

CELEBRATING OVER 150 YEARS



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### CITY PLANNING

#### MEETING

#### PUBLIC NOTICE OF A SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 26DCP070K)

**NOTICE IS HEREBY GIVEN** that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Baobab Village** proposal (CEQR Number 26DCP070K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

**A public scoping meeting has been scheduled for Thursday, January 22, 2026 at 2:00 P.M.** To continue to allow for broad public

participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the "Calendar" page of DCP's website: <https://www.nyc.gov/content/planning/pages/calendar>.

**To dial into the meeting** to listen by phone you may call

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 213-338-8477
- 253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 817 6638 4530
- Password: 341154
- [The Participant ID can be skipped by pressing #]

**For technical support** during the meeting you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above DCP Website link and will be made available on the day of the scoping meeting.

Written comments will be accepted by 5:00 P.M., Monday, February 2, 2026. They can be submitted via email to [26DCP070K\\_DL@planning.nyc.gov](mailto:26DCP070K_DL@planning.nyc.gov) or mailed to Evren Ulker-Kacar, AICP, Deputy Director,

Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, New York 10271, Evren Ulker-Kacar, AICP Deputy Director, by calling (212) 720-3493 or by emailing [eulker@planning.nyc.gov](mailto:eulker@planning.nyc.gov). In addition, to view the Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP: Baobab Village and select Public Documents, then "Draft Scope of Work\_26DCP070K" and "EAS\_26DCP070K." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

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. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Wednesday, January 7, 2026.

The Applicant, St. Paul Community Baptist Church Inc., is seeking zoning map amendment from R5, R5/C1-2 to R7A, R8A, R8A/C2-4, R8X, R8X/C2-4 affecting Block 4353, Lots 12, 13, 14, 15, 21, 25, and 26 ("Projected Development Site 1"); Block 4354, Lots 12, 13, 14, 15, 16, 24, 26, 33, 38, 56, 57, 58, and 59 ("Projected Development Site 2"); Block 4354, Lots 1 and 62 ("Projected Development Site 3"); and Block 4354, Lots 8, 10, 60, and 61 and Block 4353, Lot 27 (other "Non-Applicant Owned Parcels") (collectively the "Proposed Rezoning Area") in East New York, Community District 5; and a zoning text amendment to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas of the New York City Zoning Resolution (ZR) to establish the Proposed Rezoning Area as an MIH Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of the applicant-owned Projected Development Sites 1 and 2 with two mixed-use buildings include a new state-of-the-art church, 100% affordable housing, and local retail uses (the "Proposed Project"), in the East New York neighborhood of Brooklyn Community District 5. The Proposed Rezoning Area is generally bounded by Linden Boulevard to the north, Schenck Avenue to the east, Stanley Avenue to the south, and Van Siclen Avenue to the west.

In addition and separately, the Applicant is seeking public financing from the NYC Department of Housing and Preservation Development (HPD) Extremely Low and Low-Income Affordability (ELLA) program to facilitate the Proposed Development which is intended to be fully income-restricted.

The Proposed Project would include a total of 889,850 gross square feet (gsf), comprising 759,749 gsf of residential use (826 income-restricted dwelling units [DUs]), 25,500 gsf of community facility use, 12,500 gsf of local retail use, and 92,101 gsf of below-grade parking (185 parking spaces). Projected Development Site 1 would comprise 205,828 gsf of development, including 135,134 gsf of residential use (199 income-restricted DUs), 25,500 gsf of community facility use for the new St. Paul Community Baptist Church, and 45,194 of below-grade parking (79 spaces). Projected Development Site 2 would comprise 684,022 gsf of development, including 624,615 gsf of residential use (627 income-restricted DUs), 12,500 gsf of local retail use, and 46,907 gsf of below-grade parking (106 spaces). The proposed mixed-use building on Projected Development Site 1 would include 11 stories with a maximum building height of 115 feet, while the proposed mixed-use building on Projected Development Site 2 would include 11 to 17 stories with a building height that ranges between 115 and 175 feet.

In addition to the Proposed Project, the Proposed Actions are also anticipated to facilitate the redevelopment of the non-applicant owned Projected Development Site 3 with a 16-story, 175-foot-tall, 77,512-gsf, mixed-use building including 73,012 gsf of residential use (75 DUs, 15-23 of which would be income-restricted pursuant to MIH depending on the option selected), and 4,500 gsf of local retail use.

Specifically, the Proposed Actions include:

- **Zoning map amendments to:**
  - Rezone Projected Development Site 1 from an R5 District to an R7A District;
  - Rezone Projected Development Site 2 from an R5 District and C1-2 Commercial Overlay to:

- an R8X District along Linden Boulevard:
  - ✦ extending 105 feet southward from such street line from the midpoint of the block towards Hendrix Street; and
  - ✦ extending 200 feet southward from such street line from the midpoint of the block towards Schenck Avenue;
- Eliminate the C1-2 Commercial Overlay;
- Establish a C2-4 Commercial Overlay along Stanley Avenue measuring 100 feet from such frontage;
- Establish an R7A District extending towards the midblock and measuring 100 feet from Stanley Avenue and 105 feet from Linden Boulevard; and
- Establish an R8A District on the remainder of Projected Development Site 2.
- Rezone Projected Development Site 3 and the Non-Applicant Owned Parcels, from an R5 District and C1-2 Commercial Overlay to
  - an R8X District along Linden Boulevard extending 200 ft southward from such street line along Schenck Avenue;
  - a C2-4 Commercial Overlay along Linden Boulevard extending 105 ft southward from such street line;
  - a R7A District to include Lot 27; and
  - Eliminate the existing C1-2 Commercial Overlay on Lot 27.
- **Zoning text amendment** to amend Appendix F of the ZR to establish an MIH area coterminous with the Proposed Rezoning Area.

The Proposed Actions would facilitate the construction of 901 DUs, 20-30% (181-272 DUs) of which would be permanently affordable pursuant to MIH program requirements depending on the option selected. However, as noted above, the Applicant intends to provide 100% affordable housing on Projected Development Sites 1 and 2, which would result in 841-849 income-restricted dwelling units.

Absent the Proposed Actions, the future No-Action scenario assumes the as-of-right redevelopment of Projected Development Sites 1 and 2 with two 5-story, 55-foot-tall, mixed-use buildings comprising a total of 312,387 gsf including 213,000 gsf of residential use (193 market rate DUs), 7,860 gsf of local retail use, 29,000 gsf of community facility use, and 62,707 gsf of parking (185 spaces). For the remainder of the Proposed Rezoning Area, which is not under the control of the Applicant, a continuation of existing conditions is assumed. For Projected Development Site 3, this includes the existing medical office building (community facility use) and parking lot; and for the Non-Applicant Owned Parcels this includes the current mix of residential use and vacant land.

The Proposed Actions would result in an incremental increase of 652,775 gsf of development, comprising: 619,761 gsf of residential use (708 DUs), 7,834 gsf of local retail use, 29,394 sf of accessory parking; and a decrease of 5,700 gsf of community facility use. The Proposed Actions would result in an increment of 841-849 income-restricted DUs. The Applicant intends to construct the Proposed Development (Projected Development Sites 1 and 2) as 100 percent affordable. Pursuant to the MIH program, 20 to 30 percent of the residential floor area (166-248 DUs) would be permanently affordable depending on which MIH Option is mapped. The Proposed Actions would result in a net increase of 2,053 residents and 51 workers.

The Analysis Year for the Proposed Actions is 2031.

Accessibility questions: [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov), by: Wednesday, January 7, 2026, 5:00 P.M.



◀ d23

## 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, January 7, 2026, 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/content/planning/pages/calendar>

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

877 853 5247 US Toll-free

888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: 618 237 7396

[Press # to skip the Participation ID]

Password: 1

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

## BOROUGH OF BROOKLYN

Nos. 1 - 3

**20 BERRY STREET**

No. 1

CD 1

C 240271 ZMK

**IN THE MATTER OF** an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, by changing from an M1-1 District to an M1-2 District property bounded by North 13<sup>th</sup> Street, Berry Street, North 12<sup>th</sup> Street, and a line 250 feet southeasterly of Wythe Avenue, as shown on a diagram (for illustrative purposes only) dated September 15, 2025, and subject to the conditions of CEQR Declaration E-858.

No. 2

CD 1

N 240272 ZRK

**IN THE MATTER OF** an application submitted by Mihata Corp., pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to 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

\* \* \*

#### 74-90

#### ADDITIONAL PERMITS

\* \* \*

#### 74-94

#### Industrial Business Incentive Areas

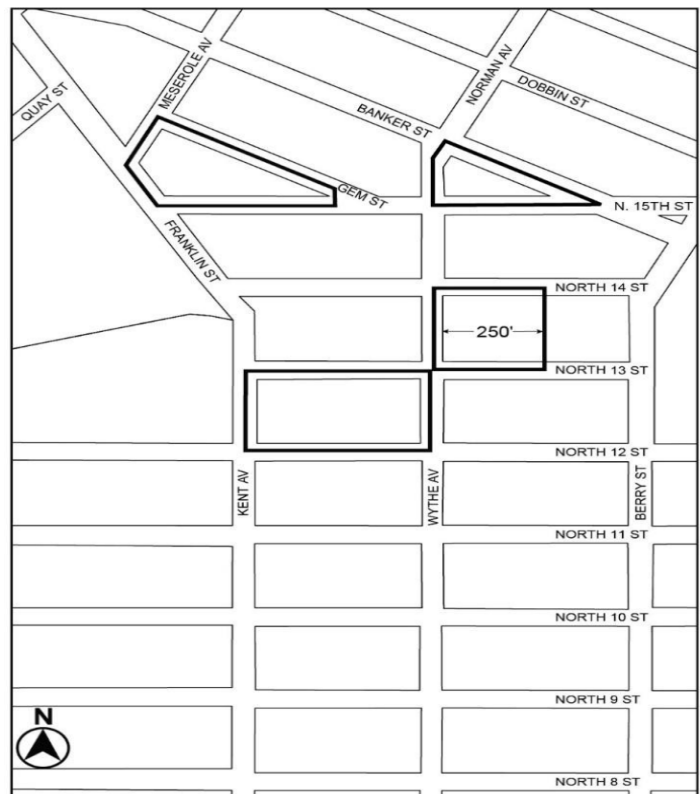
\* \* \*

#### 74-948

#### Maps of Industrial Business Incentive Areas

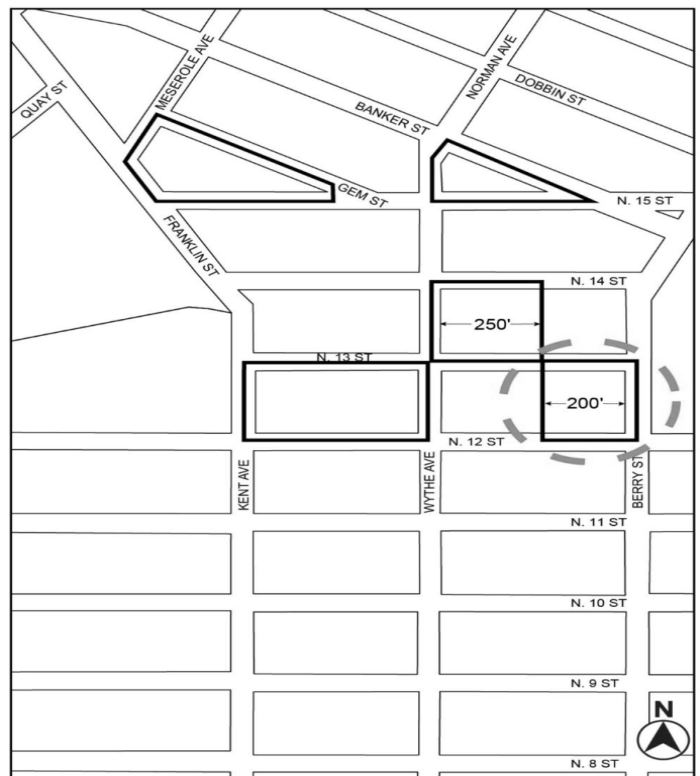
Map 1: Brooklyn

[EXISTING MAP]



Industrial Business Incentive Area

[PROPOSED MAP]



Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

\* \* \*

**No. 3****CD 1****C 240273 ZSK**

**IN THE MATTER OF** an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-94 of the Zoning Resolution to allow an increase in the maximum permitted floor area in accordance with Section 74-943 (Permitted floor area increase) for a development occupied by Business-Enhancing uses and Incentive uses and, in conjunction therewith, to modify publicly accessible open space design requirements of Section 37-70 (PUBLIC PLAZAS), to modify the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), and to modify the loading berth requirements of Section 44-50 (OFF-STREET LOADING REGULATIONS), in connection with a proposed 10-story building within an Industrial Business Incentive Area\*, on property located at 20 Berry Street (Block 2283, Lots 25, 28, 31, 33, 35, 38, 41 and 43), in an M1-2\*\* District.

\*Note: A zoning text amendment is proposed to Section 74-948 (Maps of Industrial Business Incentive Areas) under a concurrent related application (N 240272 ZRK) for a zoning text change.

\*\*Note: The site is proposed to be rezoned by changing from an existing M1-1 District to an M1-2 District under a concurrent related application for a Zoning Map change (C 240271 ZMK).

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

**BOROUGH OF MANHATTAN****No. 4****1727 AMSTERDAM AVENUE — HILL TOP APARTMENTS****CD 9****C 260071 HAM**

**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 1727 Amsterdam Avenue (Block 2060, Lot 1) as an Urban Development Action Area; and
  - b. an Urban Development 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 nine-story mixed use building containing approximately 200 income restricted housing units and community facility space, Borough of Manhattan, Community District 9.

**BOROUGH OF STATEN ISLAND****No. 5****ARDEN HEIGHTS WOODS STREAM RESTORATION (BMP AH-2)****CD 3****C 250335 PQR**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at Block 5733, Lot 1; Block 5735, Lot 156; and Block 5776, Lot 70 to facilitate stormwater Best Management Practices (BMPs), Borough of Staten Island, Community District 3.

**BOROUGH OF QUEENS AND BROOKLYN****Nos. 6 and 7****DEP NEWTOWN CREEK CSO TUNNEL****No. 6****Citywide****C 260063 PCY**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of properties listed and as specified below, Borough of Brooklyn, Community District 1 and Queens, Community Districts 2 and 5, and for site selection of such properties for a combined sewer overflow (CSO) retention system.

SEE ATTACHED TABLE - Table 1: Proposed Actions and Affected Properties on the ZAP Search record here: <https://zap.planning.nyc.gov/projects/2025Y0129>. Navigate to the project page in ZAP and select "Public Documents", select "2025Y0129\_Dockets\_1", and click "260063PCY\_dkt".

**No. 7****Citywide****C 260064 PSY**

**IN THE MATTER OF** an application submitted by the Department

of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of properties located in Brooklyn, Community District 1 at 1 Kingsland Avenue (Block 2508, Lot 1), Scholes Street (Block 2962, Lot 1), and Varick Avenue (Block 2962, Lot 15); and in Queens, Community District 2 at 49 Street (Block 2575, Lot 26), Maspeth Avenue (Block 2575, Lot 140), Laurel Hill Blvd (Block 312, Lot 17), and 56 Road (Block 2552, Lot 75); and in Queens Community District 5 at 55-04 Maspeth Avenue (Block 2610, Lot 530) and Maspeth Avenue (Block 2610, Lot 550), for a combined sewer overflow (CSO) retention system.

**NOTICE**

On January 7, 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 New York City Department of Environmental Protection (DEP) and the New York City Department of Citywide Administrative Services (DCAS) (the "Applicants"). The New York City Department of Environmental Protection (DEP) is the CEQR Lead Agency for the environmental review. The Applicants are seeking a series of land use actions including site selection of a capital project and acquisition of property as well as the acquisition of permanent surface and subterranean easements at several properties for long-term maintenance and security (the "Proposed Actions") in Brooklyn Community District 1 and Queens Community Districts 2 and 5. Construction and operation of a combined sewer overflow (CSO) tunnel and additional infrastructure to reduce the volume of CSO entering Newtown Creek, under the Newtown Creek CSO Storage Tunnel project constitutes the "Proposed Project". The Proposed Actions would facilitate the Proposed Project which may require property leasing during various stages of construction and includes the CSO tunnel along with diversion chambers, drop shafts, conveyance sewers, new outfalls, and odor control systems. The proposed CSO storage tunnel would be at a depth ranging from 80-130 feet below existing ground surface, and approximately 26 feet in diameter. The tunnel alignment would run from a site in Brooklyn (on the southern side of the Creek) near Whale Creek and the Newtown Creek WRRF, east under the Creek into the Blissville neighborhood of Queens, continuing south and east along Review Avenue, underneath the Kosciuszko Bridge toward the Maspeth section of Queens, then curving south and then west into Brooklyn. In addition to the tunnel, the Proposed Project would include a tunnel dewatering pump station (TDPS), diversion facilities at outfalls BB-026, NCQ-077, NCB-083, and NCB-015 to divert CSOs from the outfalls to the tunnel, and a new gravity diversion sewer to connect outfall BB-026 to the tunnel. Construction of the diversion facility at BB-026 would be facilitated by the acquisition of easements. Acquisition of the TDPS site would not be required since it is a City-owned property (currently being used by DSNY). In total, the Proposed Project would affect up to 99 properties: 9 properties are City-owned and require only site selection approval, and 90 properties are privately owned and require both site selection and acquisition approval. Of the up to 90 properties requiring both site selection and acquisition approval, 4 require fee simple acquisition (for the diversion facilities at NCQ-077, NCB-083, and NCB-015), up to 83 require subterranean easements along the proposed tunnel and gravity diversion sewer alignments (including one property that also requires both acquisition of a permanent surface easement and a temporary construction easement, and one property that also requires acquisition of a temporary construction easement), and 3 properties require both acquisition of permanent surface and temporary construction easements (but no subterranean easement). The fee simple acquisition, property leasing, and establishment of subterranean and surface easements would be facilitated by the proposed acquisition action under ULURP. The Build Year is 2040.

The Proposed Project may require several other actions, including approval by local entities such as the NYC Landmarks Preservation Commission (LPC), New York City Public Design Commission, New York City Department of Transportation (DOT) Office of Construction Mitigation and Coordination (OCMC); state entities such as the New York State Department of State (NYSDOS), New York State Office of General Services (NYSOGS), New York State Department of Environmental Conservation (NYSDEC), New York State Historic Preservation Office (SHPO), Metropolitan Transit Authority (MTA); and federal entities such as the U.S. Environmental Protection Agency (EPA), Coastal Zone Management Act, U.S. Army Corps of Engineers (USACE), United States Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS), and the Advisory Council on

**Historic Preservation.**

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, January 20, 2026.

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. 24DEP053Y.

**BOROUGH OF BROOKLYN****No. 8****BEVERLEY SQUARE WEST HISTORIC DISTRICT****CD 14****N 260209 HKK**

**IN THE MATTER OF** a communication dated December 4, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the Beverley Square West Historic District designation, designated by the Landmarks Preservation Commission on November 25, 2025. (Designation List No. 547/LP-2692). The Beverley Square West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Beverley Road and Argyle Road, continuing easterly along the southern curblin of Beverley Road, across Rugby Road and Marlborough Road, to a point on a line extending northerly from the eastern property line of 237 Marlborough Road; southerly along said line and the eastern property lines of 237 through 339 Marlborough Road; westerly along the southern property line of 339 Marlborough Road and a line extending to the western curblin of Marlborough Road; southerly along the western curblin of Marlborough Road to a point on a line extending easterly from the southern property line of 352 Marlborough Road; westerly along said line and the southern property line of 352 Marlborough Road; southerly along the eastern property lines of 341 through 353 Rugby Road; westerly along the southern property line of 353 Rugby Road and a line extending to the eastern curblin of Rugby Road; northerly along the eastern curblin of Rugby Road to a point on a line extending easterly from the southern property line of 324 Rugby Road; westerly along said line, the southern property lines of 324 Rugby Road and 309 Argyle Road, and a line extending to the western curblin of Argyle Road; southerly along the western curblin of Argyle Road to the northern curblin of Cortelyou Road; westerly along the northern curblin of Cortelyou Road to a point on a line extending southerly from the western property line of 364 Argyle Road; northerly along said line and the western property lines of 364 through 226 Argyle Road; easterly along the northern property line of 226 Argyle Road and a line extending across Argyle Road to the eastern curblin of Argyle Road; and northerly along the eastern curblin of Argyle Road to the point of beginning, Borough of Brooklyn, Community District 14.

**No. 9****DITMAS PARK WEST HISTORIC DISTRICT****CD 14****N 260210 HKK**

**IN THE MATTER OF** a communication dated December 4, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the Ditmas Park West Historic District designation, designated by the Landmarks Preservation Commission on November 25, 2025. (Designation List No. 547/LP-2693). The Ditmas Park West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Dorchester Road and Westminster Road, continuing easterly along the southern curblin of Dorchester Road across Argyle Road, Rugby Road, and Marlborough Road to a point on a line extending northerly from the eastern property line of 443 Marlborough Road; southerly along said line and the eastern property lines of 443 through 501 Marlborough Road, and a line extending to the northern curblin of Ditmas Avenue; westerly along the northern curblin of Ditmas Avenue across Marlborough Road, Rugby Road, Argyle Road, to the northeastern corner of Ditmas Avenue and Westminster Road; northerly along the eastern curblin of Westminster Road to a Landmarks Preservation Commission point on a line extending easterly from the southern property line of 518 Westminster Road; westerly along said line and the southern property line of 518 Westminster Road; northerly along the western property lines of 518 to 456 Westminster Road; easterly along the northern property line of 456 Westminster Road and a line extending to the eastern curblin of Westminster Road; and northerly along the eastern curblin of Westminster Road to the point of beginning, Borough of Brooklyn, Community District 14.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov,  
212-720-3366, by: Tuesday, December 30, 2025, 5:00 P.M.



d22-ja7

**ENVIRONMENTAL PROTECTION****■ PUBLIC HEARINGS**
**NOTICE OF PUBLIC HEARING AND OPPORTUNITY  
TO COMMENT ON DRAFT ENVIRONMENTAL IMPACT  
STATEMENT**
**Newtown Creek Combined Sewer Overflow (CSO) Storage  
Tunnel Project**
**Project Identification**

CEQR No. 24DEP053Y  
SEQRA Classification: Type I  
ULURP Nos: 260063PCY,  
260064PSY  
Brooklyn, Community District 1  
Queens, Community District 2  
and 5

**Lead Agency**

New York City Department of  
Environmental Protection  
Bureau of Environmental  
Planning and Analysis  
59-17 Junction Blvd, 11<sup>th</sup> Floor  
Flushing, NY 11373

**NOTICE IS HEREBY GIVEN THAT** a public hearing will be held as detailed below for the Newtown Creek Combined Sewer Overflow (CSO) Storage Tunnel Project. The purpose of the public hearing is to provide the public with the opportunity to comment on the Draft Environmental Impact Statement (DEIS) for the Newtown Creek CSO Storage Tunnel Project, which received a Notice of Completion on September 5, 2025 and was made available through CEQR Access: <https://a002ceqraccess.nyc.gov/ceqr/> (search CEQR # 24DEP053Y).

**A public hearing on the DEIS is being held in conjunction with the public hearing on the associated Uniform Land Use Review Procedure (ULURP) on January 7, 2026, at 10:00 A.M. at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, NY 10271. Written comments on the Draft Environmental Impact Statement can be submitted to the contact addresses below or online at <https://bit.ly/4g8eDvc> through 5:00 P.M. Tuesday, January 20, 2026. To allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing both in-person and remotely.**

To join the meeting remotely, visit the "Calendar" page of the New York City Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/calendar> and select "View Calendar" for the meeting information. Instructions on how to participate and comment remotely, as well as materials relating to the hearing, will be posted on the Department's website on the day of the Public Hearing, no later than 1 hour prior to the hearing.

If you would like to participate and/or register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below.

(877) 853-5247 (Toll-free)  
(888) 788-0099 (Toll-free)  
(213) 338-8477 (Toll)  
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, to participate in the meeting. 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 by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

**Project Description**

To improve water quality in Newtown Creek in accordance with the 2005 Order on Consent and the Long-Term Control Plan (LTCP), DEP is proposing a 3.26-mile-long tunnel with storage volume of 50 million gallons to divert overflows at the four largest CSO outfalls. The Proposed Project includes construction of diversion facilities for the four outfalls to convey wet-weather flows to the tunnel, a gravity diversion sewer to connect the diversion facility at outfall BB-026 to the tunnel, and a tunnel dewatering pump station (TDPS) and discharge pipe to convey stored sewer overflows to the Newtown Creek Wastewater Resource Recovery Facility (WRRF), located in the

Greenpoint neighborhood of Brooklyn.

The proposed CSO storage tunnel would be approximately 26 feet in outer diameter and at a depth ranging from 80 to 130 feet below existing ground surface. The downstream terminus of the tunnel is located at the end of Kingsland Avenue in Brooklyn (on the southern side of Newtown Creek) near Whale Creek and the Newtown Creek WRRF; this site would contain the TDPS. From the TDPS on the south side of Newtown Creek, the tunnel would follow an alignment east under the Creek into the Blissville neighborhood of Queens. At this location north of Newtown Creek, a new gravity diversion sewer would be constructed to connect outfall BB-026 to the tunnel. The tunnel alignment would continue south and east along Review Avenue and the Kosciuszko Bridge toward the Maspeth neighborhood of Queens, where it would connect to outfall NCQ-077. From outfall NCQ-077, the tunnel alignment would curve south and then west into Brooklyn, to connect to outfall NCB-083. Finally, the tunnel alignment would continue south and connect to outfall NCB-015, located near English Kills. The tunnel would be constructed at a constant slope to allow gravity flow from the eastern extent of the tunnel at outfall NCB-015 to the TDPS site at Whale Creek.

The Proposed Project would result in a significant reduction in CSOs from four outfalls which contribute the majority of the CSO discharges to Newtown Creek. The reduction of CSO volume, combined with the removal of accumulated sediments to improve flow at the outfall sites, would help to improve water quality and aquatic habitat within Newtown Creek. By improving water quality, the Proposed Project would also meet some of the goals of the Superfund remediation of Newtown Creek, as outlined in the EPA Record of Decision (ROD) related to CSO discharges.

#### Required State or Federal Approvals

Implementation of the Proposed Project would require federal, state, and local permits/approvals. In particular, land use approvals are required that are subject to review under ULURP, including site selection of a capital project and acquisition of property. The Proposed Project is a major capital project, which involves site selection of all properties affected by the Proposed Project under the New York City Charter. Currently, construction of the Proposed Project is expected to require full fee simple acquisition of up to four properties to facilitate construction of the proposed diversion facilities at NCQ-077, NCB-083, and NCB-015. The acquisition of permanent surface and subterranean easements is also expected to be required at several properties for long-term maintenance and security.

#### Contact:

David Lee, Senior Project Manager  
New York City Department of Environmental Protection  
Bureau of Environmental Planning and Analysis  
Email: nctunneleis@dep.nyc.gov

The Notice of Completion and the DEIS may be obtained by any member of the public from: CEQR Access, <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 24DEP053Y).

This Notice has been prepared pursuant to Part 617, Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act).

Accessibility questions: [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov);  
(212) 720-3366, by: Tuesday, December 30, 2025, 5:00 P.M.



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## 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, January 6, 2026, 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 Elizabeth Le, Community and Intergovernmental Affairs Associate, at [ele@lpc.nyc.gov](mailto:ele@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or

meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/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.

#### **1130 Grand Concourse - Grand Concourse Historic District** **LPC-26-03586** - Block 2462 - Lot 42 - **Zoning: R8/C1-4**

##### **CERTIFICATE OF APPROPRIATENESS**

A Classical Revival style institutional building designed by Leo Stillman and built in 1925-26. Application is to alter the façade and stairs, install signage and construct a rear yard mechanical addition.

#### **362 Clinton Street - Cobble Hill Historic District** **LPC-26-04038** - Block 324 - Lot 55 - **Zoning: R6**

##### **CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1843. Application is to construct a rear yard addition.

#### **1219 Dean Street - Crown Heights North Historic District** **LPC-25-11523** - Block 1207 - Lot 61 - **Zoning: R6**

##### **CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style rowhouse with Renaissance Revival style details, designed by Albert E. White and built c. 1891. Application is to legalize the replacement of stained-glass windows without Landmarks Preservation Commission permit(s).

#### **628 Carlton Avenue - Prospect Heights Historic District** **LPC-26-04636** - Block 1157 - Lot 32 - **Zoning: R7A, R6B, C2-4**

##### **CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style rowhouse designed by William Flanagan and built in 1871. Application is to construct a bay window and a rooftop addition.

#### **40 Hampton Place - Crown Heights North Historic District** **LPC-25-10880** - Block 1251 - Lot 66 - **Zoning: R6**

##### **CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style two-family duplex designed by William Debus and built c. 1907. Application is to construct a rear yard addition.

#### **139 Franklin Street - Tribeca West Historic District** **LPC-26-04779** - Block 179 - Lot 66 - **Zoning: C6-2A, TMU**

##### **CERTIFICATE OF APPROPRIATENESS**

An early twentieth-century commercial style warehouse with neo-Renaissance style elements designed by Maynicke and Franke and built in 1909. Application is to replace entrance and storefront infill, modify a loading dock and canopy, demolish a rear extension and modify the rear façade and construct a rooftop addition.

#### **309 Clayton Road- Governors Island Historic District** **LPC-26-05390** - Block 1 - Lot 10 - **Zoning: R3-2, C4-1, GI**

##### **CERTIFICATE OF APPROPRIATENESS**

A chapel-built c. 1942. Application is to construct a deck, modify openings, and install canopy poles.

#### **41-43 Mercer Street - SoHo-Cast Iron Historic District** **LPC-25-07016** - Block 474 - Lot 20 - **Zoning: M1-5/R7X**

##### **CERTIFICATE OF APPROPRIATENESS**

A store and storehouse building designed by Henry Fernbach and built in 1868, and a one-story garage. Application is to demolish the garage (no. 41) and construct a new building, combine the buildings, and replace storefront infill and construct rooftop and rear yard additions at no 43.

#### **22 East 10th Street - Greenwich Village Historic District** **LPC-26-01550** - Block 567 - Lot 17 - **Zoning: C1-7/R7-2**

##### **CERTIFICATE OF APPROPRIATENESS**

A rowhouse built in 1844. Application is to alter the front façade, construct a rear yard addition, and rooftop additions, and excavate the rear yard.

#### **109 Waverly Place - Greenwich Village Historic District** **LPC-26-05562** - Block 553 - Lot 34 - **Zoning: R6**

##### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1840. Application is to install a stoop gate.

#### **111 West 57th Street - Individual and Interior Landmark** **LPC-26-03172** - Block 1010 - Lot 7507 - **Zoning: C5-3, C5-1, MID**

**CERTIFICATE OF APPROPRIATENESS** A neo-Georgian style reception room and hallway designed by Warren and Wetmore and built in 1924-1925. Application is to remove a curved display window vitrine.

#### **45 Tudor City Place - Tudor City Historic District** **LPC-24-11041** - Block 1335 - Lot 22 - **Zoning: R10, C1-5**

**CERTIFICATE OF APPROPRIATENESS** Tudor Revival style apartment hotel designed by Fred F. French Company and built in 1926-1927. Application is to establish a master plan governing the future installation of windows and louvers.

**1185 Park Avenue - Expanded Carnegie Hill Historic District**  
**LPC-26-05841** - Block 1522 - Lot 1 - **Zoning: R8B, R10, P1**

**CERTIFICATE OF APPROPRIATENESS**

A neo-Gothic style apartment house designed by Schwartz & Gross and built in 1928-29. Application is to modify a masonry opening, create masonry openings and install louvers.

**133 East 95th Street - Expanded Carnegie Hill Historic District**  
**LPC-26-03782** - Block 1524 - Lot 112 - **Zoning: R8B**

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse originally built in 1889-90, and later altered in the Neo-Federal style by Clinton, Russell & Clinton in 1932. Application is to construct a rear yard addition and modify masonry openings.

d19-ja5

## PARKS AND RECREATION

### ■ PUBLIC HEARINGS

**NOTICE OF A JOINT PUBLIC HEARING** of the Franchise and Concession Review Committee and the New York City Department of Parks & Recreation ("NYC Parks") to be held on January 12, 2026, at 255 Greenwich Street, 8th Floor, New York, NY 10007 commencing at 2:30 P.M. relative to:

**INTENT TO AWARD** as a concession a License Agreement ("License") to Flushing GC LLC for the Renovation, Operation, and Maintenance of the Pitch and Putt Golf Facility in Flushing Meadows Corona Park, Queens. The License will provide for a fifteen (15) year term.

Compensation under the License will be as follows:

The greater of the annual minimum fee versus the annual percentage of gross receipts broken down as follows:

Payment to the City will be as follows:

Years 1-5: \$5,000 guaranteed. 2% of all gross receipts on or above \$1,000,000. 5% of all gross receipts on or above \$1,500,000 (excluding juniors and mini golf).

Years 6-10: \$6,000 guaranteed. 2% of all gross receipts on or above \$1,300,000. 5% of gross receipts on or above \$1,800,000 (excluding juniors and mini golf).

Years 11-15: \$7,000 guaranteed. 2% of all gross receipts on or above \$1,600,000. 5% of all gross receipts on or above \$2,100,000 (excluding juniors and mini golf).

Written testimony may be submitted in advance of the hearing electronically to [fcrc@mocs.nyc.gov](mailto:fcrc@mocs.nyc.gov). All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

A draft copy of the agreement may be obtained at no cost by any (or all) of the following ways:

1. Submit a written request to NYC Parks at [mallory.mrozinski@parks.nyc.gov](mailto:mallory.mrozinski@parks.nyc.gov) from 12/23/2025 through 1/12/2026.
2. Submit a written request by mail to NYC Department of Parks and Recreation, Concessions Unit, 830 Fifth Avenue, Room 407, New York, NY 10065. Written requests must be received by 1/12/2026. For mail-in request, please include your name, return address, and License # Q99-J-GC.
3. Download from NYC Parks website at <https://www.nycgovparks.org/opportunities/concessions/rfps-rfbs-rfeis> from 12/23/2025 through 1/12/2026.

The agenda and related documentation for the hearing will be posted on the MOCS website at <https://www.nyc.gov/site/mocs/opportunities/franchises-concessions.page>

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

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## PROPERTY DISPOSITION

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

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

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

The City of New York in partnership with GovDeals.com posts vehicle and heavy machinery auctions online every week at: <https://www.govdeals.com/en/nyc-dcas-fleet>.

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

For help with registration or for general questions, please contact the GovDeals customer support team at 844-704-0367 or [osr@govdeals.com](mailto:osr@govdeals.com).

n14-my3

## 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

### ■ AWARD

*Services (other than human services)*

#### MWBE WRITTEN TRANSLATION & GRAPHIC PRODUCTION

MOIA - M/WBE Noncompetitive Small Purchase - PIN# 85625W0061001 - AMT: \$529,460.00 - TO: Eriksen Translations Inc., 360 Court Street, Unit 37, Brooklyn, NY 11231.

To provide services for written translation; multilingual print production; website localization services (through a third party system); translation review; and additional related language services that may include but are not limited to audio/video recordings of in-language content, transcription, and subtitling.

☛ d23

## CONSUMER AND WORKER PROTECTION

### FINANCIAL EMPOWERMENT

### ■ AWARD

*Services (other than human services)*

#### WORKSHOP CONTENT FOR MIDDLE SCHOOL STUDENTS

- M/WBE Noncompetitive Small Purchase - PIN# 86626W0006001 - AMT: \$95,000.00 - TO: Success-ID LLC, 28-27 46th Street, Suite 2L, Astoria, NY 11103.

Vendor to provide Youth Financial Empowerment Workshop Content for Middle School and other related tasks. The anticipated term of the contract is from September 2025 to June 30, 2026.

☛ d23

## CORRECTION

### CENTRAL WAREHOUSE DIVISION

### ■ AWARD

*Goods*

RIOT HELMETS - M/WBE Noncompetitive Small Purchase - PIN# 07226W0005001 - AMT: \$1,000,000.00 - TO: Edge Electronics Inc., 75 Orville Drive, Suite 2, Bohemia, NY 11716-2525.

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## DESIGN AND CONSTRUCTION

### ■ AWARD

*Construction / Construction Services*

HWS2024R1 - INSTALLATION OF SIDEWALKS, ADJACENT CURBS AND PEDESTRIAN RAMPS, STATEN ISLAND - Competitive Sealed Bids - PIN# 85025B0040001 - AMT: \$4,441,817.00 - TO: Long Island Concrete Inc., 21510 Hempstead Avenue, Queens Village, NY 11420.

Special Case Determination not applicable - As per PPB Rule 3-01 (b) using Preferred Method - Competitive Sealed Bidding awarded to lowest bid.

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## ENVIRONMENTAL PROTECTION

### WASTEWATER TREATMENT

### ■ AWARD

*Construction / Construction Services*

MARINE TRANSPORT. OF LIQUID SLUDGE - Renewal - PIN# 82625E8003KXLR001 - AMT: \$8,442,000.00 - TO: Spectraserv Inc., 75 Jacobus Avenue, Kearny, NJ 07032.

2024-MV-EMTS: Marine Transportation of Liquid Sludge from and to Various Department of Environmental Protection Wastewater Resource Recovery Facilities and Passaic Valley Sewerage Commission.

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## HOUSING PRESERVATION AND DEVELOPMENT

### ENS CONSTRUCTION

### ■ AWARD

*Construction / Construction Services*

IMM EMERG DEMO 3056 GERRITSEN AV., BK - Emergency Purchase - PIN# 80626E0003001 - AMT: \$311,026.00 - TO: Granite Environmental LLC, 847 Shepherd Avenue, Brooklyn, NY 11208.

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## OFFICE OF NEIGHBORHOOD STRATEGIES

### ■ SOLICITATION

*Services (other than human services)*

CONSULTING SERVICES FOR SECTION 8 - Competitive Sealed Proposals - Other - PIN# 80625P0003 - Due 2-20-26 at 2:00 P.M.

The Department of Housing Preservation and Development (HPD), through the Office of Housing Access and Stability (HAS) is seeking the services of a consultant to provide support and technical assistance related to the implementation of new initiatives and the continued implementation of improvements in its rental subsidy program operations. The consultant will provide consulting services to the Department of Housing and Urban Development's rules and regulations HAS anticipates utilizing about 775 consulting hours annually and a total of around 3,100 hours over a four-year contract period of time leading to a budget estimate of \$650,000. Interested participants can respond to the RFP by submitting a response in PASSPort. EPIN: 80625P0003. Link to the Public Portal for More Information: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public) If you require assistance with creating a PASSPort account or responding to the RFP, please visit <https://www.nyc.gov/site/mocs/passport/articles/respond-opportunities.page> or submit an inquiry to the MOCS Service Desk.

A Special Case Determination is not applicable pursuant to PPB Rule 3-10(a), as the procurement is being conducted through PASSPort using the Competitive Sealed Proposal procurement method and citywide bidders list.

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## HUMAN RESOURCES ADMINISTRATION

### ■ INTENT TO AWARD

*Human Services / Client Services*

TRANSITIONAL HOUSING AND SUPPORT SERVICES FOR DV SURVIVORS - Renewal - PIN# 06921P8373KXLR001 - Due 12-31-25 at 5:00 P.M.

HRA/DSS intends to renew one (1) contract with the contractor that currently provides to DV survivors. The term of contract renewal will be from 4/1/2026 - 3/31/2030. Anyone having comments on the performance of the contractor, or the proposed renewal of the contract may contact Ronald Berkowitz by phone. This notice is for informational purposes only.

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, 150 Greenwich Street, 43rd Floor,  
New York, NY 10007. Ronald Berkowitz (929) 221-7231;  
Berkowitzr@hra.nyc.gov*

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#### ■ AWARD

*Services (other than human services)*

**HCSP VENDORS CPA AUDITS LOT #5** - M/WBE Noncompetitive Small Purchase - PIN# 06926W0012001 - AMT: \$216,000.00 - TO: Benjamin A Montgomery, CPA, 84 Bonita Vista Road, Mount Vernon, NY 10552.

The cost to provide service for the contract period was projected to be \$216,000. Benjamin A. Montgomery CPA's bid is \$213,200 which is below the projected amount. Therefore, the price from Benjamin A. Montgomery CPA is considered fair and reasonable. Agency PIN: 25EPEHC00401. The contract period being requested is 7-1-2025 to 6-30-2028. Budget breakdown is (50% Federal, 50% State).

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**CONSULTING SERVICES** - Renewal - PIN# 06923G0020001R001 - AMT: \$2,560,000.00 - TO: PruTech Solutions Inc., 555 U.S. Highway 1 South, 2nd Floor, Iselin, NJ 08830.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Prutech Solutions, Inc.

DSS-ITS C-20200108-1 Amendment 1; PIN: 20GPMMI45424). The original contract expired on December 31, 2025.

The renewal period is from January 1, 2026 to December 31, 2027 in the amount of \$2,560,000.00.

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#### HIV/AIDS SERVICES ADMINISTRATION

##### ■ INTENT TO AWARD

*Human Services/Client Services*

**NON-EMERGENCY PERMANENT CONGREGATE HOUSING** - Renewal - PIN# 06920F8002KXLR002 - Due 12-24-25 at 5:00 P.M.

The New York City Human Resources Administration through its HIV/AIDS Services Administration (HASA) intends to renew one (1) contract with Center for Urban Community Services, Inc., for the provision of non-emergency Permanent Congregate Housing. The renewal term of the contract will be from 4/1/2026 to 3/31/2031. Anyone having comments on the performance of the contractors, or the proposed renewal of the contracts may contact Jacqueline Dudley at (929) 252-2872. This notice is for informational purposes only.

*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, 375 Pearl Street, New York, NY 10019. Jacqueline Dudley (929) 252-2872; dudleyj@hra.nyc.gov*

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## PARKS AND RECREATION

### CAPITAL PROGRAM MANAGEMENT

#### ■ SOLICITATION

*Construction/Construction Services*

**Q099-323M AL OERTER RECREATION CTR HVAC RECON., QUEENS** - Competitive Sealed Bids - PIN# 84626B0032 - Due 1-15-26 at 10:30 A.M.

This Procurement is subject to Section 6-129 of the New York City Administrative Code. Bid Submissions must be submitted in PASSPort. Bid Opening will be held on January 15, 2026 at 11:30 A.M. via Zoom Link. Bid documents are available online for free through NYC PASSPort System <https://www.nyc.gov/site/mocs/passport/about-passport.page>. To download the bid solicitation documents (including drawings if any) you must have a NYC ID Account and Login.

Pre bid conference location -Zoom Link Mandatory: no Date/Time - 2026-01-07 10:00:00

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-*

*qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*Parks and Recreation, Diana Valentin diana.valentin@parks.nyc.gov*

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#### REVENUE AND CONCESSIONS

##### ■ SOLICITATION

*Goods and Services*

**NOTICE OF INTENT TO ENTER INTO NEGOTIATIONS FOR A CONCESSION FOR THE DEVELOPMENT, OPERATION, AND MAINTENANCE OF A SNACK BAR AND MERCHANDISE CONCESSION WITH THE OPTION FOR A FULL-SERVICE RESTAURANT AT THE ORCHARD BEACH PAVILION, PELHAM BAY PARK, BRONX** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# X39-SB-R - Due 1-16-26 at 5:00 P.M.

In accordance with Section 1-14 of the Concession Rules of the City of New York ("Concession Rules"), the New York City Department of Parks and Recreation ("Parks") intends to enter into a negotiations for a significant concession for the development, operation, and maintenance of a snack bar and merchandise concession with the option for a full-service restaurant at the Orchard Beach Pavilion, Pelham Bay Park, Bronx.

The length of the is term to be negotiated but expected to commence in May 2026. The concession will be operated pursuant to a license issued by Parks; no leasehold or other proprietary right will be offered.

At this time it is not practicable and/or advantageous to award a concession by competitive sealed bidding or competitive sealed proposals due to the existence of a time-sensitive situation where a concession must be awarded quickly because the awarded concessionaire from the recently issued RFP has withdrawn from a concession agreement. Delay in placing a new operator will be a loss for the public in their use of the pavilion, beach, and surrounding areas without having the additional food, merchandise, and beach rental equipment options.

This negotiated concession is meant to act as a solution to efficiently generate revenue to the City, activate public usage of the upcoming new pavilion, restaurant, snack bar and merchandise areas. Without a negotiated concession, the pavilion will remain vacant since Parks does not have the capability or the resources to operate, maintain or secure the facility.

For all of these reasons, it is in the best interest of the City to pursue a negotiated concession for this facility.

**Potential concessionaires that would like to express interest in the proposed concession and/or obtain additional information concerning the concession may contact Angel Williams, Senior Project Manager for NYC Parks Concessions Unit, at (212) 360-3495 or via e-mail at [Angel.Williams@parks.nyc.gov](mailto:Angel.Williams@parks.nyc.gov) by January 16, 2026.** Thereafter, there will be a process for submission of proposals. Parks will evaluate the proposals on the bases of proposed capital investments, operating experience, financial capability, planned operations, fee offer and integrated sustainability. Where applicable, Parks may condition the award of this concession upon the successful completion of PASSPort (the Procurement and Sourcing Solutions Portal) Questionnaires and review of that information by the Department of Investigation. In addition, any person or entity with at least a 10% ownership interest in the submitting vendor (including a parent company), may be required to complete PASSPort Questionnaires (Principal Questionnaire for any person and Vendor Questionnaire for any entity with at least a 10% ownership interest in the submitting vendor).

This concession has been determined not to be a major concession as defined by Chapter 7 of the Rules of the City Planning Commission.

Please note that the concession award is subject to applicable provisions of Federal, State, and Local laws and executive orders requiring affirmative action and equal employment opportunity.

The New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity who believes that there has been unfairness, favoritism or impropriety in the proposal process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

Please address any questions and/or correspondence relating to the potential concession award to Angel Williams, Senior Project Manager, at (212) 360-3495 or via e-mail at [Angel.Williams@parks.nyc.gov](mailto:Angel.Williams@parks.nyc.gov) (Office of the Concessions Division, City of New York Parks, The Arsenal-Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065).

*Use the following address unless otherwise specified in notice, to*

secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

*Parks and Recreation, 830 5th Avenue, Room 407, New York, NY 10065.  
Angel Williams (212) 360-3495; angel.williams@parks.nyc.gov*

d18-24

## TRANSPORTATION

### BRIDGES

#### ■ AWARD

*Services (other than human services)*

**CPMS UAT SUPPORT SERVICES** - M/WBE Noncompetitive Small Purchase - PIN# 84126W0015001 - AMT: \$950,000.00 - TO: Armedia LLC, 8221 Old Courthouse Road, Suite 300, Vienna, VA 22182.

✦ d23

### EXECUTIVE

#### ■ SOLICITATION

*Services (other than human services)*

**84126Y0803-REQUEST FOR EXPRESSIONS OF INTEREST (RFEI) FOR ON-STREET MEDIUM/HEAVY DUTY TRUCK CHARGING IN NYC** - Request for Information - PIN# 84126Y0803 - Due 2-6-26 at 5:00 P.M.

The New York City Department of Transportation ("NYC DOT") is releasing this Request for Expressions of Interest ("RFEI") to invite interested vendors ("Respondents") to assist the New York City Department of Transportation ("NYC DOT") by providing information regarding On-Street Medium/Heavy Duty Truck Charging in NYC. This RFEI is released through PASSPort, New York City's online procurement portal, as an RFx. Responses to this RFEI/RFx must be submitted via PASSPort. To access the RFEI, vendors should visit the PASSPort Public Portal. To reach the Public Portal, visit the following site: <https://www.nyc.gov/site/mocs/passport/about-passport.page> then click on the rectangle captioned "Procurement Navigator," whereupon you will arrive at the Portal. To quickly locate the RFEI, insert the following EPIN, 84126Y0803, into the Keyword search field, then click search. In order to respond to the RFEI, vendors must create an account within the PASSPort system if they have not already done so. Any inquiries concerning this RFEI should be directed by e-mail under the subject line "On-Street Medium/Heavy Duty Truck Charging in NYC" to the email address of the Authorized Agency Contact, David Maco, at [dmaco@dot.nyc.gov](mailto:dmaco@dot.nyc.gov). Submit your response to this RFEI on or prior to the due date, 2/6/26 by 5:00 P.M.

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

*Transportation, 55 Water Street, 8th Floor, Room 826, New York, NY 10041. David Maco (212) 839-9400; [dmaco@dot.nyc.gov](mailto:dmaco@dot.nyc.gov)*

✦ d23

### FERRIES

#### ■ AWARD

*Services (other than human services)*

**84125SISI695 EXPLOSIVE DETECTION CANINE SERVICES** - Intergovernmental Purchase - PIN# 84126G0001001 - AMT: \$25,784,874.00 - TO: Michael Stapleton Associates Ltd., 9 Murray Street, 2nd Floor, New York, NY 10007.

✦ d23

### TRAFFIC OPERATIONS

#### ■ AWARD

*Goods*

**WORKSTATION** - M/WBE Noncompetitive Small Purchase - PIN# 84126W0018001 - AMT: \$157,769.00 - TO: Compulink Technologies Inc., 260 W 39th Street, Room 302, New York, NY 10018-4434.

✦ d23

## CONTRACT AWARD HEARINGS

### ADMINISTRATION FOR CHILDREN'S SERVICES

#### ■ PUBLIC COMMENT

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract

**Contractor:** Future Focus Consulting LLC

**Contractor Address:** 216 Netherland Ave, Staten Island, New York, 10303.

**Scope of Services:** Resource Mobilization and Project Management Consultant

**Maximum Value:** \$550,000.00

**Term:** 2/1/2026 through 1/31/2029

**Renewal Clauses:** Not Applicable

**E-PIN:** 06826W0025001

**Procurement Method:** M/WBE Small Purchase procurement Method  
**Procurement Policy Board Rule:** Section 3-08 (c)(1)(iv)

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

Please submit your comment to Ziyaddeen Mohammed at [ziyaddeen.mohammed@acs.nyc.gov](mailto:ziyaddeen.mohammed@acs.nyc.gov) and Wayne Coger at [Wayne.Coger@acs.nyc.gov](mailto:Wayne.Coger@acs.nyc.gov) by clicking the following URL Link: [https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2\\_1MoFflk6pWxXaZlE778bZcMatIOJEn16RxBJVQu1UMFJHUKZXQ1JLRDdCVjdQMTNDSVBjU1NjUy4u](https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFflk6pWxXaZlE778bZcMatIOJEn16RxBJVQu1UMFJHUKZXQ1JLRDdCVjdQMTNDSVBjU1NjUy4u). Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, December 30, 2025.

✦ d23

### HEALTH AND MENTAL HYGIENE

#### ■ PUBLIC COMMENT

This is a notice that the Department of Health and Mental Hygiene is seeking comments from the public about the proposed contract below.

**Contract Type:** New Contract

**Contractor:** FEDCAP NYC Inc

**Contractor Address:** 633 Third Ave, 6th Floor, New York, New York 10017

**Scope of Services:** The purpose of this contract is to provide continued insurance enrollment, insurance and healthcare navigation, and medical billing assistance in support of Harlem Health Advocacy Partners (HHAP).

**Maximum Value:** \$1,687,500.00

**Term:** March 15, 2026, through March 14, 2029, with options to renew

**E-PIN:** 81626P0001001

**Procurement Method:** Competitive Sealed Proposal

**Procurement Policy Board Rule:** Section 3-03

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

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

Comments must be submitted before 2.00 P.M. on December 31, 2025

✦ d23

### HOUSING PRESERVATION AND DEVELOPMENT

#### ■ PUBLIC COMMENT

This is a notice that the New York City Department of Housing Preservation and Development (HPD) is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract

**Contractor:** Chinatown Partnership Local Development Corporation

**Contractor Address:** 217 Park Row, Suite 9, New York, NY 10038

**Scope of Services:** For the provision of Community Land Trust

**Maximum Value:** \$368,437.50

**Term:** 7/1/2023 through 6/30/2026

**E-PIN:** 80624L0077001

**Procurement Method:** Line-item Appropriation

**Procurement Policy Board Rule:** 1-02 (e)

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

Please submit your comment using

[https://forms.office.com/Pages/ResponsePage.aspx?id=x2\\_1MoFfIk6pWxXaZIE771CRnVLcmLxIuGKKghtznRUMekxWkRYTTVKTUk1TI0REpYRFFOQThMRC4u](https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfIk6pWxXaZIE771CRnVLcmLxIuGKKghtznRUMekxWkRYTTVKTUk1TI0REpYRFFOQThMRC4u).

Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Tuesday, December 30, 2025.

← d23

## HUMAN RESOURCES ADMINISTRATION

### ■ PUBLIC COMMENT

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed two (2) contracts listed below.

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

**Scope of Services:** Provision of Respect & Responsibility Services Program

**Term:** 01/01/2026 – 12/31/2028

**Renewal Clause:** One three-year renewal option (01/01/2029 - 12/31/2031)

**E-PIN:** 06925P0012001

**Contractor:** Urban Resource Institute

**Contractor Address:** 205 East 42nd Street, New York, NY 10017

**Amount:** \$2,081,250.00

**Location:** Service Areas - Bronx & Manhattan

**E-PIN:** 06925P0012002

**Contractor:** Justice Innovation, Inc.

**Contractor Address:** 520 8th Avenue, 18th Floor, New York, NY 10018

**Amount:** \$2,081,250.00

**Location:** Service Areas – Brooklyn & Staten Island

**Procurement Method:** Competitive Sealed Proposal

**Procurement Policy Board Rule:** Section 3-03

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

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

Comments must be submitted before 10:00 A.M. on Tuesday, December 30, 2025.

← d23

## AGENCY RULES

## COMPTROLLER

### ■ PUBLIC HEARINGS

#### Notice of Public Hearing and Opportunity to Comment on Proposed Rules

**What are we proposing?** The Office of the Comptroller proposes to add a new Chapter 6 to Title 44 of the Rules of the City of New York to implement the wage requirements for construction employees under Real Property Tax Law Section 485-x, also known as the Affordable Neighborhoods for New Yorkers (ANNY) tax incentive program, established by the New York State Legislature in Chapter 56 of the Laws of 2024.

**When and where is the Hearing?** The Office of the Comptroller will hold a public hearing on the proposed rules online. The public hearing will take place at 10:00 AM on Wednesday, January 28, 2026. The public hearing will be accessible by phone and videoconference.

- To participate in the public hearing via phone, please dial +1 929-229-5722
  - Phone conference ID: 399 267 951#
- To participate in the public hearing via videoconference, please follow the online link:
  - Meeting Link: <https://msteams.link/9R3T>
  - Meeting ID: 251 964 819 791 66
  - Passcode: yA9LV7BU

**How do I comment on the proposed rules?** Anyone can comment on the proposed rules by:

- Website.** You can submit comments to the Office of the Comptroller through the NYC rules Web site at <http://rules.cityofnewyork.us>.
- Email.** You can email written comments to [laborlaw@comptroller.nyc.gov](mailto:laborlaw@comptroller.nyc.gov)
- Mail.** You can mail written comments to Claudia Henriquez, Assistant Comptroller for Labor Law, Bureau of Labor Law 1 Centre Street, Room 651, New York, NY 10007.
- Speaking at the Hearing.** Anyone who wants to comment on the proposed rules at the public hearing must sign up to speak. You can sign up before the hearing by calling (212) 669-4443 or emailing [chenriq@comptroller.nyc.gov](mailto:chenriq@comptroller.nyc.gov). While you will be given the opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

**Is there a deadline to submit written comments?** All written comments must be submitted on or before January 28, 2026.

**What if I need assistance to participate in the Hearing?** You must tell the Office of the Comptroller if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You may also contact us by telephone at (212) 669-4443 or e-mail at [chenriq@comptroller.nyc.gov](mailto:chenriq@comptroller.nyc.gov). Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by January 15, 2026

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a recording of oral comments concerning the proposed rules will be available to the public.

**What authorizes the Office of the Comptroller to make this rule?** Sections 1043 of the City Charter and Section 485-x(3)(f) of the New York State Real Property Tax Law authorize the Office of the Comptroller to make these proposed rules.

**Was the proposed rule included in the Office of the Comptroller's regulatory agenda?** This proposed rule was not included in the Office of the Comptroller's regulatory agenda for this Fiscal Year because it was not contemplated when the Office of the Comptroller published the agenda.

**Where can I find the Office of the Comptroller rules?** The Office of the Comptroller rules are located in Title 44 of the Rules of the City of New York.

**What rules govern the rulemaking process?** The Office of the Comptroller must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

#### Statement of Basis and Purpose of Proposed Rule

The Comptroller is proposing rules to implement New York State Real Property Tax Law ("RPTL") section 485-x, which was enacted in 2024. RPTL section 485-x, also known as the Affordable Neighborhoods for New Yorkers ("ANNY") tax incentive program ("ANNY benefits"), provides an exemption from real property taxes to housing developments that meet certain affordability requirements (herein "the Law"). Subdivision (3) of the Law establishes wage requirements for construction employees on certain eligible sites that are enforced by the Comptroller. The proposed rules implement the construction wage requirements set forth in subdivision (3) of the Law as well as the requirement that owners of eligible sites with 100 or more dwelling units provide notice to the Comptroller at least three months prior to commencement of construction work. The proposed rules use terms that are defined in the Law, and define certain additional terms. The proposed rules define the term "applicant" as a person that files an application for such exemption from real property taxes, their agent, and any successor to such benefits.

Paragraphs (a), (b) and (c) of subdivision (3) of the Law require that construction employees on an eligible site with 100 units or more be paid a minimum hourly rate. More specifically, construction employees on an eligible site with 100 units or more must be paid at least \$40 per hour. This \$40 per hour rate is subject to an annual escalator. Construction employees on eligible sites with 150 units or more in areas that have been designated as Zone A must be paid the lesser of \$72.45 per hour, or 65% of the greatest rate of prevailing wages and supplements within the employee's classification; in areas designated as Zone B, construction employees must be paid the lesser of \$63.00 per hour, or 60% of the greatest rate of prevailing wages and supplements within the employee's classification. The minimum hourly pay rate for construction work performed in Zones A and B was subject to an annual escalator of 2.5% on July 1, 2025 and will continue to be every year thereafter. With the annual escalator of 2.5% required by paragraphs (b) and (c) of subdivision (3), as of July 1, 2025, the minimum hourly pay rate for construction work performed in Zones A and B is \$74.26 and \$64.58, respectively. The Law authorizes the Comptroller to investigate violations of the construction wage requirement, to issue determinations and orders related to violations of those requirements, and to terminate and recapture tax benefits based on such violations.

Paragraph (h) of subdivision (3) of the Law provides that an eligible site that is covered by a project labor agreement is excluded from the construction wage and notice requirements. Paragraph (i) of subdivision (3) of the Law provides that an exclusion from the construction wage requirement may also be granted to a contractor with respect to construction employees that are performing construction work on a site under a collective bargaining agreement or a jobsite agreement that has expressly waived the requirements of paragraphs (a), (b), and (c) of subdivision (3) of the Law. This paragraph also provides for an exclusion from the notice requirements set forth in paragraph (d) of subdivision (3) for such a site. These rules would establish a process for submission of requests for exclusion pursuant to these paragraphs.

Pursuant to paragraph (d) of subdivision (3) of the Law, an owner of an eligible site must provide notice to the Comptroller about the location of the project, its anticipated start date and the existence of a project labor agreement at least three months prior to the commencement of construction on the eligible site and may be subject to penalties and forfeiture of the tax benefit for failure to do so. These rules construe this notice requirement to apply to owners of eligible sites with 100 units or more.

Pursuant to paragraph (g) of subdivision (3) of the Law, if an applicant or any person acting on behalf of, or as an agent of, such applicant commits three or more violations of the construction wage requirement within a five-year period, the Comptroller may terminate such applicant's ANNY benefits and/or recapture ANNY benefits already received by such applicant, provided that the Comptroller must notify applicants found to have committed two such violations within a five-year period that a further violation may result in revocation of ANNY benefits and must publish on its website a list of applicants with two violations.

The proposed rules would:

- Implement the requirement set forth in subdivision (3) of the Law that employees on an eligible site with 100 or more units, a covered site, be paid wages in accordance with sections 220 and 220-b of the Labor Law, and provide guidance related to the definition of wages;
- Provide guidance to construction employers as to how to determine the correct rates of wages and benefits to be paid to construction employees using the rates set forth in the Comptroller's prevailing wage schedules. Specifically, the rules would provide examples illustrating which rate is "the greatest rate of prevailing wages and supplements within a classification," as well as how to compute overtime rates of pay for construction employees based on their classifications;
- Establish procedures for an owner of an eligible site with 100 or more units, a covered site, to submit the notice required by paragraph (d) of subdivision (3) of the Law;
- Establish procedures for requests for exemptions from the construction wage and notice requirements on the grounds that a site is covered by a project labor agreement or that certain employees are covered by a collective bargaining agreement or jobsite agreement that contains a waiver of these requirements;
- Establish recordkeeping requirements that describe the types of documents to be retained by construction employers and how long records must be retained;
- Establish procedures for the Comptroller's investigation of compliance with the construction wage requirements that mirror the Comptroller's existing procedures for investigating prevailing wage violations, including establishing procedures for the Comptroller to commence a proceeding at the Office of Administrative Trials and Hearings (OATH) to impose penalties

for failure to produce documents in a Comptroller investigation, and establishing safeguards to protect workers from unlawful interference in a Comptroller investigation;

- Establish procedures for conducting hearings and issuing orders that mirror the Comptroller's existing procedures for prevailing wage enforcement; and
- Specify the circumstances when the Comptroller may order the termination and/or recapture of tax benefits received by an applicant.

The rules are as follows. New material is underlined. "Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this office, unless otherwise specified or unless the context clearly indicates otherwise.

**Chapter 6.** Title 44 of the Rules of the City of New York is amended by adding a new Chapter 6 to read as follows:

#### **§6-01 Applicability**

These regulations apply to Comptroller investigations, determinations, hearings, reports and recommendations, and orders under New York State Real Property Tax Law (RPTL) § 485-x(3).

#### **§6-02 Definitions**

As used in this chapter, the following terms have the following meanings. Capitalized terms that are not specifically defined in this chapter have the meanings set forth in Real Property Tax Law § 485-x:

"ANNY Program benefits" means Affordable Neighborhoods for New Yorkers tax incentive benefits, as defined in RPTL § 485-x(1)(f).

"Applicant" means a Person that files an application for ANNY Program benefits, and any Person acting on behalf of, or as an agent of, such Person and any successor to such Person.

"Apprentice" means a Construction Employee registered in an apprenticeship program with the New York State Department of Labor.

"Bona Fide Fringe Benefits" means any payment, other than Wages, that directly benefits the Construction Employee. Bona Fide Fringe Benefits include, but are not limited to, paid vacation or sick leave; medical, vision, or dental insurance; life insurance; retirement accounts or annuities; and apprenticeship training. Bona Fide Fringe Benefits do not include payroll taxes paid by the Construction Employer, or payments or benefits that are required by federal, state, or local law, such as workers' compensation insurance, New York State unemployment insurance, New York State disability insurance, metropolitan commuter transportation mobility tax, federal unemployment insurance, and payments and benefits pursuant to the Federal Insurance Contributions Act.

"Bureau" means the Comptroller's Bureau of Labor Law.

"Certified Payroll Report" means a weekly payroll record in the format provided on the Comptroller's website.

"Complaining Worker" means a worker who has filed a written or electronic complaint for the underpayment of Wages and Supplements with the Bureau.

"Comptroller" means the Comptroller of the City of New York or his or her designee.

"Construction Apprentice Schedule" means the annual Construction Apprentice Worker Wage Schedule published on the Comptroller's website that is in effect when the relevant Construction Employee performs Construction Work.

"Construction Employee" means any person performing Construction Work as a laborer, worker, or mechanic on a Covered Site.

"Construction Employer" means any Person that employs a Construction Employee on a Covered Site.

"Construction Wage Requirement" means the requirement to pay Wages and Supplements to Construction Employees, as set forth in paragraphs (a), (b) and (c) of subdivision 3 of § 485-x of the RPTL.

"Construction Work" has the meaning set forth in RPTL § 485-x(1)(p).

"Construction Worker Schedule" means the annual Construction Worker Wage Schedule published on the Comptroller's website that is in effect when the relevant Construction Employee performs the Construction Work.

"Covered Site" means an Eligible Site within the city of New York that contains 100 units or more.

"Daily Sign-In Log" means a daily attendance record format provided on the Comptroller's website.

"Documents" means records in any form, including writings, graphs, charts, and other data or data compilations stored in any medium, including electronically stored information.

"Eligible Site" has the meaning set forth in RPTL § 485-x(1)(s).

"OATH" means the New York City Office of Administrative Trials and Hearings.

"Owner" means the owner of a Covered Site and a successor to such owner.

"Person" means a natural person, co-partnership, firm, company, association, joint stock association, corporation or other like organization.

"Prevailing Supplemental Benefits Rate" means the Supplemental Benefit rate set forth in the Construction Worker Schedule or Construction Apprentice Schedule for a particular classification, as modified by paragraphs (a), (b) or (c) of subdivision 3 of § 485-x of the RPTL.

"Recapture" means to restore the amount of taxes exempted from the statement of account of the Eligible Multiple Dwelling to such statement of account.

"Supplemental Benefit(s)" or "Supplements" has the meaning set forth in Labor Law § 220(5)(b).

"Violation" has the meaning set forth in RPTL § 485-x(3)(g)(ii).

"Wages" means the hourly wages paid to a Construction Employee pursuant to the Construction Wage Requirement and in accordance with Labor Law §§ 220 and 220-b and does not include amounts paid for New York State unemployment insurance, New York State disability insurance, metropolitan commuter transportation mobility tax, federal unemployment insurance, or pursuant to the Federal Insurance Contributions Act or any other payroll tax that is paid by the Construction Employer.

"Wages and Supplements" means the Wages and Supplemental Benefits paid to, or on behalf of, a Construction Employee pursuant to the Construction Wage Requirement and in accordance with Labor Law §§ 220 and 220-b.

"Worker Notice Poster" means a poster in the form provided on the Comptroller's website containing information about Construction Employees' rights to Wages and Supplements under RPTL § 485-x(3) and contact information for the Comptroller's Bureau of Labor Law.

### **§6-03 Wages and Supplements To Be Paid**

(a) A Construction Employer must pay each Construction Employee no less than the applicable minimum hourly rate of Wages and Supplements set forth in paragraph (a), (b) or (c) of subdivision 3 of § 485-x of the RPTL, as applicable, unless such employer is exempted from such obligation as to such employee pursuant to subdivision (a) of section 6-04 of this chapter.

(b) An Applicant, an Owner, and a Construction Employer shall be jointly liable for any violation of the Construction Wage Requirement with respect to a Construction Employee, without regard to whether such Construction Employee was employed by such Applicant or Owner.

(c) The Wages and Supplements required to be paid in accordance with the Construction Wage Requirement shall be based on the rates set forth in the Construction Worker Schedule or Construction Apprentice Schedule for the craft, trade or occupation of the Construction Employee, as modified by paragraphs (a), (b) or (c) of subdivision 3 of § 485-x of the RPTL.

(d) Where a Construction Employee's rate of pay is the specified dollar amount required by paragraphs (a), (b) or (c) of subdivision 3 of § 485-x of the RPTL, the Prevailing Supplemental Benefits Rate may not exceed 50% of the total Wages and Supplements required to be paid to such employee.

(e) The obligation to provide Supplemental Benefits may be discharged or reduced by:

(1) providing Bona Fide Fringe Benefits for which the hourly cost to the Construction Employer is equal to or higher than the Prevailing Supplemental Benefits Rate; or

(2) increasing the Construction Employee's Wages by an amount equal to or higher than the Prevailing Supplemental Benefits Rate; or

(3) providing a combination of Bona Fide Fringe Benefits and hourly wages which collectively cost the Construction Employer no less per hour than the Prevailing Supplemental Benefits Rate.

(f) The hourly cost of Bona Fide Fringe Benefits provided by a Construction Employer to a Construction Employee is calculated by dividing the total cost or contribution for providing such Bona Fide Fringe Benefits, on an annual basis, by the total hours of Construction Work and all other work performed by such Construction Employee for such Construction Employer for the year at issue. However, a Construction Employer that provides

an hourly contribution for Construction Work to an individual retirement account for a Construction Employee is credited for such hourly contribution.

(g) The Construction Wage Requirement cannot be reduced or discharged by the provision of Bona Fide Fringe Benefits that cost more than the Prevailing Supplemental Benefits Rate for a classification, or by the payment of any payroll taxes by the Construction Employer or payments and benefits that are required by federal, state or local law, such as workers' compensation insurances, New York State unemployment insurance, New York State disability insurance, metropolitan commuter transportation mobility tax, federal unemployment insurance and payments and benefits pursuant to the Federal Insurance Contributions Act.

(h) The greatest prevailing rate of Wages and Supplements within a classification, as referenced in paragraphs (b) and (c) of subdivision 3 of § 485-x of the RPTL, means the highest rate of Wages and Supplements listed for a specific job classification in the Construction Worker Schedule or Construction Apprentice Schedule, as applicable. When a classification provides for varying rates of Wages and Supplements based on the number of years of employment in the industry, the highest rate of pay must be used, regardless of a particular worker's actual years of experience in the industry. Where there is only one rate of Wages and Supplements within a title in the Construction Worker Schedule or Construction Apprentice Schedule, as applicable, such rate shall be the greatest prevailing rate of Wages and Supplements within a classification, as illustrated in Example 1 below. Where a title contains multiple classifications that reflect different work duties, the greatest prevailing rate of Wages and Supplements within a classification refers only to the particular classification, and not to other classifications within the same title, as illustrated in Example 2 below.

*Example 1: The Core Driller Helper classification in the Construction Worker Schedule provides four different rates for employees with one (1), two (2), three (3), and more than three (3) years of employment in the industry. The greatest prevailing rate of Wages and Supplements for this classification refers to the rate for workers with more than three (3) years of employment in the industry. Accordingly, the rate of Wages and Supplements required to be paid to a Construction Employee performing Core Driller Helper work on a Covered Site must be calculated based on the rate of Wages and Supplements for a Core Driller Helper with more than three (3) years of employment in the industry, regardless of the particular Construction Employee's actual years of experience in the industry.*

*Example 2: The Driver: Truck title contains three classifications, Driver-Dump Truck; Driver-Tractor Trailer; and Driver-Euclid & Turnapull Operator. Although all three classifications fall under the title of Driver: Truck, they are independent classifications reflecting different work duties. Accordingly, the rate of Wages and Supplements required to be paid to a Construction Employee working in the Driver-Dump Truck classification must be calculated based on the rate of Wages and Supplements listed in the Driver-Dump Truck classification. The rates of Wages and Supplements for the Driver-Tractor Trailer and Driver-Euclid & Turnapull Operator classifications are not relevant for this calculation.*

*Example 3: The Cement and Concrete Worker title in the Construction Apprentice Schedule has varying rates for the first 1333 hours, second 1333 hours, and last 1344 hours of work performed in that title. Accordingly, the rate of Wages and Supplements required to be paid to an Apprentice performing Cement and Concrete work on a Covered Site must be calculated based on the rate of Wages and Supplements for the last 1344 hours of work performed in that title by an Apprentice, regardless of the actual number of Cement and Concrete work hours completed by the individual Apprentice.*

### (i) Overtime, weekend and holiday hours pay.

(1) Where the Construction Employee's rate of pay is based on a percentage of the greatest prevailing rate of Wages and Supplements in a classification, the pay for overtime, weekend, and holiday hours must be based on the overtime and holiday rates set forth in the Construction Worker Schedule or Construction Apprentice Schedule, as applicable, for such employee's classification.

(2) Where the Construction Employee's rate of pay is the specified dollar amount required by paragraphs (a), (b) or (c) of subdivision 3 of § 485-x of the RPTL, the rate of pay for overtime, weekend, and holiday hours must be calculated by multiplying the rate of pay for the corresponding rates and hour thresholds set forth in the Construction

Worker Schedule or Construction Apprentice Schedule, as applicable, for such employee's classification. For example, where a Construction Employee earns \$40.00 per regular hour in a classification for which Sunday pay is double the regular rate of pay, such Construction Employee must be paid \$80.00 per hour for each hour worked on a Sunday.

(j) Exclusions from Construction Wage Requirement.

(1) A Covered Site may be excluded from the Construction Wage Requirement where a Project Labor Agreement regulates the Construction Work on such Covered Site, as set forth in section 6-04 of this chapter.

(2) An Applicant, Owner and a Construction Employer may be excluded from the Construction Wage Requirement to the extent the work of any Construction Employees on a Covered Site is regulated by a Collective Bargaining Agreement or Jobsite Agreement, as set forth in section 6-04 of this chapter.

**§ 6-04 Submissions to the Comptroller**

(a) Requests for Exclusion

(1) Project Labor Agreements. Where the performance of all Construction Work on a Covered Site is regulated by a Project Labor Agreement, such Covered Site will be excluded from the Construction Wage Requirement. Subdivisions (a) and (c) of section 6-03 of this chapter shall not apply to such Covered Site. An Owner is excluded from the requirements to provide notice as set forth in subdivision (b) of this section.

(A) An Applicant, Owner or Construction Employer shall request an exclusion pursuant to this paragraph for a Covered Site by submitting the following information to the Comptroller:

- (i) the location of the Eligible Multiple Dwelling;
- (ii) the anticipated Commencement Date;
- (iii) the anticipated Completion Date; and
- (iv) a copy of the applicable Project Labor Agreement.

(B) Such a request must be submitted to the Comptroller electronically using the form provided on the Comptroller's website at least five months prior to the Commencement Date, provided, however, that requests submitted on or before the effective date of these rules may be submitted in writing via United States mail addressed to Bureau of Labor Law, Office of the Comptroller, 1 Centre Street, Room 651, New York, NY 10007 or via email addressed to laborlaw@comptroller.nyc.gov.

(C) The Comptroller will grant or deny such a request within thirty (30) days of the date of receipt of such request.

(2) Collective Bargaining Agreements and Jobsite Agreements. An Owner or a Construction Employer may request an exclusion from the Construction Wage Requirement and the notice requirement set forth in paragraph (d) of subdivision (3) of RTPL § 485-x with respect to Construction Employees performing work on a Covered Site, where such work is regulated by a Collective Bargaining Agreement or Jobsite Agreement that expressly waives the requirements of paragraphs (a), (b), (c) and (d) of such subdivision.

(A) Such request shall be submitted pursuant to the procedure and timeframe set forth in paragraph (1) of this subdivision.

(B) The Comptroller will grant or deny such request within thirty (30) days of the date of receipt of such request.

(C) Any exclusion granted pursuant to this paragraph shall apply only to the employees regulated by the Collective Bargaining Agreement or Jobsite Agreement containing such waiver, as applicable.

(b) Required Notice. Unless the Comptroller has granted an exclusion pursuant to subdivision (a) of this section, an Owner of a Covered Site must provide notice to the Comptroller and the New York City Department of Housing Preservation and Development at least three (3) months prior to the Commencement Date of the following information with respect to a Covered Site:

- (1) the location of the Eligible Multiple Dwelling;
- (2) the anticipated Commencement Date;
- (3) the anticipated Completion Date; and
- (4) the existence of any Project Labor Agreement regulating

Construction Work on the Covered Site.

(c) Notwithstanding subdivision (b) of this section, a Covered Site with a Commencement Date prior to the effective date of these Rules must submit the notice on or before thirty (30) days from the effective date of these Rules.

(d) The notice required pursuant to subdivision (b) of this section must be submitted electronically using the form provided on the Comptroller's website, provided, however, that notices submitted on or before the effective date of these rules may be submitted in writing via United States mail addressed to Bureau of Labor Law, Office of the Comptroller, 1 Centre Street, Room 651, New York, NY 10007 or via email addressed to laborlaw@comptroller.nyc.gov.

(e) If there is any change to the information contained in the notice required pursuant to paragraph (d) of subdivision (3) of RTPL § 485-x, including, but not limited to, the ownership of the Covered Site, the anticipated Commencement Date or Completion Date, or the existence of any Project Labor Agreement, the Owner must notify the Comptroller and the New York City Department of Housing Preservation and Development in writing within thirty (30) days of such change in the manner set forth in subdivision (b) of this section.

**§ 6-05 Record Keeping**

(a) With regard to the Documents listed in subdivision (b) of this section, an Owner must:

(1) maintain such Documents for six years after the Completion Date of the Covered Site;

(2) preserve such Documents, upon notification by the Bureau of a compliance investigation and until the later of (A) the date of the Bureau's notification of the completion of such investigation or (B) six years from the date of completion of all Construction Work on the Covered Site; and

(3) produce true copies of all such Documents within the time requested by the Bureau after notice of the right to counsel described in subdivision (d) of section 6-06 of this chapter.

(b) The Documents that are required to be maintained, preserved and produced pursuant to subdivision (a) of this section include:

(1) Contracts and subcontracts for Construction Work on the Covered Site;

(2) List of all Construction Employees and their last known addresses, telephone numbers, and, where available, e-mail addresses;

(3) Certified Payroll Reports for Construction Employees;

(4) Daily Sign-In Logs for Construction Employees;

(5) Weekly payroll records, registers or journals as required by Labor Law § 195;

(6) All Documents concerning the cost of Bona Fide Fringe Benefits provided to Construction Employees, including, but not limited to, invoices, account statements, benefits remittance reports and benefits plan descriptions; and

(7) All federal and state employment tax returns and filings, including, but not limited to, quarterly combined withholding, wage reporting, and unemployment insurance form NYS-45 returns; employers' quarterly Federal tax form 941 returns; wage and tax form W-2 statements; and miscellaneous income form 1099 statements.

(c) The Certified Payroll Report, required by paragraph (e) of subdivision (3) of § 485-x of the RTPL and subdivision (b) of this section, must set forth the names, addresses and trade classifications for all Construction Employees employed on a particular project or contract on the Covered Site, as well as the hours and days of Construction Work, the hourly Wages and Supplements rates, and the weekly gross and net pay amounts for each Construction Employee. The Certified Payroll Report must be signed and affirmed to be true under penalties of perjury by an officer or principal of the Owner; provided, however, that such Owner may authorize the prime contractor on the Covered Site or the Construction Employer to sign and affirm on behalf of such Owner. Upon the establishment of an online portal for submission of Certified Payroll Reports, an Owner must comply with instructions set forth on the Comptroller's website and any corresponding regulations.

(d) An Owner must maintain a Daily Sign-In Log for each construction project or contract performed on the Covered Site. The Daily Sign-In Log must set forth the names, trade classifications, daily start and end times of Construction Work for each Construction Employee employed by the Construction

Employer on the Covered Site and must be signed by each such Construction Employee. An Owner may authorize the prime contractor on the Covered Site or the Construction Employer to maintain a Daily Sign-In Log on behalf of such Owner. An Owner may use electronic Daily Sign-In Logs with verified electronic signatures only with the Bureau's written approval or where the Comptroller has made this option available via instructions on its website. Upon the establishment of an online portal for submission of Daily Sign-In Logs, the Applicant must comply with instructions set forth on the Comptroller's website and any corresponding regulations.

(e) An Owner may authorize the prime contractor on the Covered Site to be responsible for the retention and maintenance of records required pursuant to this section, provided that such Owner shall be jointly and severally liable for any violations committed by such prime contractor. Such prime contractor is required to cooperate with any Comptroller investigation and is also subject to the requirements set forth in section 6-06 of this chapter.

(f) To the extent the Owner authorizes the Construction Employer to be responsible for the retention and maintenance of records required by this section, such Construction Employer shall submit any records required to be maintained pursuant to this section to the Owner or prime contractor. Such records must be submitted no later than thirty (30) days after issuance of the first payroll, and no later than thirty (30) days thereafter, as prescribed by the Owner or the prime contractor. The Owner may not rely upon this provision to discharge its obligation to maintain records in accordance with paragraph (e) of subdivision 3 of § 485-x of the RPTL.

(g) The Applicant must post a Worker Notice Poster in a prominent and accessible place for Construction Employees at the Covered Site. Such poster must (i) be in the form provided on the Comptroller's website, (ii) provide information about Construction Employees' rights to Wages and Supplements under RPTL § 485-x(3) on the Covered Site, (iii) provide contact information for the Bureau, and (iv) be at least two feet in height and two feet in width and constructed of materials capable of withstanding adverse weather conditions.

#### **§ 6-06 Compliance Investigations, Compliance Determinations, Settlements**

(a) The Bureau may investigate and determine liability for underpayments for Construction Work on its own initiative; upon the filing of a written complaint with the Bureau by a Complaining Worker or their representative; or upon a referral from the New York State Department of Labor, the United States Department of Labor, a labor union, or any other government or labor enforcement agency with an interest in the Construction Work at issue.

(b) The Bureau may decline to investigate and determine underpayments of Wages and Supplements if a Complaining Worker or Complaining Worker's representative has participated in any other legal proceeding to recover the same unpaid Wages and Supplements that are the subject of the complaint.

(c) The Bureau will not disclose the name or identity of a Complaining Worker unless necessary for settlement or hearing and only with the consent of each Complaining Worker.

(d) Any Person under investigation by the Bureau has the right to be represented by counsel at their own expense. The Bureau must notify such Person of the right to counsel at the commencement of a compliance investigation in which Documents may be demanded. Counsel must file a written notice of appearance with the Bureau. All notices, Documents or other communications will be sent to such counsel subsequent to such filing and shall be deemed to constitute service upon such Person.

(e) During a compliance investigation, all relevant information and Documents must be provided to the Bureau within the time requested by the Bureau including, but not limited to, the Documents specified in subdivision (b) of section 6-05 of this chapter. All Documents produced to the Bureau must be in machine-readable format.

(f) The Bureau may commence a proceeding at OATH against any Person under investigation who fails to provide true and accurate information and Documents within the time requested by the Bureau in connection with such investigation.

(g) The Bureau may impose a penalty of five hundred dollars (\$500) on any Person under investigation for each request for information or Documents such Person has failed to timely produce on or before the first scheduled appearance date, in addition to any other monetary liability OATH may impose as a result of the Bureau's investigation.

(h) The Bureau must send a written notice to any Person under investigation indicating that it will begin to calculate the amount of underpayments of Wages and Supplements and that such amounts will be set forth in a determination. In preparing a determination, the Bureau will not consider any information or Documents requested by the Bureau that were not provided within the time period specified in such written notice.

(i) If an Owner, prime contractor, or Construction Employer failed to keep or timely provide the Bureau with accurate records as required by section 6-05 of this chapter, the Bureau is permitted to calculate underpayments of Wages and/or Supplements due to Construction Employees by using the best available evidence, and the burden shifts to the Owner, prime contractor, or Construction Employer to negate the reasonableness of the Bureau's calculations. In such case, the amount and extent of underpayment is a matter of reasonable inference and may be based upon the statements of Construction Employees.

(j) No Person may interfere with any compliance investigation, proceeding, or hearing undertaken by the Bureau. An adverse action or coercive statement made against any Complaining Worker or Construction Employee that penalizes or is reasonably likely to deter the Complaining Worker or Construction Employee from exercising or attempting to exercise their right to receive Wages and Supplements may be deemed impermissible interference with a compliance investigation under this section. The exercise of rights includes, but is not limited to, filing a complaint with the Bureau, participating in a compliance investigation, and testifying at a hearing conducted by the Bureau. An Owner or Construction Employer may not avoid its obligation to comply with the Construction Wage Requirement through its own misconduct.

(k) The proximity in time between the exercise of rights and the adverse action may be considered evidence of a causal connection and an intent to interfere with an investigation.

(l) The Bureau may assess an underpayment of Wages and Supplements on behalf of a Construction Employee who has been the subject of an interference. Such assessment may include: (i) the amount that such Construction Employee would have earned but for the interference; (ii) interest on such amount; and (iii) civil penalties of up to twenty-five percent (25%) of the total amount found to be due.

(m) The Bureau will utilize the best available evidence, including, but not limited to, an average of the hours worked in the four (4) pay periods prior to an impermissible interference with a compliance investigation, to calculate the amount a Construction Employee would have earned but for such interference.

(n) The Bureau may resolve a compliance investigation by stipulation of settlement, which includes: (i) findings and assessments as to the underpayment of Wages and Supplements, (ii) findings as to the willfulness of the Violation, (iii) assessments of interest, (iv) civil penalties, and (v) compliance measures reasonably calculated to deter future Violations.

(o) Stipulations of settlement resolving compliance investigations under RPTL § 485-x(3) are endorsed by the Comptroller and have the effect of an order of the Fiscal Officer under Labor Law §§ 220 and 220-b.

(p) A private settlement between a Construction Employee and an Owner, Applicant or Construction Employer, or the execution of a release by a Construction Employee in favor of an Owner, Applicant or Construction Employer, does not preclude investigation by the Bureau and a determination as to an underpayment of Wages and Supplements for such Construction Employee or a finding of impermissible interference with the Bureau's investigation.

#### **(q) Interest**

(1) The Bureau assesses interest due on the underpayment of Wages and Supplements from the date of underpayment at the rate of interest then in effect as prescribed by the Superintendent of Banks under § 14-a of the Banking Law per annum, and such interest cannot be waived by stipulation of settlement.

(2) Upon resolution of a compliance investigation by stipulation of settlement, the Bureau may reduce the rate of interest on the underpayment of Wages and Supplements to a rate of interest not less than six percent (6%), based upon due consideration of the size of the business of an Owner, Applicant or Construction Employer, the good faith of such Owner, Applicant or Construction Employer, the gravity of the Violation, the history of previous Violations and the



failure to comply with recordkeeping or other non-wage requirements.

**(r) Civil Penalty**

(1) The Bureau may assess civil penalties for failure to comply with the Construction Wage Requirement in accordance with the criteria set forth in Labor Law §§ 220(8) and 220-b(2)(d).

(2) An Owner, Applicant, or Construction Employer, that is found to have violated the Construction Wage Requirement shall be subject to a civil penalty in an amount not exceeding twenty-five percent (25%) of the underpayment of the Construction Wage and the interest found to be due.

(3) In assessing the amount of the civil penalty, due consideration shall be given to the size of the Owner, Applicant or Construction Employer, the severity of the Violation, the history of previous Violations, good faith cooperation with the Comptroller's investigation, and the failure to comply with recordkeeping or other non-wage requirements. The civil penalty shall be paid to the Comptroller for deposit in the city treasury.

(s) The Bureau will send written notice to a Construction Employee or the Construction Employee's representative upon closure of a compliance investigation without a finding of Violation. This notice of a final determination is binding on such Construction Employee, and its issuance commences any applicable time limits under article 78 of the New York State Civil Practice Law and Rules. If the Applicant or Construction Employer under investigation has been notified of the compliance investigation, the Bureau will send written notice of closure without a finding of Violation to such Applicant or Construction Employer.

**§ 6-07 Hearings, Reports and Recommendations and Orders.**

(a) All hearings required by RPTL § 485-x(3), including proceedings to recapture or terminate ANNY Program Benefits, will be held by OATH.

(b) Each party must provide to all other parties, no later than ten business days before a hearing (i) the names of all witnesses the party expects to present at the hearing, (ii) copies of all Documents or other exhibits the party expects to introduce at the hearing, (iii) copies of all Documents provided by each Complaining Worker and (iv) copies of all written statements provided by such party.

**(c) Preclusion**

(1) Failure of a party to provide any information or Document requested by the Bureau in a timely manner as set forth in § 6-06(e) and (f) of this chapter may be grounds for preclusion of such information or Document or for the drawing of an adverse inference at the hearing upon motion to the OATH administrative law judge.

(2) No party may seek to introduce any testimonial, documentary or other evidence concerning the immigration status of any Construction Employee at the hearing, including, but not limited to, information about their social security or individual taxpayer identification numbers, except upon motion to the OATH administrative law judge for good cause shown.

**(d) Report and recommendation**

(1) Within a reasonable time after the conclusion of the hearing, the OATH administrative law judge shall issue a written report, including proposed findings of fact and conclusions of law, and a recommendation as to the order.

(2) The OATH administrative law judge shall forward the report and recommendation to the Comptroller for consideration and the Comptroller shall issue a final determination and order.

**(e) Orders under RPTL § 485-x(3)**

(1) The Comptroller may, on his or her own initiative or on application duly made, on notice to all parties: (i) request further information or briefing on any relevant issue or (ii) provide copies of any recalculation of Wages and Supplements underpayment and interest, and request comments from the parties to the hearing before issuing an order. Any such request and any responses thereto will be part of the record.

(2) The Comptroller may adopt, reject or modify the OATH administrative law judge's report and recommendation when issuing a final determination and order; such final determination and order is to be based exclusively upon the record as a whole, including facts of which official notice has been taken.

(3) The Bureau must file the final determination and serve a notice of filing, with copy of the final determination, on every party.

**§ 6-08 Failure to Cure Violation**

For purposes of RPTL § 485-x(3)(g)(ii), the Comptroller may find that an Applicant, Owner, or any Person acting on behalf of or as an agent of such Applicant or Owner has failed to cure a Violation where:

(a) such Applicant, Owner or Person has failed to pay the sums set forth in a stipulation of settlement or final order and determination issued by the Comptroller within three (3) months of the date provided in such stipulation of settlement or final order and determination for payment, unless such final order and determination is the subject of a proceeding pursuant to article 78 of the New York Civil Practice Law and Rules or other legal action;

(b) such Applicant, Owner or Person has failed to institute measures to ensure compliance with the Construction Wage Requirement three (3) months from the effective date of a stipulation of settlement or final order and determination; or

(c) the Bureau receives credible information that Violations by such Applicant, Order or Person have continued three (3) months after the effective date of a stipulation of settlement or final order and determination.

**§ 6-09 Notice of Repeat Violations**

(a) When an Applicant has committed two Violations of paragraphs (a), (b), or (c) of subdivision 3 of § 485-x of the RPTL within a five-year period and the Comptroller has found a failure to cure such Violations as set forth in section 6-08 of this chapter, the Comptroller must send a written notice by mail to such Applicant's last known mailing address and, if applicable, by e-mail to such Applicant's last known e-mail address, indicating that any further Violation by such Applicant or any Person acting on behalf of or as an agent of such Applicant may result in the termination of prospective ANNY Program Benefits and/or the recapture of ANNY Program Benefits already received by such Applicant, Person or agent.

(b) The Comptroller will publish on its website a list of all Persons that have committed two Violations as described in subdivision (a) of this section.

**§ 6-10 Termination or Recapture of Tax Benefits**

(a) The Comptroller may commence a proceeding to terminate prospective ANNY Program benefits and/or recapture ANNY Program benefits when an Applicant has committed three Violations of paragraphs (a), (b), or (c) of subdivision (3) of § 485-x of the RPTL within a five-year period and the Comptroller has found a failure to cure such Violations as set forth in section 6-08 of this chapter, provided that the Comptroller has provided the notice required under section 6-09 of this chapter.

(b) The Comptroller may seek to recapture all ANNY Program benefits received on or after the date of the third Violation.

**(c) Amounts subject to recapture will be:**

(1) for each year in which taxes on an Eligible Multiple Dwelling were exempt from taxation pursuant to subdivision (2) of § 485-x, the amount exempted from real property taxation on an Eligible Multiple Dwelling; and

(2) interest on such amount as of the date the real property taxes on such Eligible Multiple Dwelling were due and payable, had such Eligible Multiple Dwelling not been exempt from real property taxes, until the date on which such taxes are paid.

(d) If the Comptroller determines to recapture ANNY Program benefits pursuant to this subdivision, the Comptroller will notify the Commissioner of Finance of the determination to recapture ANNY Program benefits, the date of such determination, and any other information needed by the Commissioner of Finance to transmit statements of account in accordance with section 11-129 of the Administrative Code, including the amount of real property taxes restored pursuant to this section and, if applicable, revised notices of value in accordance with section 1511 of the Charter.

NEW YORK CITY LAW DEPARTMENT  
DIVISION OF LEGAL COUNSEL  
100 CHURCH STREET  
NEW YORK, NY 10007  
212-356-4028

CERTIFICATION PURSUANT TO  
CHARTER §1043(d)

**RULE TITLE:** Rules Relating to Affordable Neighborhoods for New Yorkers Tax Incentive Program

**REFERENCE NUMBER:** 2024 RG 135

**RULEMAKING AGENCY:** Office of the Comptroller

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN  
Senior Counsel

Date: October 23, 2025

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS**  
**253 BROADWAY, 10<sup>th</sup> FLOOR**  
**NEW YORK, NY 10007**  
**212-788-1400**

**CERTIFICATION / ANALYSIS**  
**PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE:** Rules Relating to Affordable Neighborhoods for New Yorkers Tax Incentive Program

**REFERENCE NUMBER:** COMPT-3

**RULEMAKING AGENCY:** Office of the Comptroller

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) The rule provides a 30-day grace period.

/s/ Francisco X. Navarro  
Mayor's Office of Operations

November 14, 2025  
Date

◀ d23

## SPECIAL MATERIALS

### CITY PLANNING

#### ■ NOTICE

#### POSITIVE DECLARATION

**Project Identification**

Baobab Village  
CEQR No. 26DCP070K  
ULURP Nos. Pending  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Contact: Evren Ulker-Kacar  
(212) 720-3493

**Name, Description and Location of Proposal:**

Baobab Village

The Applicant, St. Paul Community Baptist Church Inc., is seeking zoning map amendment from R5, R5/C1-2 to R7A, R8A, R8A/C2-4, R8X,

R8X/C2-4 affecting Block 4353, Lots 12, 13, 14, 15, 21, 25, and 26 ("Projected Development Site 1"); Block 4354, Lots 12, 13, 14, 15, 16, 24, 26, 33, 38, 56, 57, 58, and 59 ("Projected Development Site 2"); Block 4354, Lots 1 and 62 ("Projected Development Site 3"); and Block 4354, Lots 8, 10, 60, and 61 and Block 4353, Lot 27 (other "Non-Applicant Owned Parcels") (collectively the "Proposed Rezoning Area") in East New York, Community District 5; and a zoning text amendment to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas of the New York City Zoning Resolution (ZR) to establish the Proposed Rezoning Area as an MIH Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of the applicant-owned Projected Development Sites 1 and 2 with two mixed-use buildings include a new state-of-the-art church, 100% affordable housing, and local retail uses (the "Proposed Project"), in the East New York neighborhood of Brooklyn Community District 5. The Proposed Rezoning Area is generally bounded by Linden Boulevard to the north, Schenck Avenue to the east, Stanley Avenue to the south, and Van Siclen Avenue to the west.

In addition, and separately, the Applicant is seeking public financing from the NYC Department of Housing and Preservation Development (HPD) Extremely Low and Low-Income Affordability (ELLA) program to facilitate the Proposed Development which is intended to be fully income-restricted.

The Proposed Project would include a total of 889,850 gross square feet (gsf), comprising 759,749 gsf of residential use (826 income-restricted dwelling units [DUs]), 25,500 gsf of community facility use, 12,500 gsf of local retail use, and 92,101 gsf of below-grade parking (185 parking spaces). Projected Development Site 1 would comprise 205,828 gsf of development, including 135,134 gsf of residential use (199 income-restricted DUs), 25,500 gsf of community facility use for the new St. Paul Community Baptist Church, and 45,194 of below-grade parking (79 spaces). Projected Development Site 2 would comprise 684,022 gsf of development, including 624,615 gsf of residential use (627 income-restricted DUs), 12,500 gsf of local retail use, and 46,907 gsf of below-grade parking (106 spaces). The proposed mixed-use building on Projected Development Site 1 would include 11 stories with a maximum building height of 115 feet, while the proposed mixed-use building on Projected Development Site 2 would include 11 to 17 stories with a building height that ranges between 115 and 175 feet.

In addition to the Proposed Project, the Proposed Actions are also anticipated to facilitate the redevelopment of the non-applicant owned Projected Development Site 3 with a 16-story, 175-foot-tall, 77,512-gsf, mixed-use building including 73,012 gsf of residential use (75 DUs, 15-23 of which would be income-restricted pursuant to MIH depending on the option selected), and 4,500 gsf of local retail use.

Specifically, the Proposed Actions include:

- **Zoning map amendments to:**
  - Rezone Projected Development Site 1 from an R5 District to an R7A District;
  - Rezone Projected Development Site 2 from an R5 District and C1-2 Commercial Overlay to:
    - an R8X District along Linden Boulevard:
      - ✦ extending 105 feet southward from such street line from the midpoint of the block towards Hendrix Street; and
      - ✦ extending 200 feet southward from such street line from the midpoint of the block towards Schenck Avenue;
    - Eliminate the C1-2 Commercial Overlay;
    - Establish a C2-4 Commercial Overlay along Stanley Avenue measuring 100 feet from such frontage;
    - An R7A District extending towards the midblock and measuring 100 feet from Stanley Avenue and 105 feet from Linden Boulevard; and
    - An R8A District on the remainder of Projected Development Site 2.
  - Rezone Projected Development Site 3 and the Non-Applicant Owned Parcels from an R5 District and C1-2 Commercial Overlay to:
    - An R8X District along Linden Boulevard extending 200 ft southward from such street line along Schenck Avenue;
    - A C2-4 Commercial Overlay along Linden Boulevard extending 105 ft southward from such street line;
    - A R7A District to include Lot 27; and
    - Eliminate the existing C1-2 Commercial Overlay on Lot 27.
- **Zoning text amendment** to amend Appendix F of the ZR to establish an MIH area coterminous with the Proposed Rezoning Area.

The Proposed Actions would facilitate the construction of 901 DUs, 20-30% (181-272 DUs) of which would be permanently affordable pursuant to MIH program requirements depending on the option selected. However, as noted above, the Applicant intends to provide

100% affordable housing on Projected Development Sites 1 and 2, which would result in 841-849 income-restricted dwelling units.

Absent the Proposed Actions, the future No-Action scenario assumes the as-of-right redevelopment of Projected Development Sites 1 and 2 with two 5-story, 55-foot-tall, mixed-use buildings comprising a total of 312,387 gsf including 213,000 gsf of residential use (193 market rate DUs), 7,860 gsf of local retail use, 29,000 gsf of community facility use, and 62,707 gsf of parking (185 spaces). For the remainder of the Proposed Rezoning Area, which is not under the control of the Applicant, a continuation of existing conditions is assumed. For Projected Development Site 3, this includes the existing medical office building (community facility use) and parking lot; and for the Non-Applicant Owned Parcels this includes the current mix of residential use and vacant land.

Compared to the No-Action scenario, the Proposed Actions would result in an incremental increase of 652,775 gsf of development across the Proposed Development Sites, comprising: 619,761 gsf of residential use (708 DUs), 7,834 gsf of local retail use, and 29,394 sf of accessory parking; and a net decrease of 5,700 gsf of community facility use. The Proposed Actions also would result in a net increment of 841-849 income-restricted DUs. The Applicant intends to construct the Proposed Development (Projected Development Sites 1 and 2) as 100 percent affordable. Pursuant to the MIH program, 20 to 30 percent of the residential floor area (166-248 DUs) would be permanently affordable depending on which MIH Option is mapped. The Proposed Actions would result in a net increase of 2,053 residents and 51 workers.

The Analysis Year for the Proposed Actions is 2031.

#### Statement of Significant Effect:

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required: land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not have significant adverse impacts related to natural resources, solid waste and sanitation services, or energy.

#### Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions include discretionary land use actions that would affect land use and zoning and public policy within the Proposed Rezoning Area. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to land use, zoning, and public policy, and an assessment will be provided in the EIS.
2. Socioeconomic Conditions – The Proposed Actions would not have the potential to result in direct residential displacement, direct business displacement, or adverse effects on specific industries. However, because the Proposed Actions would introduce greater than 200 residential units, there is potential for an impact related to indirect residential displacement, and, therefore, an analysis will be included in the EIS.
3. Community Facilities and Services – The Proposed Actions would not result in the direct displacement of any existing publicly funded community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations. Therefore, the Proposed Actions would not have any significant adverse direct impacts on existing community facilities or services. The Proposed Actions would not exceed the CEQR thresholds for analysis of indirect effects to libraries, therefore no analysis of libraries is necessary. The Proposed Actions would introduce up to 708 incremental residential units and would increase demand at public elementary and intermediate schools, and early childhood programs. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to public elementary and intermediate schools, and early childhood programs, and an analysis will be included in the EIS.
4. Open Space – The Proposed Actions would result in an incremental increase of an estimated 2,053 residents and 51 workers, exceeding the 200-resident threshold that warrants an analysis of indirect effects on residential open space. As the Proposed Actions would introduce fewer than 500 incremental nonresidents, an analysis of indirect effects due to nonresidents is not warranted. The Proposed Actions would not directly affect existing open space resources, however, an assessment of the potential for direct effects to open space will be provided if warranted based on the results of the shadows analysis. As such, the Proposed Actions have the potential to result in a significant adverse impact related to open space, and an analysis will be included in the EIS.
5. Shadows – The Proposed Actions would introduce buildings greater than 50 feet in height in the vicinity of sunlight sensitive resources, including Linden Park, and could result in new incremental shadows on a sunlight-sensitive resource. Therefore, the Proposed Actions could have the potential to result in a significant adverse shadow impact, and an analysis will be included in the EIS.
6. Historic and Cultural Resources – Although the Proposed Actions would involve ground disturbance, based on correspondence with the New York City Landmarks Preservation Council, the Proposed Rezoning Area has no archeological sensitivity. Therefore, the Proposed Actions would result in new construction within close proximity to historic architectural resources, the Proposed Actions could have the potential to result in a significant adverse impact on historic and cultural resources, and an analysis will be included in the EIS.
7. Urban Design and Visual Resources – The Proposed Actions would result in physical changes at the Projected Development Sites beyond the bulk and form currently permitted as-of-right. These proposed changes could affect a pedestrian's experience of public space. Therefore, the Proposed Actions have the potential to result in a significant adverse impact related to urban design and visual resources, and an analysis will be included in the EIS.
8. Natural Resources – The Proposed Rezoning Area and the immediately adjacent area are located in a fully developed area of Brooklyn, and is substantially devoid of natural resources. Therefore, the Proposed Actions do not have the potential to result in a significant adverse impact to natural resources, and no further analysis is warranted.
9. Hazardous Materials – The Proposed Actions would result in new in-ground disturbance within the Proposed Rezoning Area, with the potential to increase exposure pathways to hazardous materials that may be present. Therefore, the Proposed Actions could result in a significant adverse impact related to hazardous materials, and an analysis will be included in the EIS.
10. Water and Sewer Infrastructure – The Proposed Actions would introduce up to 708 incremental residential units, which exceeds the 400-unit threshold that warrants an assessment of wastewater and stormwater conveyance and treatment. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to water and sewer infrastructure, and an analysis will be included in the EIS.
11. Solid Waste and Sanitation Services – The Proposed Actions would not generate 50 tons or more of solid waste per week, nor would they involve a reduction of capacity at a solid waste management facility. Therefore, the Proposed Actions would not result in significant adverse impacts related to solid waste and sanitation services, and no further analysis is warranted.
12. Energy – The Proposed Actions would not affect the transmission or generation of energy. Therefore, the Proposed Actions would not result in significant adverse impacts related to energy. However, a preliminary assessment of energy consumption under the Proposed Actions will be provided in the EIS.
13. Transportation – The Proposed Actions would generate additional vehicular and pedestrian traffic and increase demand for parking, bus, and subway service. Therefore, the Proposed Actions have the potential to result in a significant adverse impact related to transportation, and an analysis will be included in the EIS.
14. Air Quality – The Proposed Actions would introduce new stationary sources and create new mobile sources of pollutants, and would also introduce new sensitive receptors to an area with existing industrial sources. Therefore, the Proposed Actions could result in a significant adverse impact related to air quality, and an analysis will be provided in the EIS.
15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions would result in development that would

exceed the 350,000-sf CEQR threshold. . Therefore, the Proposed Actions could result in a significant adverse impact related to greenhouse gas emissions, and an analysis will be included in the EIS.

16. Noise – The Proposed Actions would introduce incremental residential and commercial development which would create new receptors and generate new vehicular traffic. Therefore, the Proposed Actions could result in a significant adverse impact related to noise, and an analysis will be included in the EIS.
17. Public Health – The Proposed Actions could result in unmitigated impacts related to air quality, noise, hazardous materials, or construction. Therefore, the Proposed Actions have the potential to result in a significant adverse impact related to public health, and an analysis will be provided in the EIS.
18. Neighborhood Character – The Proposed Actions could affect land use and zoning, socioeconomic conditions, community facilities, open space, historic resources, urban design and visual resources, shadows, transportation, and noise. Consequently, the Proposed Actions could have the potential to result in a significant adverse impact related to neighborhood character, and an analysis will be included in the EIS.
19. Construction – The construction period for the Proposed Actions would be longer than two years, which is considered long term, and would occur in proximity to sensitive receptors. Therefore, the Proposed Actions could result in a significant adverse impact related to construction, and an analysis will be provided in the EIS.
20. Effects on Disadvantaged Communities – The Proposed Actions may cause or increase a disproportionate pollution burden on a disadvantaged community (DAC), as identified by New York State Department of Environmental Conservation. Therefore, an assessment of the Proposed Actions' potential effects on DACs will be prepared to comply with New York State Environmental Conservation Law Section 8-0109.

#### Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

**A public scoping meeting has been scheduled for Thursday, January 22, 2026 at 2:00 P.M.** To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/calendar>. Please refer to participation instructions in the Public Scoping Notice that is available on the project ZAP page: <https://zap.planning.nyc.gov/projects/2024K0215>.

Written comments will be accepted by the lead agency through 5:00 pm, Monday, February 2, 2026. They can be submitted via email to 26DCP070K\_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Stacey Barron, AICP, at [sbarron@planning.nyc.gov](mailto:sbarron@planning.nyc.gov).

• d23

## COMPTROLLER

### ■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Room 629, New York, NY 10007 on 01/08/2026 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

#### Damage

Parcel No.	Block	Lot
54, 54A	13689	PART OF AND ADJACENT TO 40
116A, 116B	13684	ADJACENT TO 40
211A	13681	ADJACENT TO 79
212A	13681	ADJACENT TO 84
213A	13681	ADJACENT TO 85
214A	13681	ADJACENT TO 86
215A	13681	ADJACENT TO 88
216, 216A	13681	PART OF AND ADJACENT TO 33
237, 237A	13683	PART OF AND ADJACENT TO 41
238, 238A	13683	PART OF AND ADJACENT TO 38
267, 267A	13684	PART OF AND ADJACENT TO 68
269, 269A	13671	PART OF AND ADJACENT TO 64
295, 295A	13670	PART OF AND ADJACENT TO 5

Acquired in the proceeding entitled: ROSEDALE AREA STREETS - STAGE2 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller

• d23-ja7

## HEALTH AND MENTAL HYGIENE

### ■ NOTICE

#### Notice of Concept Paper

In accordance with Section 3-16(j) of the New York City Procurement Policy Board (PPB) Rules, the New York City Department of Health and Mental Hygiene ("NYC Health" or "the agency") is issuing this Concept Report in advance of issuing a Request for Proposals.

The New York City Department of Health and Mental Hygiene, Bureau of Bronx Neighborhood Health – Asthma Initiative, seeks qualified contractors to provide asthma case management services in the South Bronx as part of the newly formed Bronx Asthma Program. Through this initiative, the NYC Health Department aims to reduce asthma-related health disparities by contracting with approximately two providers to deliver culturally competent, family-centered case management services that strengthen care coordination and promote asthma self-management among residents in the South Bronx.

The Concept Report with additional details will be posted on the Health Department's website from December 29, 2025, through February 12, 2026. For access, visit [www.nyc.gov/site/doh/business/opportunities/contracting-opportunities.page](https://www.nyc.gov/site/doh/business/opportunities/contracting-opportunities.page). The Concept Report will also be available through PASSPort during the same time frame and can be found by visiting [passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public) and searching for "Bronx Case Management Initiative".

The Health Department invites written comments on this Concept Report. Please submit all comments by February 12, 2026 at 5:00 P.M. Comments may be submitted by email to [RFP@health.nyc.gov](mailto:RFP@health.nyc.gov) (indicating "Bronx Asthma Concept Report Comments" in the subject line of the email), or through PASSPort.

d19-26

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ NOTICE

#### Notice of Concept Paper

The New York City Department of Housing Preservation and Development (HPD) intends to release a Request for Proposal (RFP) for HPD partners with a network of community-based organizations (CBOs) and service providers across the five boroughs who help low-income New Yorkers prepare and apply for affordable housing lotteries. The Housing Ambassador Expansion program enables CBOs citywide to offer affordable housing seekers up-to-date and consistent information, materials, and assistance with the application process.

The RFP will result in one contract award to provide the following basic services:

- Streamline the process for applicants to receive the hands-on support they are requesting.

- Provide a direct referral program for Housing Connect hotline callers to obtain one-on-one support with applying and qualifying for affordable housing.
- Guarantee accessible services to applicants in each borough.
- Understand applicants' experience and guide future Housing Ambassador programming.

The Concept Paper will be posted on PASSPort [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public) from: Tuesday December 30, 2025 to Friday February 13, 2026.

Contact Information /Deadline for Comments To submit feedback on this Concept Paper, please submit your comments through the PASSPort system either by submitting a response in the Manage Responses tab or submitting a comment/question in the Discussion with Buyer tab. Written comments are invited by February 13, 2026. Comments may also be submitted via email to [alin@hpd.nyc.gov](mailto:alin@hpd.nyc.gov). Indicate "Concept Paper – Housing Ambassador Program" in the subject line of the email.

← d23-30

### REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT

Notice Date: December 15, 2025

To: **Occupants, Former Occupants, and Other Interested Parties**

Property:	Address	Application #	Inquiry Period
	232 West 132 <sup>nd</sup> Street, Manhattan	52/2025	November 12, 2022 to Present
	18 South Oxford Street, Brooklyn	53/2025	November 25, 2022 to Present
	2201 University Avenue, Bronx	70/2025	November 17, 2022 to Present

**Authority: SRO, Administrative Code §27-2093**

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

**For the decision on the Certification of No Harassment Final Determination please visit our website at [www.hpd.nyc.gov](http://www.hpd.nyc.gov) or call (212) 863-8266.**

### PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: December 15, 2025

Para: **Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas**

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	232 West 132 <sup>nd</sup> Street, Manhattan	52/2025	November 12, 2022 to Present
	18 South Oxford Street, Brooklyn	53/2025	November 25, 2022 to Present
	2201 University Avenue, Bronx	70/2025	November 17, 2022 to Present

**Autoridad: SRO, Código Administrativo §27-2093**

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación

de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6<sup>th</sup> Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

**Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al 212-863-8266.**

d15-23

### CHANGES IN PERSONNEL

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 10/10/25									
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
WARBURTON	MARK	D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WARD	APRIL		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WARNER	ELAINE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WARNER	GABRIEL	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WARREN	JESSY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WASHINGTON	MALCOLM	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WASHINGTON	SHAKITA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WAT	PAK	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WATSON	HOLLY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WEATHERSPOON	ANTONEKE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WEAVER	KEVON		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WEBER	GEMMA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WEEKES	LEERA	V	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WELCH	ARES	W	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WENG	YANNA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WESTON	ALEXIS	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 10/10/25									
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
WHEELER	BRENTON	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WHITE	CHERITA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WHITE	MYLES		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WHITE	SHINICE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WHITEKER	JACKSON	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILLIAMS	KWESI	I	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILLIAMS	LANA	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILLIAMS	NAFETERI	L	9POLL	\$1.0000	APPOINTED	YES	09/01/25	300	
WILLIAMS	SHANINA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILLIAMS	SHIRLEY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILLIAMS	YVONNE	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILLIAMS	AMIRA	D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILSON	MELISSA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILSON	RENE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WILSON JR	REGINALD		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WINCKEL	CYNTHIA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WINDHAM	MANEISHA	F	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WISE	SABRINA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WOLFE	ETHAN	T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WONG	BILLY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WONG	YUEN	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WOODARD	DENICE	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WOODEN	PATRICIA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WOODS	KENYA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WORTHAM	JAKIA	C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WORTHAM	JEREMIAH	D	9POLL	\$1.0000	APPOINTED	YES	09/01/25	300	
WRIGHT	GAVIN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WRIGHT	NYASIA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WRIGHT	YOLANDA	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	ANGELA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	CLAUDIA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	GAOLAN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	JIEYING		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	KATRINA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	MEI	T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	SI	Y	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
WU	THERESA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
XELO	JOSELYN	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
XIE	XIUUYU	X	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
XU	ZIYI		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
YALDO	ANNEMARI	C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	