport> to get started. If you have any questions about your HHS Accelerator Prequalification status or for assistance with creating a PASSPort account, please visit <https://nyc.gov/mocshelp>.

**This is an open-ended RFP. Therefore, proposals will be accepted and reviewed on an ongoing basis until the City's needs are met.**

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.

Health and Mental Hygiene, 42-09 28th Street, 17th Floor, WS 17-89, Long Island City, NY 11101-4132. Richard Cheung (347) 396-6658; [RFP@health.nyc.gov](mailto:RFP@health.nyc.gov)

☛ jy28

## HOMELESS SERVICES

#### ■ AWARD

*Human Services/Client Services*

**URI AT FWC DEAN ST AND SARATOGA AVE K 2026** - Negotiated Acquisition - Other - PIN#07125N0015001 - AMT: \$4,957,146.00 - TO: Urban Strategies Inc., 294 Sumpter Street, Brooklyn, NY 11233.

DHS is requesting a one year Negotiated Acquisition Extension (NAE) for Urban Strategies, Inc.- Dean Street Family Shelter & Fannie Barnes Residences. The Dean Street site, located at 2155 Dean Street, Brooklyn, NY 11233, has 12 Families with Children shelter units. The Fannie Barnes Residence, located at 829 Saratoga Avenue, Brooklyn, NY 11212, has 33 units. The one-year NAE is needed to continue services for DHS clients and provide additional time needed for a new CSP processing. Currently CSP 07123P0025 is pending negotiations for long term site with the number two proposer. Total contract amount is \$4,957,146.00, including 25% allowance. Procurement and award are in accordance with PPB Rule Section 3-04(b)(2)(iii) for the reasons set forth herein. This is an NAE for an existing contract as part of FY26 HHS Timely Registration.

This is a NAE with incumbent provider to maintain continuity of critical shelter services for families with children for the minimum amount of time until a new RFP is processed, according to PPB Rule 3-04 (b)(2)(iii). The one year NAE is needed to continue services for DHS clients and provide additional time needed for a new CSP

processing. Currently CSP 07123P0025 is pending negotiations for long term site with the number two proposer.

☛ jy28

## HUMAN RESOURCES ADMINISTRATION

#### ■ AWARD

*Human Services/Client Services*

**MOIA LEGAL SUPPORT CENTER SERVICES IN CBO-MODEL 3 FOR 18 MONTHS** - Renewal - PIN#06921P8338KXLR002 - AMT: \$681,615.00 - TO: Northern Manhattan Improvement Corporation, 45 Wadsworth Avenue, New York, NY 10033-7048.

☛ jy28

**SINGLE ROOM OCCUPANCY (SRO) SVCS AT GEFNER HOLLAND HOUSE** - Required/Authorized Source - PIN#06925R0001010 - AMT: \$6,101,740.00 - TO: Project Renewal Inc., 200 Varick Street, 9th Floor, New York, NY 10014.

Located at 351 West 42nd Street, New York, NY 10036. 305 units.

☛ jy28

### OFFICE OF CONTRACTS

#### ■ INTENT TO AWARD

*Services (other than human services)*

**RESPONSE ALERT LLC FOR PERSONAL EMERGENCY RESPONSE SYSTEMS SERVICES** - Negotiated Acquisition - Other - PIN#06925N0053 - Due 7-29-25 at 3:00 P.M.

The Mayor's Office to End Domestic and Gender-Based Violence (ENDGBV) intends to enter into a NAE contract with Response Alert LLC for PERS services. Provision of PERS is a key component of ENDGBV's Home+ Program, which launched in 2021 and focuses on enhancing housing stability and security for survivors of domestic violence who want to stay in their homes. The Home+ Program aligns with Mayor Adams' Blueprint for Housing our Neighbors released in June 2022, which addresses homelessness and housing instability in several ways, including promoting programs to ensure survivors remain safely housed. It is the first program in NYC, and the United States, that provides survivors with a combination of client-activated alarm systems (i.e., PERS), locksmith services, and supportive case management, all without requiring formal reporting or systems involvement, which can create unintentional barriers for marginalized survivors attempting to access these critical resources.

The goals of Home+ also align with recent City Council Legislation, including Int. 534-A, which codifies several of the core elements of Home+, and Int 153-A, which mandates ENDGBV establish a housing stability program that provides financial assistance to survivors. Taken together, these administrative and legislative developments underscore a growing City interest in the program's goals, services, and potential expansion, including ongoing provision of PERS services. We are requesting this contract extension to realign the PERS contract to avoid gaps in service while we resolicit the program competitively through an RFx process, and we are requesting a funding increase to support both the extended contract period and a period of increased service utilization. Contract Term: 2/1/2025 - 6/30/2026 (17 months). Total Contract Amount: \$525,000.

Procurement and award are in accordance with PPB Rule Section 3-04(b)(2)(iii) for the reasons set forth herein.

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

Human Resources Administration; [ACCOContractPlanning@dss.nyc.gov](mailto:ACCOContractPlanning@dss.nyc.gov)

☛ jy28



## POLICE DEPARTMENT

### MANAGEMENT AND BUDGET

#### ■ AWARD

*Services (other than human services)*

#### FIRE ALARM SYSTEMS MAINTENANCE 1 POLICE PLAZA

- Renewal - PIN# 05620B8152KXLR001 - AMT: \$59,000.00 - TO: AFA Protective Systems Inc., 155 Michael Drive, Syosset, NY 11791.

☛ jy28

## TRANSPORTATION

### FERRIES

#### ■ AWARD

*Services (other than human services)*

#### FERRY TERMINAL BOILER MAINTENANCE - M/WBE

Noncompetitive Small Purchase - PIN# 84125W0056001 - AMT: \$956,100.00 - TO: SOA Service Corporation, 74 Lasalle Drive, Yonkers, NY 10710.

☛ jy28

## YOUTH AND COMMUNITY DEVELOPMENT

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ AWARD

*Human Services/Client Services*

#### RUNAWAY HOMELESS YOUTH - 100 BEDS - Negotiated

Acquisition - Other - PIN# 26025N0192001 - AMT: \$3,179,725.00 - TO: Safe Horizon Inc., 2 Lafayette Street, 3rd Floor, New York, NY 10007.

2-year extension.

☛ jy28

### YOUTH SERVICES

#### ■ AWARD

*Human Services/Client Services*

**NEIGHBORHOOD YOUTH TEAM SPORTS FY26** - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121011 - AMT: \$45,000.00 - TO: Justice Innovation Inc., 520 8th Avenue, 18th Floor, New York, NY 10018.

The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,700,000 of this grant for an opportunity to recruit new providers. It's anticipated the new providers will operate programs between April through September to ensure DYCD is within the grant's award terms.

☛ jy28

*Services (other than human services)*

**EASE INTERVENTION PROGRAM** - Negotiated Acquisition - Other - PIN# 26025N0153002 - AMT: \$155,610.00 - TO: The New School, 66 West 12th Street, New York, NY 10011.

EASE enables a task-sharing model of mental health support, which engages people without a formal background in mental health to develop the necessary skills to support members of their own community experiencing emotional distress.

☛ jy28

## CONTRACT AWARD HEARINGS

### CORRECTION

#### ■ PUBLIC COMMENT

This is a notice that the NYC Department of Correction is seeking comments from the public about the proposed contract below.

**Contract Type:** Subscription

**Contractor:** Alpert's Newspaper Delivery Service

**Contractor Address:** 5 Great Jones Street, New York, NY 10012

**Scope of Services:** Subscription English Language Newspaper

**Maximum Value:** \$1,606,008.30

**Term:** 11/14/2025 through 11/13/2028

**E-PIN:** 07226U0002001

**Procurement Method:** Subscription

**Procurement Policy Board Rule:** Section 1-02 (f)

#### How can I comment on this proposed contract award?

Please submit your comment to [janell.cleary@doc.nyc.gov](mailto:janell.cleary@doc.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on August 1, 2025.

☛ jy28

## ENVIRONMENTAL PROTECTION

#### ■ PUBLIC COMMENT

This is a notice that NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

**Contract Type:** Supply Services Contract

**Contractor:** High Point Construction Group Corp.

**Contractor Address:** 2354 Stillwell Avenue, Brooklyn, NY 11223

**Scope of Services:** Services of Backhoe Loaders with Operating Engineers (Region #1 Manhattan).

**Maximum Value:** \$2,742,697.40

**Term (Start and End Dates):** 1,095 consecutive calendar days

**Renewal Clauses:** 1 renewal.

**E-PIN:** 82625B0015

**Procurement Method:** CSB Best Value

**Procurement Policy Board Rule:** Section 2-11

#### How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/rdCyCT5DEC>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Monday, August 4, 2025.

☛ jy28

This is a notice that NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

**Contract Type:** Supply Services Contract

**Contractor:** Lady Liberty Contracting Corp.

**Contractor Address:** 140 50th Street, Brooklyn NY, 11232

**Scope of Services:** Services of Backhoe Loader with Operating Engineer, Staten Island Region.

**Maximum Value:** \$1,409,940.00

**Term (Start and End Dates):** 1095 consecutive calendar days

**Renewal Clauses:** 1 renewal.

**E-PIN:** 82625B0001

**Procurement Method:** CSB Best Value

**Procurement Policy Board Rule:** Section 2-11

#### How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/sgG7srXb46>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Monday, August 4, 2025.

☛ jy28

This is a notice that NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

**Contract Type:** Supply Services Contract

**Contractor:** Lady Liberty Contracting Corp.

**Contractor Address:** 140 50th Street, Brooklyn, NY 11232

**Scope of Services:** Services of Backhoe Loaders with Operating Engineers (Region #4 Brooklyn)

**Maximum Value:** \$2,558,720.00

**Term:** 1095 consecutive calendar days

**Renewal Clauses:** 1 Renewal

**E-PIN:** 82624B0053

**Procurement Method:** CSB Best Value

**Procurement Policy Board Rule:** Section 2-11

#### How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/E2hdZKZtcR>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Monday, August 4, 2025.

✉ jy28

## PARKS AND RECREATION

### ■ PUBLIC COMMENT

This is a notice that Department of Parks and Recreation is seeking comments from the public about the proposed contract below.

**Contract Type:** General Contract (CT1)

**Contractor:** Partners In Safety Inc

**Contractor Address:** 800 Route 17M, Middletown, New York 10940

**Scope of Services:** Provide Drug & Alcohol Testing for NYC Parks Employees, Citywide

**Maximum Value:** \$481,430.00

**Term:** (5) Years from Order to Work Date

**E-PIN:** 84626W0001001

**Procurement Method:** MWBE Non Competitive Small Purchase

**Procurement Policy Board Rule:** MWBE Non Competitive Small Purchase, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

#### How can I comment on this proposed contract award?

Please submit your comment to [public.commentsdpe@parks.nyc.gov](mailto:public.commentsdpe@parks.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Tuesday, August 5, 2025.

✉ jy28

## AGENCY RULES

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ NOTICE

#### NOTICE OF ADOPTION OF RULE DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of the Department of Citywide Administrative Services by Section 1043 of the New York City Charter and sections 10-172(c) and 10-172(m) of the Administrative Code of the City of New York, that the Department of Citywide Administrative Services hereby adopts the amendments to Chapter 14 of Title 55 of the Official Compilation of the Rules of the City of New York, regarding reimbursing qualifying nonpublic schools for the cost of purchasing certain security services.

A notice of proposed rulemaking was published in the City Record on May 30, 2025. A public hearing was held on June 30, 2025.

#### Statement of Basis and Purpose of Rule

On January 5, 2016, Local Law 2 of 2016 (“the Law”) was enacted. The Law empowers the Mayor of the City of New York (“the Mayor”) to authorize a program that will reimburse qualifying nonpublic schools

for the cost of purchasing certain security services. In a letter dated March 30, 2016, the Mayor authorized this reimbursement program for the 2016-17 school year. The Law also authorizes the Mayor to designate an agency or agencies to administer the reimbursement program. In a letter dated March 10, 2016, the Mayor designated the Department of Citywide Administrative Services (“DCAS”) to administer the Law. Finally, the Law authorizes DCAS to promulgate rules for the administration of the reimbursement program. DCAS is now amending these rules in order to reflect changes in the city’s processing platforms and update per the amendments made by Local Law 4 of 2025 to Local Law 2 of 2016. DCAS received no comments on the proposed rule and has made no changes in the final rule.

The amendment to the rules:

- Adds definitions for Invoice Submission Portal, PASSPort, Qualifying Nonpublic School, and Reimbursement Period, deletes the definition for HHS Accelerator, and updates the definition for School Security Administrator;
- Replaces all references to HHS Accelerator;
- Adds HHS Accelerator Prequalification as a required step in PASSPort;
- Changes the student enrollment requirement from 300 to 150 students to increase the number of schools eligible for reimbursement;
- Changes the application requirement for schools to submit the prior year’s Basic Educational Data System (BEDS) or Student Information Repository System (SIRS) reports for the current school year;
- Allows a School with multiple locations under one BEDS Code to station a Security Guard in any of those locations that satisfies the minimum student enrollment requirements;
- Adds a required document to the application; and
- Removes the requirement for submission of the Budget Task

The rule also includes some minor plain language edits.

DCAS’s authority for these rules is found in sections 811 and 1043 of the New York City Charter and sections 10-172(c) and 10-172(m) of the Administrative Code of the City of New York.

New text is underlined.

Deleted text is [bracketed].

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

Section 1. Section 14-01 of Chapter 14 of Title 55 of the Rules of the City of New York is amended to read as follows:

**Definitions.** As used in this chapter, the following terms have the following meanings. Capitalized terms used in this chapter that are not specifically defined in this section have the same meanings set forth in Administrative Code § 10-172(a).

**Commissioner.** The term “Commissioner” means the Commissioner of the Department.

**Department.** The term “Department” means the Department of Citywide Administrative Services.

[HHS Accelerator. The term “HHS Accelerator” means the office that facilitates, on behalf of the Department, the application process for nonpublic schools that seek to participate in the Reimbursement Program and the payment process for qualifying nonpublic schools that participate in the Reimbursement Program.]

Invoice Submission Portal. The term “Invoice Submission Portal” means the system that facilitates, on behalf of the Department, the invoice submission and reimbursement process for participating Qualified Nonpublic Schools.

PASSPort. The term “PASSPort” means the system that facilitates, on behalf of the Department, the application process for nonpublic schools that seek to participate in the Reimbursement Program.

Qualifying Nonpublic School. The term “Qualifying Nonpublic School” means any nonprofit elementary or secondary school in the city that (a) is other than (1) a school of the city school district of the city of New York, or (2) a school that shares space with a school of the city school district of the city of New York, (b) is providing instruction in accordance with the education law, (c) has been assigned a Basic Educational Data System (BEDS) code by the New York state department of education, or a similar successor identifier, and (d) is serving students in any combination of grades pre-kindergarten through twelve. Such definition shall not include any elementary or secondary school that is (1) eligible for rental assistance from the City

of New York and (2) utilizes such City assistance pursuant to subparagraph (5) of paragraph (e) of subdivision 3 of section 2853 of the education law for the purpose of contracting for the provision of security services during the same school year for which the school receives reimbursements from the Reimbursement Program.

**Reasonable Costs.** The term “Reasonable Costs” means administrative expenses of a Security Guard Company as such term is defined in section 10-172 of the administrative code, including overhead, profit, equipment, supplies and uniform expenses, which are deemed reasonable by the Department. Such reasonable expenses may not exceed twenty-five percent (25%) of the wages earned by the Security Guard Company’s Security Guards at any given school in any given quarter pursuant to the Reimbursement Program.

**Reimbursement Period.** The term “Reimbursement Period” means a twenty-four (24) month period that commences on July 1 of each fiscal year, during which a Qualifying Nonpublic School must submit its invoices for the respective fiscal year. Invoices submitted after the Reimbursement Period has passed shall not be reimbursed. For example, a Qualifying Nonpublic School must submit its invoices for Fiscal Year 2026 between July 1, 2025 and June 30, 2027, and any invoices submitted after June 30, 2027 shall not be reimbursed.

**Reimbursement Program.** The term “Reimbursement Program” means the nonpublic school security guard reimbursement program authorized by the Mayor pursuant to Administrative Code § 10-172(b).

**School Security Administrator.** The term “School Security Administrator” means a person, appointed by the Dean, Principal, Administrator or governing body of a [qualifying nonpublic school] Qualifying Nonpublic School that participates in the Reimbursement Program, who provides on-campus supervision to the Security services (as such term is defined in section 10-172 of the administrative code) provided pursuant to the Reimbursement Program.

§2. Subdivisions (a) through (c) of section 14-03 of chapter 14 of title 55 of the Rules of the City of New York are amended to read as follows:

(a) [HHS Accelerator] PASSPort. Any nonpublic school in the City of New York (hereinafter “school”) that seeks to participate in the Reimbursement Program must first create an account with [HHS Accelerator and complete HHS Accelerator’s business and service applications] PASSPort and complete the HHS Accelerator Prequalification.

(b) *Application.*

(i) After [completing HHS Accelerator’s business and service applications] creating an account in PASSPort and completing the HHS Accelerator Prequalification, a school may access the application to participate in the Reimbursement Program. The application will be on a form prescribed by the Department and will be accessed through [HHS Accelerator] PASSPort. For the [2019-2020] 2025-2026 school year, and for any subsequent school year in which the Reimbursement Program is authorized, the deadline to submit a completed application is May 15, unless the agency determines that due to an event that impacts public safety, which was not foreseen in advance of the May 15 deadline and which compromises the safety of one or more non-public schools, it is appropriate for the application to be due at a later date for one or more nonparticipating schools. This deadline applies to both new and existing schools that wish to participate in the Reimbursement Program. The Department shall use such application to determine whether a school is qualified to participate in the Reimbursement Program.

(ii) The application will require the school to provide the number of students enrolled at the school, which may include pre-kindergarten students who will be four years of age on or before December 1, or who will otherwise be eligible to attend kindergarten in the following school year. To participate in the Reimbursement Program a school must be a Qualifying Nonpublic School pursuant to Administrative Code §10-172(a) and must enroll at least [300] 150 students. The Department will verify all enrollment information with the New York State Education Department as reported by the school on the prior year’s Basic Educational Data Systems (“BEDS”) or Student Information Repository System (“SIRS”) Nonpublic and Public Schools Report for the current school year for which the qualified nonpublic school is seeking reimbursement. A separate application is required from each school instructional site with its own individual BEDS code. [Multiple sites shall not be aggregated under one BEDS code.] A school’s prior year’s BEDS or SIRS enrollment number is considered final for the [corresponding] current school year.

(iii) All questions regarding the submission, uploading, or retention of documents in connection with the application must be submitted to [HHS Accelerator] PASSPort.

(c) [Response. The Department will respond, by regular and electronic mail, to each school that submits a complete application within 30 business days of the submission of the application. The response will

state whether the school qualifies to participate in the Reimbursement Program.] A complete application for the Reimbursement Program [shall consist of] must include:

(i) an organizational chart, which identifies the names and roles of the school’s administrators and the hierarchy of the School;

(ii) [a complete and finalized BEDS form for the current school year, which has been filed with the New York State Education Department (NYSED)]the school’s BEDS form for the prior year, or if the school does not have the prior year’s BEDS form, the letter from NYSED assigning the school its BEDS [number] code;

(iii) a workscope document, which depicts the daily schedule of the school, as well as school closures;

(iv) proof of the School’s non-profit, non-public status in the form of either a School Charter, Board of Regent’s Certificate, or Certificate of Incorporation; [and]

(v) IRS 501(c)(3) Determination Letter which includes the school’s tax identification number[.];

(vi) Attachment B, to be provided by the Department, wherein the school lists all of its locations under the same BEDS code and the enrollment count for each location; and

(vii) a certification from the School stating that the School does not use funding from the City of New York pursuant to subparagraph (5) of paragraph (e) of subdivision (3) of section 2853 of the Education Law for the provision of security services during the same school year that the School receives reimbursements from the NPS Program.

§3. Section 14-04 of chapter 14 of title 55 of the Rules of the City of New York is amended to read as follows:

*Memorandum of Understanding.*

If the Department notifies a school that it qualifies to participate in the Reimbursement Program, the Department shall also provide a Memorandum of Understanding (“MOU”) regarding the school’s participation in the Reimbursement Program. Each school must enter into a MOU with the City of New York, acting by and through the Department, before the school may receive funds through the Reimbursement Program. The MOU [and Budget Task] [shall]must be returned by the School to the Department no later than November 15 of the corresponding year. Failure to timely return the MOU [and Budget Task] to the Department shall result in the forfeiture of the School’s acceptance into the Program for the school year at issue, and the school will need to reapply the following year if it seeks to participate in the Reimbursement Program. Any security expenses incurred by a school from the date of acceptance, but prior to the timely return of the MOU will not be eligible for reimbursement. Upon execution of the MOU, such MOU shall take effect in accordance with applicable law.

§4. Subdivisions (a) and (f) of section 14-07 of chapter 14 of title 55 of the rules of the City of New York are amended to read as follows:

(a) *Number of Guards.*

(i) A school that enrolls between [300] 150 and 499 students may be reimbursed for Allowable Costs with regard to one (1) Security Guard; a school that enrolls between 500 and 999 students may be reimbursed for Allowable Costs with regard to two (2) Security Guards; and a school may be reimbursed for Allowable Costs with regard to an additional Security Guard for each additional 500 students enrolled in such school. Reimbursement for the Security Services provided by each Security Guard during periods of school-related instruction or school-related events may include the cost of different individuals providing Security Services at different times.

(ii) When calculating the number of students enrolled at a school, each school that has been assigned a BEDS code by the New York State Education Department will be considered distinct. The number of students at schools with distinct codes, even if such schools are contractually or otherwise related, will not be [considered] combined for the purposes of determining the number of guards pursuant to this subdivision.

(iii) The Department will adjust payments, including recoupment, based on verification of the school’s enrollment information by the New York State Education Department.

(iv) A school that operates at more than one address under a single BEDS code will be eligible for reimbursement for the allowable costs of a security guard at each such address, provided that student enrollment at each such address satisfies the minimum student enrollment requirements of 150 students as set forth in subdivision (a) of section 14-07 of this chapter, and provided that the location does not share space with a school of the city school district of the city of New York. If no single location under a single BEDS code satisfies the minimum student enrollment requirements of 150 students, the school

is ineligible for reimbursement for the allowable costs of a security guard.

...

(f) *Payments.* The Department shall provide reimbursements on a quarterly basis after receiving satisfactory proof from the school of compliance with the requirements set forth in these Rules. Satisfactory proof must be submitted through [HHS Accelerator] the Invoice Submission Portal, and must include, but shall not be limited to, certified invoices, payroll records, timesheets and, when applicable, an annual report of incidents as required by section 14-05(f) of the Rules. Invoices must be submitted to the Department during the Reimbursement Period for the respective fiscal year. All invoices must be signed by an authorized signatory, or their successor, identified in the application submitted by each school.

§ 5. Subdivision (b) of section 14-08 of chapter 14 of title 55 of the rules of the City of New York is amended to read as follows:

(b) *Submission of Records.* Each school must submit all records supporting its reimbursement claims through [HHS Accelerator] the Invoice Submission Portal including, but not limited to, certified payroll records, invoices, and time sheets, which include the name, address, and unique employee identification number of each Security Guard.

Hon. Louis Molina  
Commissioner

Department of Citywide Administrative Services

Re: Amendment of Rules Relating to Security Assistance  
for Non-Public Schools

No. 2025 RG 035

1. Dear Commissioner Molina:

Pursuant to New York City Charter § 1043 subd. c, the above-referenced rule has been reviewed and determined to be within the authority delegated by law to your agency.

Sincerely,

/s/ Steven L. Goulden

STEVEN GOULDEN  
Senior Counsel  
Division of Legal Counsel

cc: Rei Watanabe (DCAS)

#### STATEMENT OF SUBSTANTIAL NEED FOR EARLY IMPLEMENTATION

I hereby find, pursuant to section 1043(f)(1)(c) of the New York City Charter, that there is a substantial need for earlier implementation of amendment to the rules to reimburse qualifying nonpublic schools for the cost of procuring certain security services.

Sections 10-172(c) and 10-172(m) of the Administrative Code of the City of New York authorize the New York City Department of Citywide Administrative Services to promulgate rules for the administration of a reimbursement program for qualifying nonpublic schools for the cost of procuring certain security services. These rules do so by amending chapter 14 to title 55 of the Rules of the City of New York, which describes the process and procedure by which schools and Security Guard Companies may take part in the program.

There is a substantial need for the early implementation of these amended rules because the amendment opens the program to Charter schools and reduces the student enrollment minimum for all schools from 300 students to 150 students. These changes have more than doubled the number of applications for the program. Earlier implementation of these rules is necessary for schools and Security Guard Companies to have sufficient time to complete the application and selection processes before the program begins.

Dated: July 14, 2025

/s/ Louis A. Molina  
Commissioner

Department of Citywide Administrative Services

Approved:

/s/ Eric Adams  
Mayor

## TRANSPORTATION

### ■ NOTICE

#### Notice of Adoption

**NOTICE OF ADOPTION** relating to amendments of Title 34 of the Rules of the City of New York to allow for the designation of areas of Department of Transportation ("DOT") pedestrian plazas and open streets for the exclusive use of private patrons subject to certain restrictions and the review and approval by DOT.

**NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN** the Commissioner of the New York City DOT by Sections 1043 and 2903(a) of the New York City Charter and in accordance with the requirements of Section 1043 of the New York City Charter that DOT hereby amends Chapter 4 of Title 34 of the Rules of the City of New York.

This rule was first published in the *City Record* on March 24, 2025, and a public hearing was held on April 23, 2025. DOT carefully reviewed the verbal and written comments that were submitted in response to the proposed rule and made the following changes:

- In response to comments that an insufficient amount of public seating would be provided, DOT modified the rule to clarify that in all pedestrian plazas and full closure open streets where concession seating will be permitted, a sufficient amount of public seating will also be provided. DOT also modified the rule to add a definition of "concession seating" to clarify that such seating will be located in only a limited area of a pedestrian plaza or full closure open street.
- In response to comments that hours of operation should be limited, DOT modified the rule to provide that concession seating may only be operated during the hours of 7 a.m. to 11 p.m.
- In response to comments concerning potential conflicts with street cleaning operations, DOT modified the rule to clarify that no seating shall be permanently affixed in the roadway and that concession seating on a full closure open street may not operate at any time when street cleaning rules are in effect.
- Additionally, DOT modified the rule to clarify that the maximum percentage of concession seating area permitted will be determined by the total square footage of all subconcessionaires' concession seating areas in the pedestrian plaza or full closure open street.
- DOT also received comments expressing concern over the "privatization" of public space. The rule makes clear that DOT will be following a well-established concession model resulting in a license that is revocable at will by DOT. Additionally, this concession model will contribute to a public benefit by activating the public space and providing an outdoor dining amenity that will encourage use of the overall public space. Additionally, the pedestrian plaza or open streets partner is required to invest any revenue generated from a subconcession into the operation, management, and maintenance of the pedestrian plaza or open street, therefore revenue generated from outdoor dining subconcessions will contribute to a successful and well-maintained public space.
- DOT also received comments suggesting that DOT add requirements related to public conduct. In response, DOT notes that the existing pedestrian plaza and open streets rules found in sections 4-16 and 4-21 of the Traffic Rules (Chapter 4 of Title 34 of the Rules of the City of New York), respectively, already include requirements related to public conduct in pedestrian plazas and open streets, including but not limited to a prohibition on disorderly behavior and a requirement that any person operating any sound device or apparatus comply with the permit requirements of the New York City Police Department, as applicable. For that reason, no changes were made to this rule as it relates to public conduct.

#### Statement of Basis and Purpose of Adopted Rule

The Commissioner of the New York City Department of Transportation ("DOT") is authorized to promulgate rules regarding parking and traffic operations in the City pursuant to Section 2903(a) of the New York City Charter.

In 2020, DOT promulgated rules to establish a pilot program at five pedestrian plazas to allow up to 20% of all seating in such pedestrian plazas to be reserved for the exclusive use of food establishments and plaza kiosks, subject to DOT review and approval. However, shortly after the adoption of these rules, the COVID-19 pandemic commenced, and this pilot program was not implemented. Rather, during the height

of the pandemic, DOT's pedestrian plazas and DOT's newly established open streets provided expanded space for outdoor dining pursuant to the Mayor's Emergency Executive Order 126, as amended and extended by subsequent Emergency Executive Orders. In pedestrian plazas, outdoor dining was permitted to occupy up to 80% of all seating in such plaza.

Expanded outdoor dining quickly evolved from a pandemic response to a reimagining of the City's streetscape. Outdoor dining in the roadway and sidewalk directly in front of a restaurant was made permanent and subject to citywide design and operational requirements under DOT's Dining Out NYC program. However, outdoor dining in DOT pedestrian plazas and in open streets beyond the area authorized by Dining Out NYC will be managed separately due to the design and management considerations that are specific to these spaces.

Under DOT's pedestrian plaza and open streets programs, DOT may enter into a concession agreement with a pedestrian plaza or open streets partner, which authorizes, among other things, revenue-generating activity to occur through the operation of concessions. The pedestrian plaza or open streets partner is required to invest any revenue generated from a subconcession into the operation, management, and maintenance of the pedestrian plaza or open street. As such, outdoor dining in the form of a subconcession in pedestrian plazas and open streets will provide a mechanism to aid in the delivery of public space amenities to the community.

Pursuant to the New York City Administrative Code sections 19-157(c) and 19-107.1(g), respectively, DOT is amending DOT's pedestrian plaza and open streets rules to authorize partners through their concession agreements with DOT to permit their subconcessionaires to designate an area for exclusive use by its patrons at (i) all DOT designated pedestrian plazas; and (ii) all DOT designated full closure open streets. A full closure open street is a type of open street that is closed to motor vehicle traffic to allow for a range of car-free activities that support local businesses, community organizations, and schools, to create a space for the public to gather.

Through DOT's experience with the pandemic emergency response program, DOT identified challenges in balancing public and private seating due to site geometry and design, and the lessons learned inform DOT's adopted rule. The rule would limit the square footage of area designated for concession seating to a maximum of 33% of the total square footage of such pedestrian plaza or open street. In instances where a "major concession" was approved through the Uniform Land Use Review Procedure, the adopted rule would limit the square footage of area designated for concession seating to a maximum of 50% of the total square footage of such pedestrian plaza or open street. In all instances, the concession seating area would be subject to DOT's review and approval. The adopted rule also clarifies that any concession seating authorized by a concession agreement would not be considered a sidewalk or roadway cafe and therefore would not require a license and revocable consent pursuant to DOT's Dining Out NYC program.

Specifically, the amendments being adopted are as follows:

- Repeal paragraph (9) of subdivision (b) of section 4-16 of chapter 4 of title 34 of the Rules of the City of New York and add a new paragraph (9) in relation to permitting concession seating areas at pedestrian plazas subject to certain restrictions and DOT review and approval; and
- Add a new paragraph (11) of subdivision (c) of section 4-21 of chapter 4 of title 34 of the Rules of the City of New York in relation to permitting concession seating areas at full closure open streets subject to certain restrictions and DOT review and approval.

New material is underlined.

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

**§ 1. Paragraph (9) of subdivision (b) of section 4-16 of chapter 4 of title 34 of the Rules of the City of New York, relating to the use of certain pedestrian plazas, is REPEALED and a new paragraph (9) is added, to read as follows:**

**(9) Concession Seating.**

- (i) Subject to the Department's prior written approval, a pedestrian plaza partner may permit a subconcessionaire to designate a portion of the total square footage of such pedestrian plaza for concession seating, provided that the total square footage of all such subconcessionaires' concession seating shall not exceed 33% of the total square footage of the pedestrian plaza. Notwithstanding the previous sentence, if a major concession is approved pursuant to sections 197-c and 197-d of the New York City Charter, the total square footage of all such subconcessionaires' concession seating shall not exceed 50% of the total square footage of the pedestrian plaza.

(ii) If the Department approves concession seating at a pedestrian plaza pursuant to this paragraph, the Department or its pedestrian plaza partner must maintain seating for public use at such pedestrian plaza. The amount of seating for public use shall be determined by the Department, in consultation with the pedestrian plaza partner, upon consideration of factors such as pedestrian demand for seating for public use, adjacent land uses, public programming areas, permanent seating for public use including but not limited to fixed benches, and the approved pedestrian plaza site plan that is posted on the Department's website.

(iii) A pedestrian plaza partner may only permit a subconcessionaire to operate concession seating, inclusive of setting up and breaking down, packing up, or otherwise clearing such concession seating, during the hours of 7 a.m. to 11 p.m.

(iv) In the absence of a pedestrian plaza partner, this paragraph does not preclude the Department from designating concession seating at a pedestrian plaza.

(v) Such concession seating does not require a license and revocable consent nor is it considered a "sidewalk cafe" or "roadway cafe" as defined in subchapter 1 of chapter 1 of Title 19 of the New York City Administrative Code.

(vi) Definitions. For purposes of this paragraph, the following terms have the following meanings:

Concession seating. The term "concession seating" means an area in a pedestrian plaza designated for exclusive use by a concessionaires' or subconcessionaires' customers or patrons. Subconcessionaire. The term "subconcessionaire" means an entity that has entered into an agreement with a pedestrian plaza partner that is authorized by the Department and subject to Title 12 of the Rules of the City of New York.

**§ 2. Subdivision (c) of section 4-21 of chapter 4 of Title 34 of the Rules of the City of New York is amended by adding a new paragraph (11), to read as follows:**

**(11) Concession Seating.**

(i) Subject to the Department's prior written approval, an open streets partner may permit a subconcessionaire at a full closure open street, as defined in paragraph (ii) of subdivision (a) of this section, to designate a portion of the full closure open street for concession seating, provided that the total sum of the square footage of all such subconcessionaires' concession seating shall not exceed 33% of the total square footage of the full closure open street. Notwithstanding the previous sentence, if a major concession is approved pursuant to sections 197-c and 197-d of the New York City Charter, the total square footage of all such subconcessionaires' concession seating shall not exceed 50% of the total square footage of the full closure open street.

(ii) If the Department approves concession seating at a full closure open street pursuant to this paragraph, the Department or its open streets partner must maintain seating for public use at such full closure open street. The amount of seating for public use shall be determined by the Department, in consultation with the open streets partner, upon consideration of factors such as pedestrian demand for seating for public use, adjacent land uses, public programming areas, and existing seating for public use including but not limited to fixed benches. Nothing in this paragraph shall permit any seating to be permanently affixed in the roadway.

(iii) An open streets partner may only permit a subconcessionaire to operate concession seating, inclusive of setting up and breaking down, packing up, or otherwise clearing such concession seating, during the hours of 7 a.m. to 11 p.m. Notwithstanding the previous sentence, an open streets partner shall not permit a subconcessionaire to operate concession seating at any time when street cleaning rules are in effect.

(iv) In the absence of an open streets partner, this paragraph does not preclude the Department from designating such concession seating at a full closure open street.

(v) Such concession seating does not require a license and revocable consent nor is it considered a "sidewalk cafe" or "roadway cafe" as defined in subchapter 1 of chapter 1 of Title 19 of the New York City Administrative Code.

(vi) Definitions. For purposes of this paragraph, the following terms have the following meanings:

Concession seating. The term "concession seating" means an area in a full closure open street designated for exclusive use by a concessionaires' or subconcessionaires' customers or patrons. Subconcessionaire. The term "subconcessionaire" means an entity that has entered into an agreement with an open streets partner

that is authorized by the Department and subject to Title 12 of the Rules of the City of New York.

☛ jy28

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

ADJUSTMENT IN HUDSON YARDS DISTRICT IMPROVEMENT BONUS CONTRIBUTION AMOUNT

As provided in Section 93-31 of the Zoning Resolution of the City of New York, the required contribution amount per square foot of bonused floor area available through the District Improvement Fund Bonus in the Special Hudson Yards District has been increased from \$165.22 per square foot to \$169.68 per square foot as of August 1, 2025.

In accordance with Section 93-31, this increase is based on the change in the Consumer Price Index for All Urban Consumers (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics. The CPI change for the period between July 1, 2024 and July 1, 2025 was an increase of 2.7 percent.

This increased contribution amount per square foot of bonused floor area applies to all contributions pursuant to Section 93-31 received on or after August 1, 2025, until such time as the amount is further modified in accordance with the Zoning Resolution.

Daniel R. Garodnick  
Chair  
City Planning Commission

☛ jy28

OFFICE OF THE MAYOR

■ NOTICE

NYC OER Voluntary Cleanup Program Applications

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 166-10 Hillside Avenue, Queens, NY. Site No. 25CVCP028Q is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 341 10th Street, Brooklyn, NY. Site No. 24CVCP036K is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 418–422 Van Brunt Street, Brooklyn, NY. Site No. 25CVCP034K is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 2683 Atlantic Avenue, Brooklyn, NY. Site No. 25CVCP050K is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 5308 Revere Avenue, Bronx, NY. Site No. 25CVCP047X is assigned to this project.

Information regarding these sites, including site cleanup plans, can be found on the OER EPIC document repository: <https://a002-epic.nyc.gov/app/search/advanced>.

The public comment period on the cleanup plans runs for 30 days. Please send comments to NYC OER, 100 Gold Street, 2nd Floor, New York, NY 10038 or call 212-788-8841.

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CHANGES IN PERSONNEL

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 06/06/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
CUEVAS	FRANCES	E	B0087	\$133112.0000	APPOINTED	YES	05/18/25	740	
DAVISON	RACHEL		1003B	\$103742.0000	INCREASE	NO	03/02/25	740	
DEGNAN	KELLY		51221	\$82370.0000	INCREASE	NO	05/21/25	740	
DIAZ	LILIANY		56057	\$55000.0000	APPOINTED	YES	05/21/25	740	
ELHAMMOUMI	TOURAYA		54513	\$49474.0000	INCREASE	YES	04/29/25	740	
ESPINOZA	LUIS	M	10062	\$138659.0000	INCREASE	NO	04/01/25	740	
ESPOSITO	NICOLE	M	56057	\$53544.0000	RESIGNED	YES	05/01/25	740	
FELIX TCHICAYA	ALETH		56058	\$60733.0000	RESIGNED	YES	05/04/25	740	
FLIGHT	LAYLA	S	56058	\$60733.0000	APPOINTED	YES	05/18/25	740	
GADDY	KAMRA	A	54483	\$49762.0000	APPOINTED	YES	05/18/25	740	
GARCIA	JENNIFER	C	56056	\$45000.0000	APPOINTED	YES	05/18/25	740	
GARCIA	YOLANDA		56057	\$43033.0000	APPOINTED	YES	05/23/25	740	
GETHING	ISLA		56058	\$85280.0000	APPOINTED	YES	05/13/25	740	
GOLD	ALIZA		51221	\$82370.0000	INCREASE	NO	05/09/25	740	
GRADY	ASHLEY	C	60888	\$45409.0000	RESIGNED	YES	05/27/25	740	
GURVICH	LYUDMILA		40526	\$61131.0000	RETIRED	NO	05/26/25	740	
HANNA	MANAL		10080	\$140684.0000	INCREASE	NO	05/18/25	740	
HE	JIA		1262D	\$106549.0000	RESIGNED	YES	05/25/25	740	
HECTOR	MYRIAM		56058	\$60733.0000	APPOINTED	YES	05/04/25	740	
HEILIG	MARISSA		51222	\$82370.0000	APPOINTED	YES	05/18/25	740	
IFILL	MALISSA	P	10033	\$138659.0000	APPOINTED	NO	04/27/25	740	
JACKSON	CHARIZMA		56056	\$36510.0000	APPOINTED	YES	05/22/25	740	
JARGER	RENNATA	R	56057	\$53544.0000	RESIGNED	YES	05/11/25	740	
JEAN JUSTE	EVELYNE		31047	\$62677.0000	APPOINTED	YES	05/21/25	740	
JEAN-JACQUES	CHANTEL		56058	\$60733.0000	APPOINTED	YES	05/11/25	740	
JONES	YARMESE		56057	\$43033.0000	APPOINTED	YES	05/18/25	740	
JOSEPH	ANITA		56073	\$69662.0000	APPOINTED	YES	05/18/25	740	
KEYA	PHAMIDA	A	21744	\$109330.0000	APPOINTED	YES	05/22/25	740	
KIM	DO	Y	51221	\$80200.0000	APPOINTED	YES	05/06/25	740	
KING	NICOLETT		56058	\$74733.0000	APPOINTED	YES	05/18/25	740	
LAWSON	LEONETTE	M	54483	\$49762.0000	APPOINTED	YES	05/11/25	740	
LAYNE	ERIKA		52501	\$147141.0000	INCREASE	YES	05/18/25	740	
LEWIS	DARREN		54512	\$43636.0000	INCREASE	YES	12/18/24	740	
LOGAN	TERRICA		54512	\$43636.0000	INCREASE	YES	09/05/24	740	
LOPEZ	ARACELIS	C	56057	\$75550.0000	RETIRED	YES	04/11/25	740	
LOPEZ	MILAGROS		1263A	\$110830.0000	RETIRED	NO	05/23/25	740	
MERCEDES	LEONEL		54513	\$49474.0000	INCREASE	YES	04/29/25	740	
MILLER	RAHEEM		1003B	\$108973.0000	INCREASE	NO	05/18/25	740	
MINAYA	ADELENY		56057	\$43033.0000	APPOINTED	YES	05/18/25	740	
MOORE	HORACE	L	56058	\$82975.0000	RESIGNED	YES	02/05/25	740	
MORENO	CAROLINA		56057	\$43033.0000	APPOINTED	YES	05/18/25	740	
MORENO	MARIO		54503	\$39950.0000	APPOINTED	YES	04/03/25	740	
POMERO	CASSANDR		56073	\$69662.0000	RESIGNED	YES	05/05/25	740	
RENDON	SABINA		54504	\$42138.0000	APPOINTED	YES	04/22/25	740	
ROMANGER	JOSHUA	A	56057	\$49486.0000	APPOINTED	YES	05/20/25	740	
SAMPSON	PAULETTE	N	56057	\$49486.0000	RESIGNED	YES	08/19/24	740	
SCALES	MONIQUE		10031	\$205533.0000	INCREASE	NO	05/06/25	740	
SHEPS	CYNTHIA		B0087	\$124448.0000	RESIGNED	YES	05/18/25	740	
SIGUAS KOLLIAS	DIANA		50910	\$75652.0000	RESIGNED	YES	11/06/24	740	
SINGH	KULBIR		10035	\$99889.0000	APPOINTED	YES	05/18/25	740	
SOHN	MICHAEL	S	82986	\$230000.0000	APPOINTED	YES	05/11/25	740	

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 06/06/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
SOLTERO	CARMEN	I	56056	\$41988.0000	RESIGNED	YES	04/27/25	740	
STARCHILD	CHRISTIN	M	10031	\$118224.0000	INCREASE	NO	05/18/25	740	
SUECOFF	STACEY	A	53040	\$95.5100	APPOINTED	YES	05/06/25	740	
TANG	ZUO BIN		1006B	\$100786.0000	RESIGNED	NO	05/12/25	740	
TAYLOR	JOHN	D	54483	\$57142.0000	RESIGNED	NO	05/06/25	740	
VERDEJO	YARITZA	Z	56058	\$70542.0000	APPOINTED	YES	05/11/25	740	
VERNON	BRANDON		56058	\$69844.0000	APPOINTED	YES	05/13/25	740	
WALCOTT	GABRIELL	A	95050	\$59364.0000	APPOINTED	YES	05/20/25	740	
WHARWOOD	KAILA		56057	\$49486.0000	APPOINTED	YES	05/18/25	740	
WILSON	BRITTNEY	J	56058	\$72777.0000	RESIGNED	YES	05/10/25	740	
WILSON	DOREEN	M	10031	\$110000.0000	APPOINTED	NO	05/18/25	740	
WOLFF	SAMANTHA		51221	\$82370.0000	APPOINTED	YES	05/18/25	740	
WOODS MARSHALL	SONJA	L	60888	\$81947.0000	RETIRED	NO	05/17/25	740	
ZHAO	YUNFENG		56058	\$90200.0000	APPOINTED	YES	05/20/25	740	

DEPARTMENT OF PROBATION FOR PERIOD ENDING 06/06/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
ALEXANDER	SAMANTHA	A	1002D	\$145000.0000	APPOINTED	YES	05/18/25	781	
BRAMWELL	KAREN	S	56058	\$75000.0000	RESIGNED	YES	05/14/25	781	
CARGILL	ASHLEY	S	12626	\$87954.0000	APPOINTED	YES	05/11/25	781	
CHARLES	PHYLICIA	M	30087	\$122933.0000	RESIGNED	YES	05/29/25	781	
CUEVAS	FRANCES	E	95005	\$160000.0000	RESIGNED	YES	05/18/25	781	
FLEMING	JOHN		51810	\$90994.0000	RETIRED	NO	05/29/25	781	
HUNTLEY	EBONY	L	06688	\$82320.0000	APPOINTED	YES	05/18/25	781	
JAVAD	FAREKH		51810	\$61386.0000	RESIGNED	YES	05/13/25	781	
LAVAYEN	WANDA	J	51810	\$61386.0000	RESIGNED	NO	05/04/25	781	
LINDQUIST	B'YONCA	S	51860	\$76573.0000	PROMOTED	NO	01/29/24	781	
MOORE	CLARENCE	A	51810	\$52824.0000	RESIGNED	NO	06/02/24	781	
SINGLETON	SHAWNESE	L	51810	\$62386.0000	RESIGNED	NO	05/25/25	781	
VELEZ	EFREM		10124	\$78180.0000	APPOINTED	NO	05/18/25	781	
WILLIAMS	WOODY	W	51810	\$63386.0000	RESIGNED	NO	04/25/25	781	

DEPARTMENT OF BUSINESS SERV.  
FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABREU	GISELLE	06884	\$90000.0000	APPOINTED	YES	05/18/25	801
ALYAMANI	REHAB M	56057	\$31.7500	INCREASE	YES	02/23/25	801
FLORES	DANIEL	56058	\$64081.0000	RESIGNED	YES	05/18/25	801
FREDE	NAVARRE S	56058	\$60889.0000	APPOINTED	YES	05/27/25	801
HALL	CLYDE J	56058	\$75000.0000	APPOINTED	YES	05/18/25	801
JIMENEZ	ALEXIE R	56058	\$83000.0000	APPOINTED	YES	05/27/25	801
MALLORY	SARAH M	06875	\$234029.0000	APPOINTED	YES	05/27/25	801
THOMAS	KINA N	1000C	\$98625.0000	RESIGNED	NO	05/21/25	801
YANG	MATILDE	56058	\$68000.0000	APPOINTED	YES	05/11/25	801

HOUSING PRESERVATION & DVLPMNT  
FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AGYEIWAH-OMANE	FELICIA A	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
ALEXANDER	AMY E	9556A	\$135000.0000	INCREASE	YES	05/18/25	806
BAKER	CHARDE J	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
BEAZER	BRIANNA	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
CHANCAV	CARLOS J	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
DISLA BENCOSME	AMBAR E	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
DOTTIN	AMARIS	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
FIGUEROA	ANTONIO	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
FRY	PATRICK J	9556A	\$115000.0000	APPOINTED	YES	05/25/25	806
GUZMAN SILVA	CHRISTOP A	56058	\$60889.0000	APPOINTED	YES	05/25/25	806
HOLLINGTON	TALIA S	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
KEARNEY	SHAWN H	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
LEE	TANISHA J	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
LEE-ITTAH	ALEXANDR J	56058	\$87500.0000	RESIGNED	YES	05/21/25	806
LEWIS	CHANTLELL	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
LEWIS	KERRY-AN K	40526	\$53584.0000	INCREASE	YES	04/06/25	806
LO	WAI IAN	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
MAHADEO	NEVIN K	56058	\$60889.0000	APPOINTED	YES	05/25/25	806
MAJOR	ASHLEY	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
MCKOY	ANDREA I	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
MORABITO	MICHAEL H	56057	\$49615.0000	TERMINATED	YES	04/04/25	806
MOYER	TODD L	30087	\$92446.0000	APPOINTED	YES	05/25/25	806
MUNOZ ESPINOZA	CATHELYN L	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
NELSON	KIMBERLY M	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
PASETTI	TERESA	10252	\$57204.0000	RETIRED	NO	05/24/25	806
SASS	ASHANNA C	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
SELEMAN SR	SOBHY R	31670	\$71594.0000	RESIGNED	YES	05/18/25	806
SINGH	GURPREET	12202	\$43468.0000	APPOINTED	YES	05/25/25	806
STEPHENSON	KATRINA	56058	\$70022.0000	APPOINTED	YES	05/25/25	806
VARGAS	MELINA	56058	\$60889.0000	APPOINTED	YES	05/25/25	806
WALLACE	CALEB	56057	\$49615.0000	APPOINTED	YES	05/25/25	806
WARREN	KOKISHA D	56058	\$70022.0000	APPOINTED	YES	05/25/25	806

DEPARTMENT OF BUILDINGS  
FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ANASTASOPOULOU	MARIA	31622	\$71581.0000	APPOINTED	YES	05/28/25	810
BASHEER	DILSHAD	1002A	\$95051.0000	APPOINTED	NO	05/04/25	810
COLLAZO	JULIO J	31622	\$71581.0000	APPOINTED	YES	05/18/25	810
CRAUS	ALEXANDR C	31622	\$81533.0000	INCREASE	NO	05/18/25	810
D'ADAMO	OLIVIA A	10234	\$19.0000	APPOINTED	YES	05/27/25	810
ELSADEK	AHMED M	31622	\$81533.0000	INCREASE	YES	05/18/25	810
ERHARD	ABBE	30087	\$95450.0000	APPOINTED	YES	05/18/25	810
FAUNTILERROY	LAVERNE	10251	\$47100.0000	RESIGNED	YES	05/16/25	810
HINDS	RUDO K	31623	\$74935.0000	RESIGNED	YES	05/30/25	810
IBACACHE	NICHOLAS S	1002A	\$95051.0000	APPOINTED	NO	05/04/25	810
KANDPAL	KOMAL	10232	\$26.2300	APPOINTED	YES	05/27/25	810
KHAN	MD NAZMU H	31622	\$81533.0000	INCREASE	NO	05/18/25	810
KIM	TARA H	10232	\$26.2300	APPOINTED	YES	05/27/25	810
KOPEC	ADRIAN	10234	\$19.0000	APPOINTED	YES	05/27/25	810
LERMAN	NICOLE F	31169	\$54756.0000	RESIGNED	YES	05/18/25	810
LIU	WEI CHEN	10234	\$19.0000	APPOINTED	YES	05/27/25	810
MATTER	MINA M	31622	\$71581.0000	APPOINTED	YES	05/27/25	810
MCGOWAN	KAYLEE A	54748	\$86994.0000	APPOINTED	YES	05/27/25	810
MICHELOTTI	NICOLE	10232	\$26.2300	APPOINTED	YES	05/27/25	810
MUHAMMAD-GRAHAM	KALEB L	10234	\$19.0000	APPOINTED	YES	05/27/25	810
NAQVI	SYED A	20215	\$87701.0000	APPOINTED	NO	04/13/25	810
NUGENT	KARIM	1002A	\$95051.0000	APPOINTED	NO	05/04/25	810
PHILLIPS JR	LOUIS S	31622	\$81533.0000	INCREASE	NO	05/18/25	810
PINTO	JAIME	31622	\$81533.0000	RESIGNED	YES	05/22/25	810
RANI	BROMINA	10232	\$26.2300	APPOINTED	YES	05/27/25	810
RAZHBERG	SEMYON	20215	\$116637.0000	INCREASE	NO	03/02/25	810
SHAO	HONGYUAN	1000A	\$116637.0000	APPOINTED	NO	05/18/25	810
STEWART	CORA E	10232	\$26.2300	APPOINTED	YES	05/27/25	810
SUBAIR	BASIRAT F	1002A	\$95051.0000	APPOINTED	NO	05/04/25	810
TSOULOU	IOANNA	21744	\$118480.0000	DECREASE	YES	05/25/25	810
VASQUEZ	KIRA M	10234	\$19.0000	APPOINTED	YES	05/27/25	810
VAZGRYNA	TATSIANA	31121	\$66114.0000	APPOINTED	YES	05/18/25	810
WILLIAMS III	BARNELL B	31622	\$71581.0000	APPOINTED	YES	05/28/25	810

DEPT OF HEALTH/MENTAL HYGIENE  
FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABREU	GISELLE	10124	\$95275.0000	RESIGNED	NO	05/18/25	816
ACEVEDO JR	WILLIAM	91212	\$51726.0000	RESIGNED	NO	03/26/25	816
ALKOZAI	NOORIA	06843	\$16.7500	INCREASE	YES	12/29/24	816
ALSHOBAKI	ABDULAZI M	21744	\$97728.0000	RESIGNED	YES	05/20/25	816
ANWAR	TASNIA	56058	\$68889.0000	APPOINTED	YES	05/18/25	816
BEGUM	TANJINA	31215	\$51460.0000	APPOINTED	YES	05/18/25	816

BERKELEY	LATOYA K	56058	\$94521.0000	APPOINTED	YES	05/18/25	816
BERNIER	SANDRA	51195	\$27.7100	APPOINTED	YES	05/18/25	816
BLAUNER	MOSE S	21849	\$60269.0000	APPOINTED	YES	05/27/25	816
BRADBURY	ELLEN E	06853	\$77477.0000	APPOINTED	YES	05/27/25	816
BRAZOBAN BURGOS	LIA Y	06843	\$16.7500	INCREASE	YES	12/29/24	816
BREHON	TERRENCE	56057	\$61000.0000	RESIGNED	YES	05/18/25	816
CASTELBLANCO	DONNA G	21744	\$109330.0000	APPOINTED	YES	05/18/25	816
CHAN	SARAH S	10209	\$21.4000	APPOINTED	YES	05/27/25	816
CHANCE	OTISHA O	06843	\$16.7500	INCREASE	YES	12/29/24	816
CHENG	JOHN R	21744	\$109330.0000	APPOINTED	YES	05/18/25	816
CHOW	CHRISTOP Y	21514	\$81750.0000	INCREASE	NO	05/18/25	816
CLEVELAND	LASHANN C	1007E	\$102982.0000	PROMOTED	NO	05/18/25	816
COOK	TOYA T	51110	\$68176.0000	RESIGNED	NO	05/27/25	816
DAVIS	RENEE E	56057	\$49615.0000	APPOINTED	YES	05/27/25	816
DELSSOIN PENA	RICHARD C	06843	\$16.7500	RESIGNED	YES	05/30/25	816
DIALLO	SOUAIBOU	06843	\$16.7500	INCREASE	YES	12/29/24	816
DIAMARA	FATOUAT M	06843	\$16.7500	INCREASE	YES	12/29/24	816
DISTEFANO	TERESA A	21849	\$62014.0000	APPOINTED	YES	05/18/25	816
DOUGLAS	FTONA N	10251	\$51796.0000	APPOINTED	YES	05/27/25	816
FARZANA	NAHID	56057	\$49615.0000	APPOINTED	YES	05/18/25	816
FERRER	NOAH P	10209	\$21.4000	APPOINTED	YES	05/27/25	816
FITZGERALD	KEVIN G	60888	\$62372.0000	APPOINTED	NO	05/18/25	816
FLORES-GARCIA	YARILLI	06843	\$16.7500	INCREASE	YES	12/29/24	816
FRIEDMAN	REBECCA A	21744	\$109330.0000	APPOINTED	YES	05/18/25	816
GUERRA	BARBARA	5100B	\$39.0900	RETIRED	YES	05/20/25	816
GUO	RUITONG	10209	\$20.9000	APPOINTED	YES	05/20/25	816
GUZMAN	ANTHONY	21744	\$97728.0000	RESIGNED	YES	05/31/25	816
HSIAO	CHIENWEN	1000B	\$97000.0000	INCREASE	NO	05/18/25	816
INNISS	CHAYANNE C	06843	\$16.7500	INCREASE	YES	12/29/24	816
IZAMPUE	ELIZABET E	21744	\$97728.0000	INCREASE	YES	05/18/25	816
JAGABATTULA	MAHESHA	21849	\$62014.0000	APPOINTED	YES	05/18/25	816
JEROME	DANIEL L	56057	\$49615.0000	APPOINTED	YES	05/18/25	816
JOSEPH	JOYA A	51613	\$85998.0000	RESIGNED	YES	05/19/25	816
KOPPING	ERIK J	21744	\$122004.0000	RESIGNED	YES	05/29/25	816
KUZMYAK	NANCY G	56057	\$23.6100	RETIRED	YES	05/22/25	816
LAM	HON E	13632	\$140027.0000	RETIRED	NO	05/31/25	816
LEE	JEFFREY	8298D	\$103497.0000	INCREASE	YES	05/11/25	816
LEVINE	JULIE L	10209	\$19.3000	RESIGNED	YES	05/22/25	816
LIN	HAIFEI	10124	\$68672.0000	APPOINTED	YES	05/18/25	816
LOUIE	TRACEY K	83052	\$63732.0000	APPOINTED	YES	05/27/25	816
LULGURAJ	PORTIA D	21849	\$58372.0000	APPOINTED	YES	05/19/25	816
MADOR	ELLEN M	21744	\$109330.0000	APPOINTED	YES	05/18/25	816
MAGNO	DAVE	1006D	\$139259.0000	RESIGNED	NO	05/18/25	816
MANSRAM	MARIA	06843	\$16.7500	INCREASE	YES	12/29/24	816
MATHURIN II	EARL J	06843	\$16.7500	INCREASE	YES	12/29/24	816

DEPT OF HEALTH/MENTAL HYGIENE  
FOR PERIOD ENDING 06/06/25

		TITLE						
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MEI	SHELLY		51181	\$81612.0000	INCREASE	YES	05/18/25	816
MEJIA SOTO	AIDA	V	10209	\$21.4000	APPOINTED	YES	05/27/25	816
MERCADO-FORD	EARLINE	F	06843	\$16.7500	RESIGNED	YES	03/12/25	816
MERCER	RALPH		10124	\$98191.0000	INCREASE	NO	05/25/25	816
MILLER	ELYSE	C	5100C	\$92389.0000	APPOINTED	NO	05/18/25	816
PADIA	DAYSHA	N	31220	\$78226.0000	RESIGNED	YES	05/13/25	816
PAULE	PATTI	C	40561	\$68959.0000	RESIGNED	YES	05/31/25	816
PEREZ	NEIFI	D	06843	\$16.7500	INCREASE	YES	12/29/24	816
PERSAUD	ERIC	J	56058	\$70022.0000	DISMISSED	YES	05/17/25	816
PHILLIPS	DWIGHT	J	13632	\$106071.0000	INCREASE	NO	05/18/25	816
PITT	ANDREW	N	90510	\$53987.0000	RESIGNED	NO	05/13/25	816
POON	DONNA	C	51001	\$84036.0000	RESIGNED	NO	05/16/25	816
PRIETO PRIETO	FRANCISC	E	56056	\$42092.0000	APPOINTED	YES	05/18/25	816
RAMPARSHAD	PARVE		06843	\$16.7500	RESIGNED	YES	01/03/25	816
REYES	ANNETTE	A	51613	\$85998.0000	APPOINTED	YES	05/18/25	816
REYNOLDS	SEAN	P	21849	\$62014.0000	APPOINTED	YES	05/18/25	816
RICE	ERICA		60888	\$49615.0000	APPOINTED	NO	05/18/25	816
RIVERA	SARAI	E	52613	\$72033.0000	APPOINTED	NO	05/18/25	816
SECK	KHADY		56057	\$49615.0000	APPOINTED	YES	05/18/25	816
SHIVCHARAN-SING	CHRISTIN		31215	\$51460.0000	APPOINTED	YES	05/18/25	816
SIDDALINGAIAH	SONUM	C	10209	\$20.9000	RESIGNED	YES	05/15/25	816
SINTHIA	NUSRATJA		06843	\$16.7500	INCREASE	YES	12/29/24	816
STEIN	MICHELLE	A	52613	\$65920.0000	RESIGNED	YES	12/19/24	816
THILL	ZOEY	L	53040	\$87.8300	APPOINTED	YES	05/18/25	816
TIPPINS	BARBARA		56057	\$49615.0000	INCREASE	YES	05/11/25	816
TROTTER	JOANNE		40501	\$58799.0000	APPOINTED	NO	05/25/25	816
VALDEZ VIZCAINO	KATHERIN	X	10124	\$75791.0000	INCREASE	YES	05/18/25	816
VASQUEZ-CORTE	JENNIFER	A	06843	\$16.7500	INCREASE	YES	12/29/24	816
WANG	ANNI		10209	\$18.3000	RESIGNED	YES	05/20/25	816
WHITE	JENNIE	S	56057	\$49615.0000	APPOINTED	YES	05/27/25	816
WHITEFIELD	STELLA	O	10209	\$19.8000	APPOINTED	YES	05/28/25	816
WONG	JONATHAN	M	12626	\$76577.0000	APPOINTED	NO	12/22/24	816
YAO	HANG CHU		60888	\$77025.0000	APPOINTED	NO	05/18/25	816
ZERN	ADRIA	C	21744	\$122034.0000	APPOINTED	YES	05/18/25	816