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# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660  
Printed on paper containing 30% post-consumer material

VOLUME CLII NUMBER 79

THURSDAY, APRIL 24, 2025

Price: \$4.00

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## THE CITY RECORD

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Published Monday through Friday except legal holidays by the New York City Department of Citywide Administrative Services under Authority of Section 1066 of the New York City Charter.

Subscription \$500 yearly, \$4.00 daily (\$5.00 by mail).

Periodicals Postage Paid at New York, NY

POSTMASTER: Send address changes to The City Record, 1 Centre Street, Room 2170, New York, NY 10007-1602

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, Room 2170, New York, NY 10007-1602, (212) 386-0055, cityrecord@dcas.nyc.gov

Visit The City Record Online (CROL) at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord) for a searchable database of all notices published in The City Record.

## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BOROUGH PRESIDENT - QUEENS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Virtual Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, May 1, 2025** starting at 9:30 A.M. The public hearing will be virtually streamed live at <https://www.youtube.com/@queensbp> and

held in-person in the Borough President's Conference Room located at 120-55 Queens Boulevard, Kew Gardens, NY 11424.

Those who wish to testify virtually may preregister for speaking time by visiting <https://www.queensbp.nyc.gov/> and submitting your contact information through the Zoom pre-registration link. After preregistering, you will receive a Zoom confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2860 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 P.M. on **Thursday, May 1, 2025** and may be submitted by e-mail to [planning2@queensbp.nyc.gov](mailto:planning2@queensbp.nyc.gov) or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard, Room 226, Kew Gardens, NY 11424.

**PLEASE NOTE:** Individuals requesting Sign Language Interpreters and/or ADA Accessibility Accommodations should contact the Borough President's Office at (718) 286-2860 or email [planning2@queensbp.nyc.gov](mailto:planning2@queensbp.nyc.gov) no later than **THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**

The Public Hearing will include the following item(s):

**CD13 - ULURP #240151 MMQ - IN THE MATTER OF** an application submitted by WF Industrial VII LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination of 153rd Way between South Conduit Avenue and Byron Street; and
2. the elimination of Byron Street between 145th Avenue and 146th Avenue; and

- the elimination of 145th Road between Byron Street and 155th Street; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5044 dated February 20, 2025, and signed by the Borough President.

**CD12 – ULURP #250187 MMQ – IN THE MATTER OF** an application submitted by the New York City Department of Transportation and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and
- the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and
- the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in accordance with Map No. 5048 dated April 1, 2025, and signed by the Borough President.

Accessibility questions: [vigarvey@queensbp.nyc.gov](mailto:vigarvey@queensbp.nyc.gov), by: Monday, April 28, 2025, 12:00 P.M.



← a24-my1

## CITY COUNCIL

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN that the Council has scheduled the following public hearing on the matters indicated below:**

**The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in the City Hall Chambers, City Hall, New York, NY 10007, on the following matters commencing at 10:00 A.M. on April 29, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.**

### **WESTERN RAILYARDS MODIFICATIONS MANHATTAN CB – 4 C 250099 ZSM**

Application submitted by WRY Tenant LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 93- 58\* of the Zoning Resolution:

- to modify the retail continuity and transparency requirements of Section 93-10 (Use Regulations);
- to modify the building locations, height and setback, street wall locations, street wall recesses, tower requirements and the measurement of building heights requirements of Section 93-56 (Special Height and Setback Regulations in Subdistrict F);
- to modify the publicly accessible open spaces requirements of Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F), the publicly accessible private streets and pedestrian ways requirements of Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F), the design criteria for the public access areas of Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F) and the site and landscape public access area plans of Section 93-78 (Site and Landscape Plans for Public Access Areas in Subdistrict F); and
- to modify the maximum width of curb cuts requirements of Section 13-242 (Maximum width of curb cuts);

in connection with a proposed mixed use development on a zoning lot that occupies the entire block front along a wide street, located at 300 Twelfth Avenue and 675 West 30th Street (Block 676, Lots 1 and 5), in a C6-4 District, within Special Hudson Yards District (Subdistrict F).

\*A zoning text amendment is proposed to Section 93-58 under a concurrent application (N 250098 ZRM).

### **WESTERN RAILYARDS MODIFICATIONS MANHATTAN CB – 4 N 250098 ZRM**

Application submitted by WRY Tenant LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying special permit provisions of Article IX, Chapter 3 (Special Hudson Yards District).

To view the proposed text amendment, please refer to the public documents associated with this application that are accessible through the Zoning Application Portal maintained by the Department of City Planning, which can be accessed at the following website: [zap.planning.nyc.gov/projects](http://zap.planning.nyc.gov/projects).

### **WESTERN RAILYARDS MODIFICATIONS MANHATTAN CB – 4 C 250024 MMM**

Application submitted by WRY Tenant LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the change of grades on West 33rd Street between Eleventh Avenue and Twelfth Avenue and the delineation of a public access easement, including authorization for any acquisition or disposition of real property related thereto, in Community District 4, Borough of Manhattan, in accordance with map No. ACC. 30276, dated November 8, 2024 and signed by the Borough President.

### **WESTERN RAILYARDS MODIFICATIONS MANHATTAN CB – 4 M 250100 LDM**

Application submitted by WRY Tenant LLC, pursuant to Section 201 of the New York City Charter, for a modification of the previously approved Restrictive Declaration, dated April 10, 2014 and recorded against the zoning lot on May 7, 2014 as CRFN 2014000154631, in connection with a proposed mixed use development on a zoning lot that occupies the entire block front along a wide street, located at 300 Twelfth Avenue and 675 West 30th Street (Block 676, Lots 1 and 5), in a C6-4 District, within Special Hudson Yards District (Subdistrict F).

### **GRACE HOUSES BROOKLYN CB – 5 C 240184 ZMK**

Application submitted by Grace Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, changing from an R5B District to an R6A District property bounded by a line 100 feet southerly of Liberty Avenue, Vermont Street, Glenmore Avenue, and a line midway between New Jersey Avenue and Pennsylvania / Granville Payne Avenue, subject to the conditions of CEQR Declaration E-802.

### **GRACE HOUSES BROOKLYN CB – 5 N 240185 ZRK**

Application by Grace Housing Development Fund Company, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

To view the proposed text amendment, please refer to the public documents associated with this application that are accessible through the Zoning Application Portal maintained by the Department of City Planning, which can be accessed at the following website: [zap.planning.nyc.gov/projects](http://zap.planning.nyc.gov/projects).

### **109 MARCUS GARVEY BOULEVARD LSGD BROOKLYN CB – 3 C 240399 ZMK**

Application submitted by Phoenix Realty Group, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an R6 District to an R7A District property bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue - Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard, subject to the conditions of CEQR Declaration E-779.

### **109 MARCUS GARVEY BOULEVARD LSGD BROOKLYN CB – 3 N 240398 ZRK**

Application submitted by Phoenix Realty Group, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

To view the proposed text amendment, please refer to the public documents associated with this application that are accessible through the Zoning Application Portal maintained by the Department of City Planning, which can be accessed at the following website: [zap.planning.nyc.gov/projects](http://zap.planning.nyc.gov/projects).

### **109 MARCUS GARVEY BOULEVARD LSGD BROOKLYN CB – 3 C 240400 ZSK**

Application submitted by Phoenix Realty Group, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the

grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed use developments, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue - Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in an R7A\* and R7A/C2-4\* Districts.

\*The site is proposed to be rezoned by changing existing R6 District to an R7A District, under concurrent application (C 240399 ZMK).

**For questions about accessibility and requests for additional accommodations, including language access services, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov) or (212) 788-6936 at least three (3) business days before the hearing.**

Accessibility questions: Kaitlin Greer, [kgreer@council.nyc.gov](mailto:kgreer@council.nyc.gov), by: Thursday, April 24, 2025, 3:00 P.M.



a23-29

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 7, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through [Department of City Planning's \(DCP's\) website](https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481476/1) and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481476/1>

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

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

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

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

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

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

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

### BOROUGH OF BROOKLYN

#### Nos. 1 & 2 47 HALL STREET No. 1

**CD 2** **C 250050 ZMK**  
**IN THE MATTER OF** an application submitted by RXR 9-47 Hall Street Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- changing from an M1-2 District to an M1-5 District property bounded by a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue,

a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, and Hall Street;

- changing from an M1-2 District to an M1-6A/R8 District property bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, and Hall Street; and
- establishing a Special Mixed Use District (MX-27) bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, and Hall Street;

as shown on a diagram (for illustrative purposes only) dated January 21, 2025, and subject to the conditions of CEQR Declaration E-831.

### No. 2

#### CD 2

#### N 250051 ZRK

**IN THE MATTER OF** an application submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and amending APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

### ARTICLE XII SPECIAL PURPOSE DISTRICTS

#### Chapter 3 Special Mixed Use District

\* \* \*

#### 123-90

#### Special Mixed Use Districts Specified

The #Special Mixed Use District# is mapped in the following areas:

\* \* \*

#Special Mixed Use District# - 25 (10/27/22)  
Gowanus, Brooklyn

The #Special Mixed Use District# - 25 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 27 [date of adoption]  
Wallabout, Brooklyn

The #Special Mixed Use District# - 27 is established in Wallabout in Brooklyn as indicated on the #zoning maps#.

\* \* \*

### APPENDIX F

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

\* \* \*

#### BROOKLYN

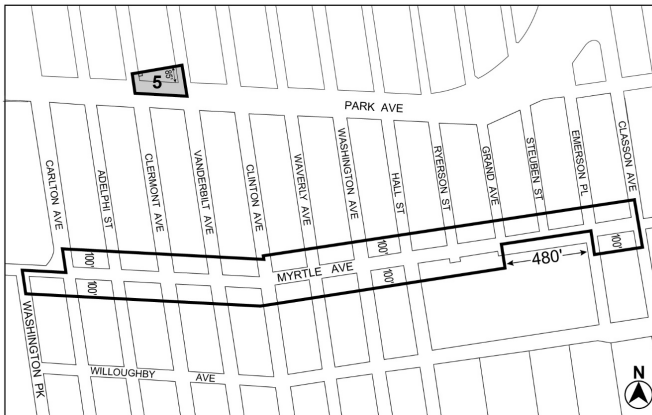
\* \* \*

#### Brooklyn Community District 2

\* \* \*

Map 1 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- Area 5 – 9/26/18 MIH Program Option 1 and Deep Affordability Option

Portion of Community District 2, Brooklyn

[PROPOSED MAP]



- Former Inclusionary Housing designated area
- Mandatory Inclusionary Housing area
- Area 5 — 9/26/18 MIH Option 1 and Option 3
- Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Brooklyn

**BOROUGH OF MANHATTAN**

**Nos. 3 through 6**

**CARMEN VILLEGAS APARTMENTS – SENIOR HOUSING**

**No. 3**

**CD 11** **N 250147 ZRM**  
**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development, Ascendant Neighborhood Development, Urban Builders Collaborative and Xylem Projects, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

**MANHATTAN**

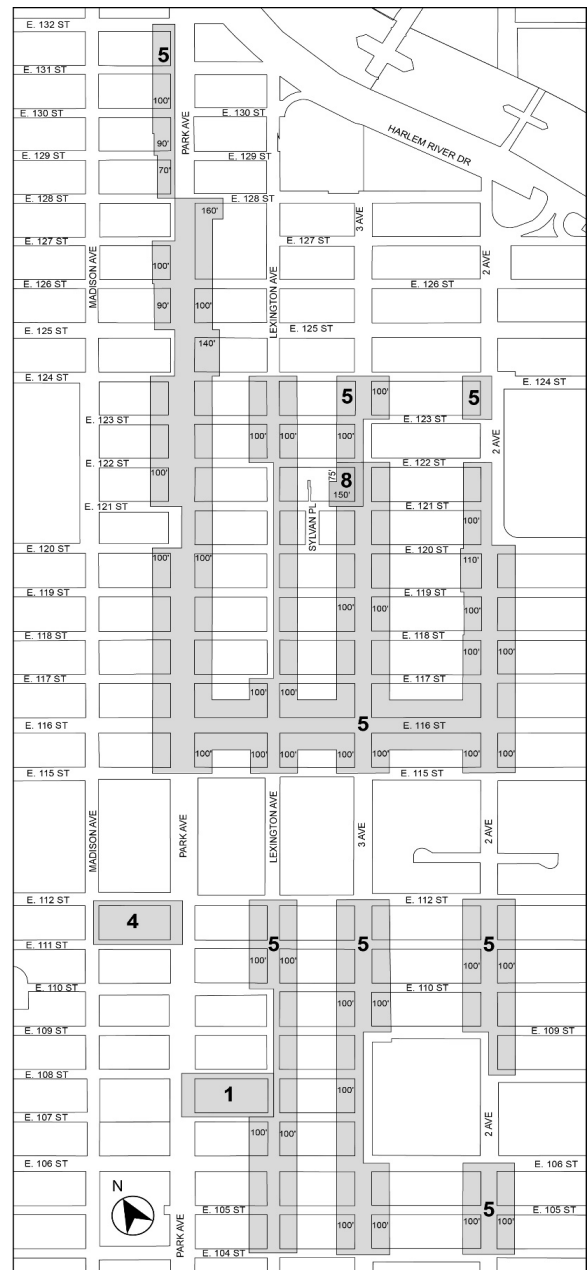
\* \* \*

**Manhattan Community District 11**

\* \* \*

Map 5 – [date of adoption]

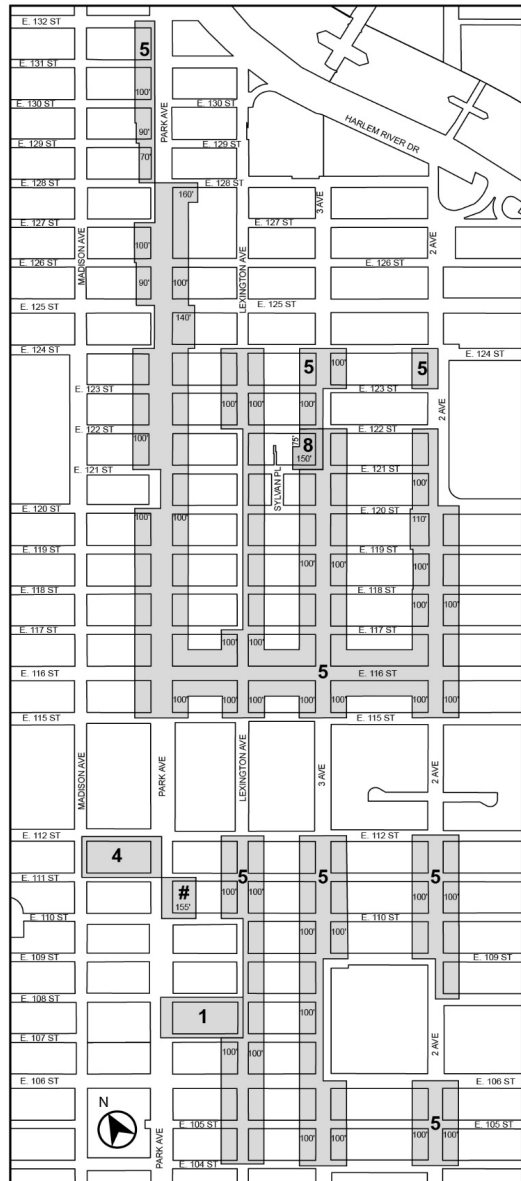
[EXISTING MAP]



- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- Area 1 – 11/29/16 MIH Program Option 1
- Area 4 – 11/30/17 MIH Program Option 1 and Deep Affordability Option
- Area 5 – 11/30/17 MIH Program Option 1 and Deep Affordability Option
- Area 8 – 2/8/24 MIH Program Option 1 and Deep Affordability Option



## [PROPOSED MAP]



■ Mandatory Inclusionary Housing area  
 Area 1 – 11/29/16 MIH Program Option 1  
 Area 4 – 11/30/17 MIH Program Option 1 and Option 3  
 Area 5 – 11/30/17 MIH Program Option 1 and Option 3  
 Area 8 – 2/8/24 MIH Program Option 1 and Option 3  
 Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

## No. 4

## CD 11

## C 250148 ZMM

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development, Ascendant Neighborhood Development Corporation, Urban Builders Collaborative, and Xylem Projects pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

- changing from an R7-2 District to an R9-1 District property bounded by East 111<sup>th</sup> Street, a line 155 feet easterly of Park Avenue, a line midway between East 111<sup>th</sup> Street and East 110<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 110<sup>th</sup> Street, and the westerly boundary line of the New York Central Railroad Right-of-Way; and
- changing from an R7B District to an R9-1 District property bounded by a line midway between East 111<sup>th</sup> Street and East

110<sup>th</sup> Street, a line 155 feet easterly of Park Avenue, East 110<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;

as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-808.

## No. 5

## CD 11

## C 250149 PPM

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at East 110<sup>th</sup> Street (Block 1638, p/o Lot 1) to facilitate the development of a mixed-use building containing approximately 210 income-restricted housing units, community facility and commercial space, Borough of Manhattan, Community District 11.

## No. 6

## CD 11

## C 250150 PQM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at East 110<sup>th</sup> Street (Block 1638, p/o Lot 1) to facilitate the development of a mixed-use building containing approximately 210 income-restricted housing units, community facility and commercial space, Borough of Manhattan, Community District 11.

## Nos. 7 and 8

## MIDTOWN SOUTH MIXED-USE PLAN (MSMX)

## No. 7

## CDs 4 &amp; 5

## C 250185 ZMM

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning, Manhattan Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

- eliminating a Special Midtown District (MiD) bounded by a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 40<sup>th</sup> Street, and Eighth Avenue;
- eliminating a Special Garment Center District (GC) bounded by West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet easterly of Ninth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
- changing from an M1-6 District to an M1-8A/R11 District property bounded by West 29<sup>th</sup> Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25<sup>th</sup> Street, Seventh Avenue, and 7<sup>th</sup> Avenue - Fashion Avenue;
- changing from an M1-6 District to an M1-8A/R12 District property bounded by:
  - West 31<sup>st</sup> Street, a line 100 feet westerly of Fifth Avenue, West 26<sup>th</sup> Street, a line 100 feet southwesterly of Broadway, West 25<sup>th</sup> Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28<sup>th</sup> Street, and a line 125 feet easterly of Avenue of the Americas;
  - West 29<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, and a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue;
- changing from an M1-6 District to an M1-9A/R12 District property bounded by:
  - a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
  - a line midway between West 40<sup>th</sup> Street and West 39<sup>th</sup> Street, a line 200 feet westerly of Fifth Avenue, West 39<sup>th</sup> Street, a line 150 feet westerly of Fifth Avenue, West 35<sup>th</sup> Street, and a line 150 feet easterly of Avenue of the Americas; and
  - West 31<sup>st</sup> Street, a line 125 feet westerly of Avenue of the Americas, West 29<sup>th</sup> Street, a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue, West 30<sup>th</sup> Street, and a line 225 feet easterly of 7<sup>th</sup> Avenue - Fashion Avenue;

6. changing from an M1-6D District to an M1-8A/R12 District property bounded by West 29<sup>th</sup> Street, a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, and a line 100 feet easterly of Eighth Avenue;
7. changing from an M1-6D District to an M1-9A/R12 District property bounded by West 30<sup>th</sup> Street, a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue, West 29<sup>th</sup> Street, and a line 100 feet easterly of Eighth Avenue;
8. establishing a Special Hudson Yards District (HY) bounded by West 39<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 35<sup>th</sup> Street, and a line 100 feet easterly of Ninth Avenue; and
9. establishing a Special Midtown South Mixed-Use District (MSMX) bounded by:
  - a. a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
  - b. a line midway between West 40<sup>th</sup> Street and West 39<sup>th</sup> Street, a line 200 feet westerly of Fifth Avenue, West 39<sup>th</sup> Street, a line 150 feet westerly of Fifth Avenue, West 35<sup>th</sup> Street, and a line 150 feet easterly of Avenue of the Americas;
  - c. West 31<sup>st</sup> Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25<sup>th</sup> Street, Seventh Avenue, 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, a line 100 feet easterly of Eighth Avenue, West 30<sup>th</sup> Street, and a line 225 feet easterly of 7<sup>th</sup> Avenue - Fashion Avenue; and
  - d. West 31<sup>st</sup> Street, a line 100 feet westerly of Fifth Avenue, West 26<sup>th</sup> Street, a line 100 feet southwesterly of Broadway, West 25<sup>th</sup> Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28<sup>th</sup> Street, and a line 125 feet easterly of Avenue of the Americas;

Borough of the Manhattan, Community Districts 4 and 5, as shown on a diagram (for illustrative purposes only) dated January 21, 2025, and subject to the conditions of CEQR Declaration E-830.

## NO. 8

### CDs 4 & 5 N 250186 ZRM

**IN THE MATTER OF** an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, to amend various sections of the Zoning Resolution of the City of New York relating to the establishment of the Special Midtown South Mixed Use District (Article XII, Chapter 1), the elimination of the Special Garment Center District (Article XII, Chapter 1) and amending other related provisions, including APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

## ARTICLE I GENERAL PROVISIONS

### Chapter 1

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

\* \* \*

### 11-10 ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

\* \* \*

### 11-12 Establishment of Districts

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

\* \* \*

### 11-122 Districts established

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ESTABLISHED]

\* \* \*

#### Special Purpose Districts

\* \* \*

#### Establishment of the Special Forest Hills District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 6, the Special Forest Hills District is hereby established.

#### Establishment of the Special Garment Center District

~~In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the Special Garment Center District is hereby established.~~

#### Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the Special Governors Island District is hereby established.

\* \* \*

#### Establishment of the Special Midtown District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 1, the Special Midtown District is hereby established.

#### Establishment of the Special Midtown South Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the Special Midtown South Mixed Use District is hereby established.

#### Establishment of the Special Mixed Use District

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

\* \* \*

## Chapter 2

### Construction of Language and Definitions

\* \* \*

### 12-10 DEFINITIONS

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ADDED TO DEFINITIONS]

\* \* \*

#### Special Garment Center District

~~The “Special Garment Center District” is a Special Purpose District designated by the letters “GC” in which special regulations set forth in Article XII, Chapter 1, apply.~~

\* \* \*

The “Special Midtown District” is a Special Purpose District designated by the letters “MiD” in which special regulations set forth in Article VIII, Chapter 1, apply.

#### Special Midtown South Mixed Use District

The “Special Midtown South Mixed Use District” is a Special Purpose District designated by the letters “MSX” in which special regulations set forth in Article XII, Chapter 1, apply.

The “Special Mixed Use District” is a Special Purpose District designated by the letters “MX” in which special regulations set forth in Article XII, Chapter 3, apply. The Special Mixed Use District appears on the zoning maps superimposed on paired M1 and Residence Districts, and its regulations supplement or modify those of the M1 and Residence Districts. The Special Mixed Use District includes any district that begins with the letters “MX.”

\* \* \*

## ARTICLE I GENERAL PROVISIONS

### Chapter 5

#### Residential Conversion within Existing Buildings

\* \* \*

### 15-00 GENERAL PURPOSES

\* \* \*

## 15-02

## General Provisions

## 15-021

## Special use regulations

[REMOVED AREAS SUBSUMED BY DISTRICT BOUNDARIES TO ALIGN WITH MSX PROPOSAL]

- (a) In M1-5 and M1-6 Districts located within the rectangle formed by ~~West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue West 31st Street, Eighth Avenue, West 30th Street, and Sixth Avenue~~, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted #use# provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

All #dwelling units# permitted pursuant to this paragraph (a) shall be required to comply with the requirements of Section 15-024 (Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists) where applicable.

Where the Chairperson of the City Planning Commission has determined that #floor area# was occupied as #dwelling units# on September 1, 1980, and where such #dwelling units# are located in a #building# which, on the date of application to the Department of City Planning under the provisions of this Section, also has #floor area# which is occupied by #referenced commercial and manufacturing uses#, the Chairperson may permit that any #floor area# in the #building# be used for #dwelling units# provided that:

- (1) the total amount of #floor area# to be used for #dwelling units# does not exceed the amount of #floor area# occupied as #dwelling units# on September 1, 1980;
  - (2) #referenced commercial and manufacturing uses# located on #floor area# to be used for #dwelling units# that has been offered a new or amended lease within the #building#, with a minimum term of two years from the date of application, at a fair market rental for the same amount of #floor area# previously occupied, and such lease is not subject to cancellation by the landlord;
  - (3) any #residential# tenant who occupied a #dwelling unit# shall be relocated to a #dwelling unit# within the #building# with a #floor area# equal to not less than 95 percent of the amount of #floor area# in the #dwelling unit# previously occupied; and
  - (4) as a result of such action by the Chairperson, #residential uses# will be located on #stories# above #manufacturing# #uses#.
- (b) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:
- (1) #dwelling units# which the Chairperson determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling units#.
  - (2) in any #building# for which an alteration application for conversion of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this paragraph (b) shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued.

\* \* \*

## ARTICLE IV

## MANUFACTURING DISTRICT REGULATIONS

## Chapter 2

## Use Regulations

\* \* \*

## 42-30

## SPECIAL PROVISIONS APPLICABLE TO CERTAIN AREAS AND DISTRICTS

\* \* \*

## 42-31

## Special Regulations Applicable to Certain Districts

\* \* \*

## 42-314

## Use regulations in certain M1-1, M1-5 and M1-6 Districts

[REMOVED AREAS SUBSUMED BY DISTRICT BOUNDARIES TO ALIGN WITH MSX PROPOSAL]

- (a) In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #use# regulations of an M1 District shall apply, except that #residential use# is allowed subject to the #bulk# regulations of Section 43-01 (Applicability of This Chapter) and the #accessory# off-street parking regulations of Section 44-024 (Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens).
- (b) In M1-5 and M1-6 Districts, except for M1-6D Districts, located within the rectangle formed by ~~West 23rd Street, Fifth Avenue, West 31st Street, and Eighth Avenue West 31st Street, Eighth Avenue, West 30th Street, and Sixth Avenue~~, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983.
- Such #dwelling units# shall comply with the requirements of Section 15-024 (Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists). For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.
- (c) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:
- (1) #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling units#.
  - (2) in any #building# for which an alteration application for #conversion# of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to #convert# to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this Section shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued; and
  - (3) in M1-6D Districts, #residential use# shall be permitted as-of-right subject to the #use# regulations set forth in Section 42-312 (Use regulations in M1-6D Districts).

\* \* \*

## Chapter 3

## Bulk Regulations

\* \* \*

## 43-40

## HEIGHT AND SETBACK REGULATIONS

\* \* \*

## 43-43

## Maximum Height of Front Wall and Required Front Setbacks

[REMOVED M1-6 SETBACK REQUIREMENTS TO ALIGN WITH MSX PROPOSAL]

M1 M2 M3

In all districts, other than districts with an A suffix, the front wall or any other portion of a #building# or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the table in this Section, the height of such front wall or other portion of a #building# or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the table. Above such maximum height and beyond the #initial setback distance#, the #building# or other structure# shall not penetrate the #sky exposure plane# set forth in the table.

The regulations of this Section shall apply, except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings#, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

For #zoning lots# in M1-6 Districts that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan, the following #street wall# regulations shall apply to #street# frontages not occupied by a #public plaza#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure plane# except for towers, pursuant to Section 43-45. The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 shall not apply. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

\* \* \*

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

**Chapter 6  
Special Regulations Applying Around Mass Transit Stations**

\* \* \*

**66-10  
GENERAL PROVISIONS**

**66-11  
Definitions**

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ADDED TO CENTRAL BUSINESS DISTRICTS APPLICABILITY]

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section, except where explicitly stated otherwise in individual provisions in this Chapter.

\* \* \*

**Central Business Districts**

For the purposes of this Chapter, "Central Business Districts" shall refer to #Special Midtown District#, #Special Hudson Yards District#, #Special Lower Manhattan District#, #Special Downtown Brooklyn District#, #Special Long Island City Mixed Use District# or #Special Garment Center District#. #Special Midtown South Mixed Use District#.

\* \* \*

**ARTICLE VII  
ADMINISTRATION**

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

\* \* \*

**73-60  
MODIFICATIONS OF BULK REGULATIONS**

\* \* \*

**73-62**

**Modification of Bulk Regulations for Buildings Containing Residences**

\* \* \*

**73-624**

**Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District**

[ADDING APPLICABILITY FOR SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT]

Within the #Special SoHo-NoHo Mixed Use District# and the #Special Midtown South Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to December 15, 2021, that are not otherwise subject to paragraph (a)(3) (v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund# pursuant to such paragraph to satisfy the requirements of paragraph (a)(3), inclusive, of such Section, provided that the Board finds that:

- the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration, pursuant to the #guidelines# of the Inclusionary Housing Program. Before the Board issues a final determination on any application made pursuant to this Section, the Department of Housing Preservation and Development shall submit comment or appear before the Board regarding this finding;
- the practical difficulties existed on December 15, 2021.

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 27-11.

A copy of each application to the Board for a special permit under the provisions of this Section shall be provided by the applicant to the Department of Housing Preservation and Development concurrently with its submission to the Board.

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

\* \* \*

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

\* \* \*

**74-80**

**ADDITIONAL PERMITS**

\* \* \*

**74-85**

**Covered Pedestrian Space**

[ADDING APPLICABILITY FOR SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) AND CERTAIN M1-A DISTRICTS]

C4-7 C5-2 C5-3 C5-4 C5-5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12 M1-6A M1-7A M1-8A M1-9A

In the districts indicated and in the #Special Midtown South Mixed Use District#, the City Planning Commission may permit #floor area# bonuses for #covered pedestrian space# in accordance with the provisions of Sections 74-851 through 74-853, inclusive.

**74-851**

**Floor area bonus for covered pedestrian space**

[REMOVING 12.0 FAR RESTRICTION; ADDING M1-A DISTRICT APPLICABILITY]

For the #development# or #enlargement# of a #commercial#, #community facility# or #mixed building#, for each square foot of #covered pedestrian space# provided on a #zoning lot#, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) or Section 43-132 (Floor area regulations in M1 Districts with an A suffix), as applicable, may be increased as set forth in the following table:

PERMITTED ADDITIONAL FLOOR AREA PER SQUARE FOOT OF COVERED PEDESTRIAN SPACE

District	Basic (in square feet)	Maximum (in square feet)
C5-3 C5-5 C6-6 C6-7 C6-9 C6-11 C6-12 M1-8A M1-9A	11	14
C4-7 C5-2 C5-4 C6-4 C6-5 C6-8 M1-6A M1-7A	8	11

In no event shall the resulting #floor area ratio# exceed the amount set forth in Section 33-12 the underlying provisions by more than 20 percent. Any #floor area# bonus earned by providing a #covered pedestrian space# may be applied to increase the #residential# #floor area# of a #mixed building#, provided the maximum #floor area ratio# for the #residential# portion does not exceed 12.0.

Any portion of the #covered pedestrian space# that is within 10 feet of a #street line# or #lot line# and that is extended along such #street line# or #lot line# on either side of an entrance to it from an adjoining #street#, #arcade#, #publicly accessible open area#, #court#, #yard# or other #covered pedestrian space#, may receive only that #floor area# bonus accorded to an #arcade#.

\* \* \*

## ARTICLE VIII SPECIAL PURPOSE DISTRICTS

### Chapter 1 Special Midtown District

\* \* \*

### 81-20 BULK REGULATIONS

### 81-21 Floor Area Ratio Regulations

\* \* \*

### 81-211 Maximum floor area ratio for non-residential or mixed buildings

[REMOVE MENTION OF M1-6 FROM CHART]

- (a) For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratios# of the underlying districts shall apply as set forth in this Section.
- (b) In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

#### MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS

	Maximum #Floor Area Ratio# (FAR)				
Means for Achieving Permitted FAR Levels on a #Zoning Lot#	C5P	C6-4 C6-5 M1-6	C5-2.5 C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 C6-6 C6-7
A. Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0
B. Maximum As-of-Right #Floor Area# Allowances: #Public plazas# - Section 81-23	—	1.0 <sup>1,2</sup>	1.0 <sup>1,3</sup>	—	1.0 <sup>2</sup>
C. Maximum Total FAR with As-of-Right Incentives	8.0	11.0 <sup>1,2,6</sup>	13.0 <sup>1,3</sup>	14.0	16.0
D. Maximum District-wide #Floor Area# Allowances: #Mass Transit Station# - Section 66-51	1.6 <sup>5</sup>	2.0 <sup>5</sup>	2.4	2.8	3.0

E. Maximum Total FAR with District-wide and As-of-Right Incentives	9.6	12.0	14.4	16.8	18.0
F. Maximum #Floor Area# Allowances in Penn Center Subdistrict: #Mass Transit Station# Improvement - Section 81-541	—	2.0	—	—	3.0
G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives	—	12.0	—	—	18.0
H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict:					
Development rights (FAR) of a "granting site" - Section 81-744	—	10.0	12.0	14.0	15.0
Maximum amount of transferable development rights (FAR) from "granting sites" that may be utilized on a "receiving site" - Section 81-744(a)	—	2.0	2.4	2.8	3.0
I. Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict	—	12.0	14.4	16.8	18.0
J. Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor - Section 81-744(b)	—	2.4	—	—	—
K. Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations	—	14.4	14.4	16.8	18.0
L. Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of "listed theaters" Section 81-745	—	4.4	2.4	2.8	3.0
M. Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives	9.6	14.4 <sup>7</sup>	14.4	16.8	18.0
N. Maximum FAR of Lots Involving Landmarks:					
Maximum FAR of a lot containing non-bonusable landmark - Section 74-711 or as-of-right	8.0	10.0	12.0	14.0	15.0
Development rights (FAR) of a landmark lot for transfer purposes - Section 75-42	8.0	10.0	13.0 <sup>4</sup>	14.0	16.0

Maximum amount of transferable development rights (FAR) from a landmark #zoning lot# that may be utilized on a #receiving lot# - Section 75-42	1.6	2.0	2.4	No Limit	No Limit
O. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of Right Incentives	9.6	14.4 <sup>7</sup>	14.4	No Limit	No Limit

- <sup>1</sup> Not available for #zoning lots# located wholly within Theater Subdistrict Core
- <sup>2</sup> Not available within the Eighth Avenue Corridor
- <sup>3</sup> Not available within 100 feet of a #wide street# in C5-2.5 Districts
- <sup>4</sup> 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core
- <sup>5</sup> For #zoning lots# with #qualifying affordable housing# or #qualifying senior housing#, the permitted #floor area# bonus shall be calculated in accordance with Section 66-51 (Additional Floor Area for Mass Transit Station Improvements)
- <sup>6</sup> 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public spaces)
- <sup>7</sup> For #zoning lots# utilizing a #floor area# bonus pursuant to Section 66-51, such maximum #floor area ratio# shall only be permitted with the provision of #qualifying affordable housing# or #qualifying senior housing#.

\* \* \*

## 81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

### 81-71 General Provisions

[REVISE BOUNDARIES OF SPECIAL MIDTOWN DISTRICT TO EXCLUDE MSX]

The regulations of Sections 81-72 to 81-75, inclusive, relating to Special Regulations for the Theater Subdistrict, are applicable only in the Theater Subdistrict, of which the Theater Subdistrict Core and the Eighth Avenue Corridor are parts, except that any listed theater designated in Section 81-742, or portion thereof, located outside of the Theater Subdistrict shall be deemed to be a "granting site" pursuant to Section 81-744 (Transfer of development rights from listed theaters).

~~The Theater Subdistrict is bounded by West 57th Street, Avenue of the Americas, West 40th Street, Eighth Avenue, West 42nd Street, a line 150 feet west of Eighth Avenue, West 45th Street and Eighth Avenue.~~

~~The Theater Subdistrict Core is bounded by West 50th Street, a line 200 feet west of Avenue of the Americas, West 43rd Street and a line 100 feet east of Eighth Avenue.~~

~~The Eighth Avenue Corridor is bounded by West 56th Street, a line 100 feet east of Eighth Avenue, West 43rd Street, Eighth Avenue, West 42nd Street, a line 150 feet west of Eighth Avenue, West 45th Street and Eighth Avenue.~~

The west side of Eighth Avenue between 42nd and 45th Streets is also subject to the provisions of the Special Clinton District to the extent set forth in Article IX, Chapter 6, subject to Section 81-023 (Applicability of Special Clinton District regulations).

These boundaries are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter. The regulations of Sections 81-72 to 81-75, inclusive, supplement or modify the regulations of this Chapter applying generally to the #Special Midtown District# of which the Subdistrict is a part.

\* \* \*

### 81-72 Use Regulations Modified

## [REVISING BOUNDARIES OF SPECIAL MIDTOWN DISTRICT TO EXCLUDE MSX]

The #use# regulations of this Section, inclusive, shall apply within that portion of the Theater Subdistrict bounded by West 40th Street, a line through the midblock between 40th Street and 41st Street, a line 100 feet east of Eighth Avenue, West 51st Street and a line 200 feet west of Avenue of the Americas, to #buildings# #developed# after May 13, 1982, to portions of #buildings# #enlarged# on the ground floor level after May 13, 1982, and to #extensions#.

\* \* \*

### 81-74 Special Incentives and Controls in the Theater Subdistrict

#### 81-741 General provisions

[REMOVING MENTION OF M1-6 DISTRICT AS IT IS NO LONGER APPLICABLE]

\* \* \*

- (f) Limitations on non-theater-related bonuses in C6-4; or C6-5 or M1-6 Districts

For #zoning lots# or portions thereof in C6-4; or C6-5 or M1-6 Districts, the total amount of #floor area# derived from non-theater-related bonuses or other special #floor area# allowances, pursuant to provisions of this Chapter other than those in Sections 81-744, 81-745, 81-746 or 81-747, shall not exceed a #floor area ratio# of 2.0.

\* \* \*

### 81-745 Floor area bonus for rehabilitation of existing listed theaters

[REMOVING MENTION OF M1-6 DISTRICT AS IT IS NO LONGER APPLICABLE]

\* \* \*

- (b) Amount of rehabilitation bonus

The amount of bonus #floor area# granted for a qualifying theater rehabilitation shall be at the discretion of the Commission after consideration of the following findings:

- (1) how and to what extent the proposed rehabilitation will improve the theater's suitability for #use# as a legitimate theater;
- (2) how the proposed rehabilitation will contribute toward satisfying the needs of the Theater Subdistrict;
- (3) whether the bonus #floor area# will unduly increase the #bulk# of any #development# or #enlargement#, density of population or intensity of #use# on any #block# to the detriment of occupants of #buildings# on the #block# or the surrounding area; and
- (4) whether the distribution and location of such #floor area# bonus will adversely affect the surrounding area by restricting light and air or otherwise impair the essential character or future development of the surrounding area. Such bonus #floor area# shall not exceed 20 percent of the basic maximum #floor area# permitted on the #zoning lot# containing the #development# or #enlargement# by the regulations of the underlying district, except that in the case of an underlying C6-4; or C6-5 or M1-6 District, the bonus #floor area# shall not exceed 44 percent of the basic maximum #floor area# permitted in such underlying district, and except that in the case of a #zoning lot# located partially in a C6-5.5 District and partially in a C6-7T District, the Commission may allow bonus #floor area# to be utilized anywhere on the #zoning lot#.

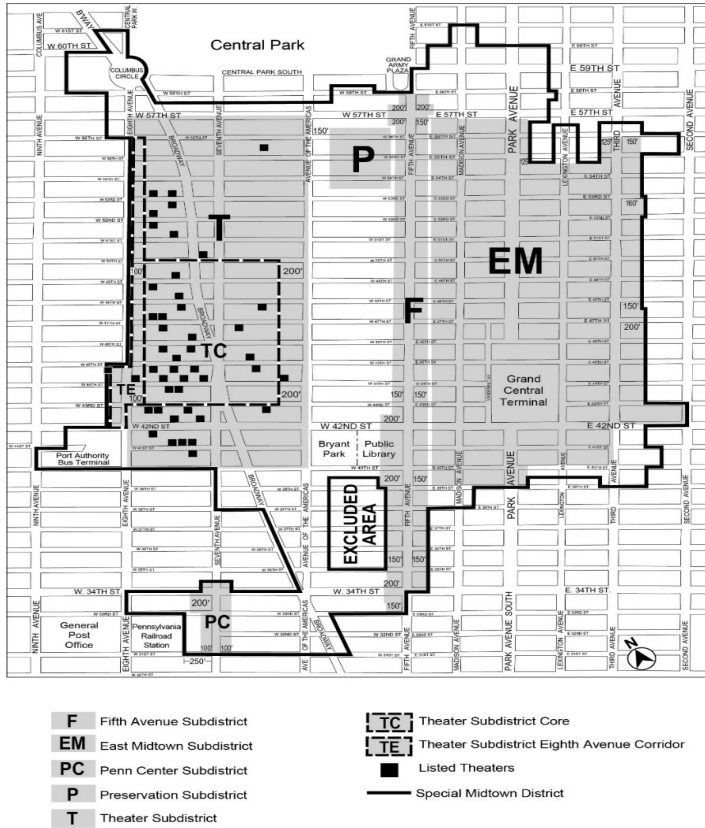
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### Appendix A Midtown District Plan Maps

[REVISING MAPS 1, 3, AND 4 ]

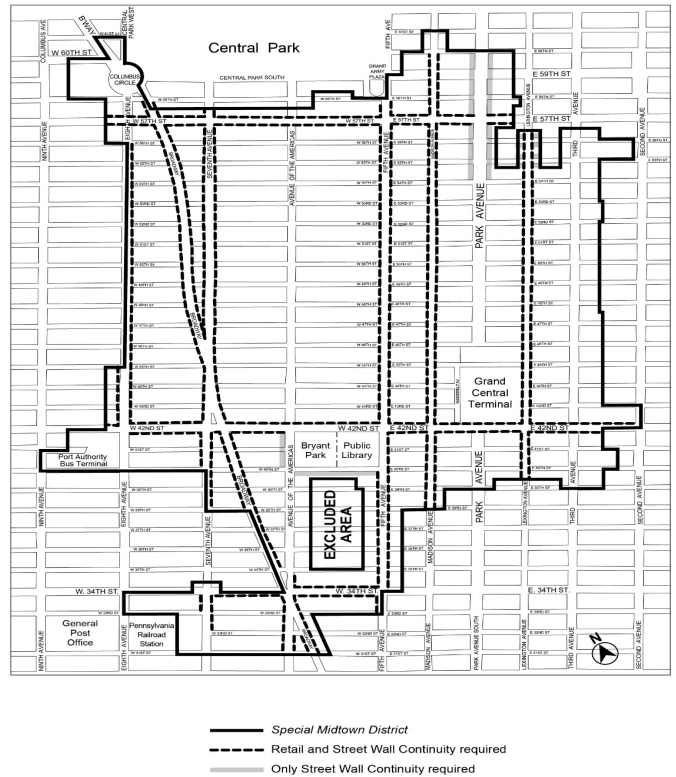
Map 1: Special Midtown District and Subdistricts

[EXISTING MAP]

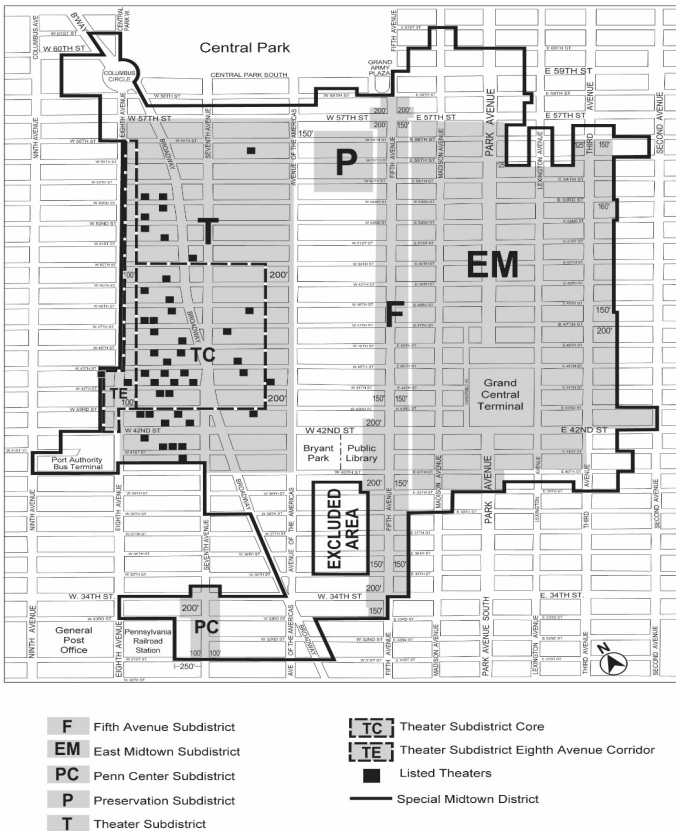


Map 3: Retail and Street Wall Continuity

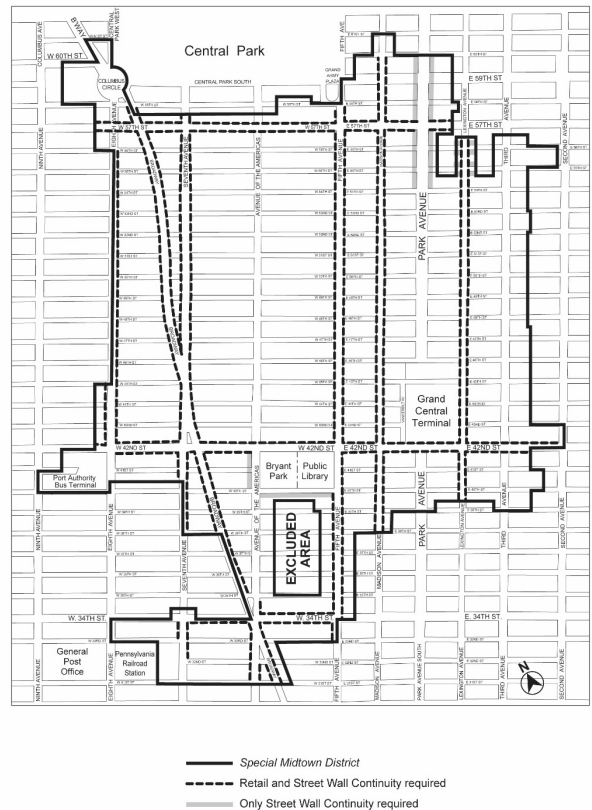
[EXISTING MAP]



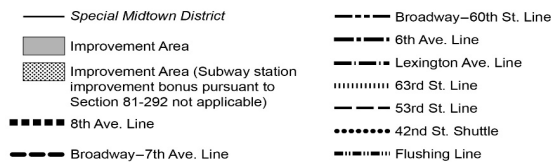
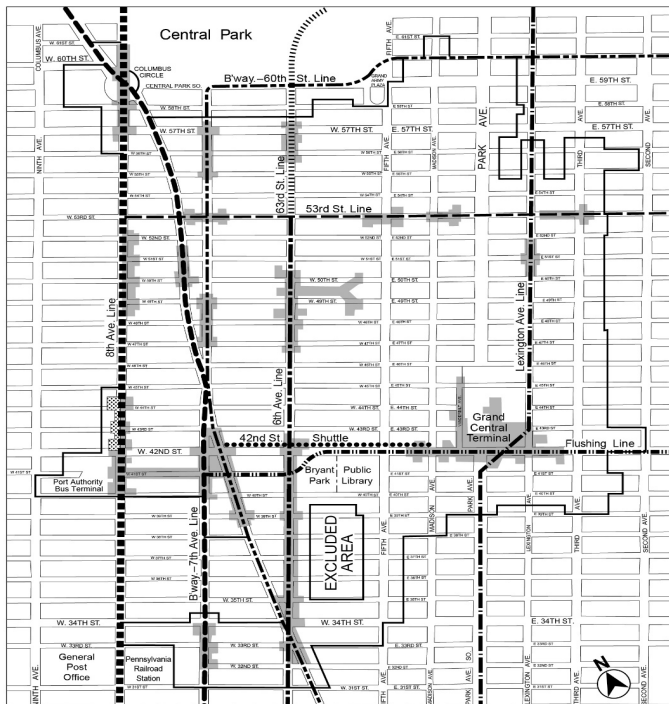
[PROPOSED MAP]



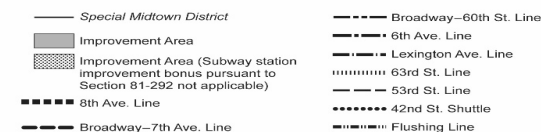
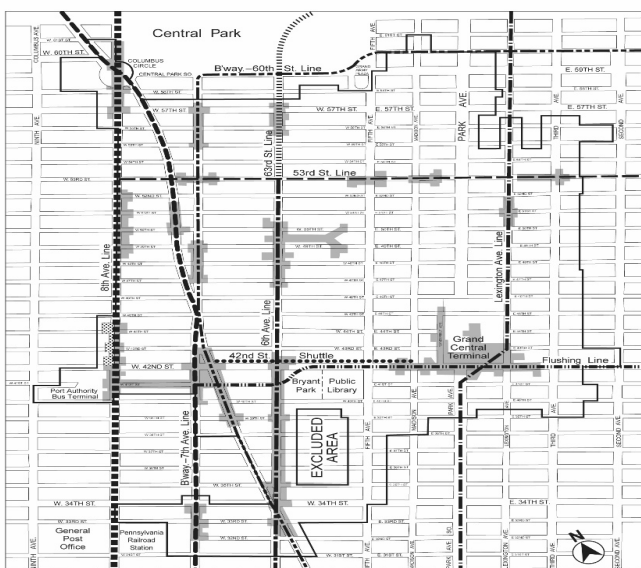
[PROPOSED MAP]



[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

## ARTICLE IX SPECIAL PURPOSE DISTRICTS

### Chapter 3 Special Hudson Yards District (HY)

\* \* \*

#### 93-00 GENERAL PURPOSES

[REPLACING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT WITH MSX]

\* \* \*

- (f) to provide a transition between the Hudson Yards District and the Clinton community to the north;
- (g) to provide a transition between the Hudson Yards District and the Garment Center Midtown South Mixed Use District to the east;
- (h) to provide a transition between the Hudson Yards District and the West Chelsea area to the south;

\* \* \*

#### 93-01 Definitions

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

#### Hudson Yards Redevelopment Area

The "Hudson Yards Redevelopment Area" shall be the areas within the #Special Hudson Yards District#, Subdistrict A-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

\* \* \*

#### 93-04 Subdistricts and Subareas

[ADDING GARMENT CENTER SUBDISTRICT H]

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

- Large-Scale Plan Subdistrict A
- Farley Corridor Subdistrict B
- 34th Street Corridor Subdistrict C
- Hell's Kitchen Subdistrict D
- South of Port Authority Subdistrict E
- Western Rail Yard Subdistrict F
- Eleventh Avenue Subdistrict G
- Garment Center Subdistrict H

\* \* \*

#### 93-10 USE REGULATIONS

\* \* \*

#### 93-13 Special Commercial Use Regulations

\* \* \*



**93-131****Certification for office use****[REMOVING MENTION OF SPECIAL GARMENT CENTER DISTRICT]**

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes #uses# listed under Office in Use Group VII #developed# or #enlarged# after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:

- (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to Section 96-25 (Floor Area Bonus for New Theater Use); or
- (2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 (Maximum floor area ratio in the 34th Street Corridor Subdistrict C) or 93-223 (Maximum floor area ratio in Hell's Kitchen Subdistrict D), or the provisions of Sections 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet.

All #developments# or #enlargements# so certified shall be permitted in accordance with the provisions of this Chapter, or the provisions of the #Special Clinton District# ~~or the #Special-Garment Center District#~~, as applicable.

- (b) Where the Chairperson of the Department of City Planning determines that the amount of #floor area# for #uses# listed under Offices in Use Group VII in any #development# or #enlargement# will result in a total amount of #floor area# #developed# or #enlarged# WITH SUCH #USE# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet, no building permit from the Department of Buildings shall be issued for any #development# or #enlargement# that includes offices constructed after January 19, 2005, until the Chairperson certifies to the Commissioner of Buildings that:

- (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25; or
- (2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 25 million square feet.

All #developments# or #enlargements# so certified shall be permitted in accordance with the provisions of this Chapter, or the provisions of the #Special Clinton District# ~~or the #Special-Garment Center District#~~, as applicable.

However, if such #developments# or #enlargements# fail to comply with the provisions of Section 11-331 with respect to completion of foundations within one year of the date of certification pursuant to this Section, such building permit shall lapse, and any new building permit will require a new Chairperson's certification pursuant to this Section.

\* \* \*

**93-133****Transient hotels and offices in Subdistrict H**

[ADDING TEXT FROM EXISTING SECTION 121-11 TO NEW SUBDISTRICT H]

For a #building# subject to the provisions of Sections 93-90 (HARASSMENT) and 93-91 (Demolition) and for which #HPD# issued a #certification of no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-152 (In Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings), provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory# #uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#.

In Subdistrict H, any #development# or #enlargement# that includes #uses# listed under Offices in Use Group VII, #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

**93-134****C6-4M Districts in Subdistrict H**

[ADDING TEXT FROM EXISTING SECTION 121-12 TO NEW SUBDISTRICT H]

In the C6-4M District located within Subdistrict H, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- (a) The following #uses# shall be allowed:

**From Use Group IX**

All #uses# listed under Use Group IX(A) that are permitted in a C8 District

**From Use Group X**

All #uses# listed under Use Group X that are permitted in a C8 District.

**93-133****93-135****Vehicle storage establishments**

[UPDATING SECTION NUMBER; TITLE AND TEXT UNCHANGED]

Within Subdistrict G, commercial or public vehicle storage, including #accessory# motor fuel pumps listed under Use Group IX(C) shall be permitted as-of-right, applicable to a C8 District. The #floor area# of a #building# shall not include floor space used for public utility vehicle storage provided in any #story# located not more than 56 feet above #curb level#.

\* \* \*

**93-16****Modification of Sign Regulations**

[ADDING TEXT FROM EXISTING SECTION 121-20 TO NEW SUBDISTRICT H]

\* \* \*

- (b) Subdistrict F

- (2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street. However, #flashing signs# shall not be permitted in Subdistrict F, except along frontages within 200 feet of the intersection of the West 33rd Street and Eleventh Avenue #street lines#.

- (c) Subdistrict H

In Subdistrict H, #flashing signs# shall not be permitted.

\* \* \*

**93-20****FLOOR AREA REGULATIONS**

\* \* \*

**93-22****Floor Area Regulations in Subdistricts B, C, D, E, F, and G, and H**

[ADDING TEXT FROM EXISTING SECTION 121-41 TO NEW SUBDISTRICT H]

\* \* \*

## (c) Subdistrict G

In Subdistrict G, the #floor area ratio# provisions of Section 93-226 (Floor area regulations in Subdistrict G) shall apply.

## (d) Subdistrict H

The basic maximum #floor area ratio# of a #zoning lot# containing non-#residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5 as follows:

- (1) The #residential# #floor area# may be increased to a maximum of 12.0 where the following are met:
  - (i) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#; and
  - (ii) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section 93-31 or 93-32 (Floor Area Regulations in the Phase 2 Hudson Boulevard and Park).
- (2) For the #conversion# to #dwelling units# of non-#residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# pursuant to Section 93-31 or the provisions of paragraph (a) of this Section, has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

\* \* \*

### 93-30 SPECIAL FLOOR AREA REGULATIONS

#### 93-31 District Improvement Fund Bonus

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

In Subdistrict A-2 of the #Special Garment Center District# and in the #Special Hudson Yards District#, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21; or 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

\* \* \*

- (a) a letter from the applicant for such permit dated no earlier than 30 days prior to issuance thereof, stating whether as of such date the applicant anticipates filing an application to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222 (Maximum floor area ratio in the 34<sup>th</sup> Street Corridor Subdistrict C); or 93-223 (Maximum floor area ratio in Hell's Kitchen Subdistrict D) or 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2); or

- (b) an application for a bonus from such applicant to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222; or 93-223 or 121-41.

Copies of letters received from applicants pursuant to paragraph (a) of this Section shall be forwarded by the Department of City Planning to the Community Board and local City Council member, and maintained on file and be available for public inspection at such Department.

The contribution amount shall be \$100 per square foot of #floor area# as of January 19, 2005, and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the twelve months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received, and contributions may be made only on days when the Hudson Yards Infrastructure Corporation (the "Corporation") is open for business and during business hours as specified by the Corporation.

The Commission may promulgate rules regarding the administration of this Section, and the Commission may also, by rule, adjust the contribution amount specified in the preceding paragraph to reflect changes in market conditions within the #Hudson Yards Redevelopment Area# if, in its judgment, the adjusted amount will facilitate the district-wide improvements that are consistent with the purposes of this Chapter and the purposes of the #Special Garment Center District#. The Commission may make such an adjustment by rule, not more than once a year.

\* \* \*

### 93-40 HEIGHT AND SETBACK REGULATIONS

\* \* \*

#### 93-42 Height and Setback in Subdistricts A, B, C, D, E, F and G

\* \* \*

- (d) Length of #building# wall

The maximum length of any #story# located above a height of 500 feet shall not exceed 250 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 500 feet. No side of such rectangle shall exceed a width of 250 feet.

### 93-43 Height of Street Walls and Maximum Building Height Within Subdistrict H

[ADDING TEXT FROM EXISTING SECTION 121-42 TO NEW SUBDISTRICT H]

- (a) Height of #street walls#

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that the #street wall# shall extend to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building or other structure# #developed# or #enlarged# pursuant to the tower regulations of Section 33-45 (Tower Regulations) or paragraph (d) of Section 35-632 (Maximum height of buildings and setback regulations), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstructions in certain districts).

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

\* \* \*

### 93-80 OFF-STREET PARKING REGULATIONS

\* \* \*

### 93-81 Definitions

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

Hudson Yards parking regulations applicability area

The “Hudson Yards parking regulations applicability area” is comprised of Subdistricts A, B, C, D and E of the #Special Hudson Yards District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and Subdistrict A-2 of the #Special Garment Center District#

\* \* \*

### 93-90 HARASSMENT

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

#### (a) Definitions

##### (1) Anti-harassment area

“Anti-harassment area” shall mean the #Special Hudson Yards District# and Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

#### (d) Certification of Cure for Harassment

\* \* \*

- (3) No portion of the #low income housing# required under this Section shall qualify to:
  - (i) increase the #floor area ratio# pursuant to the provisions of Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), as modified by the provisions of the #Special Hudson Yards District# and the #Special Garment Center District#; or
  - (ii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

### 93-91

#### Demolition

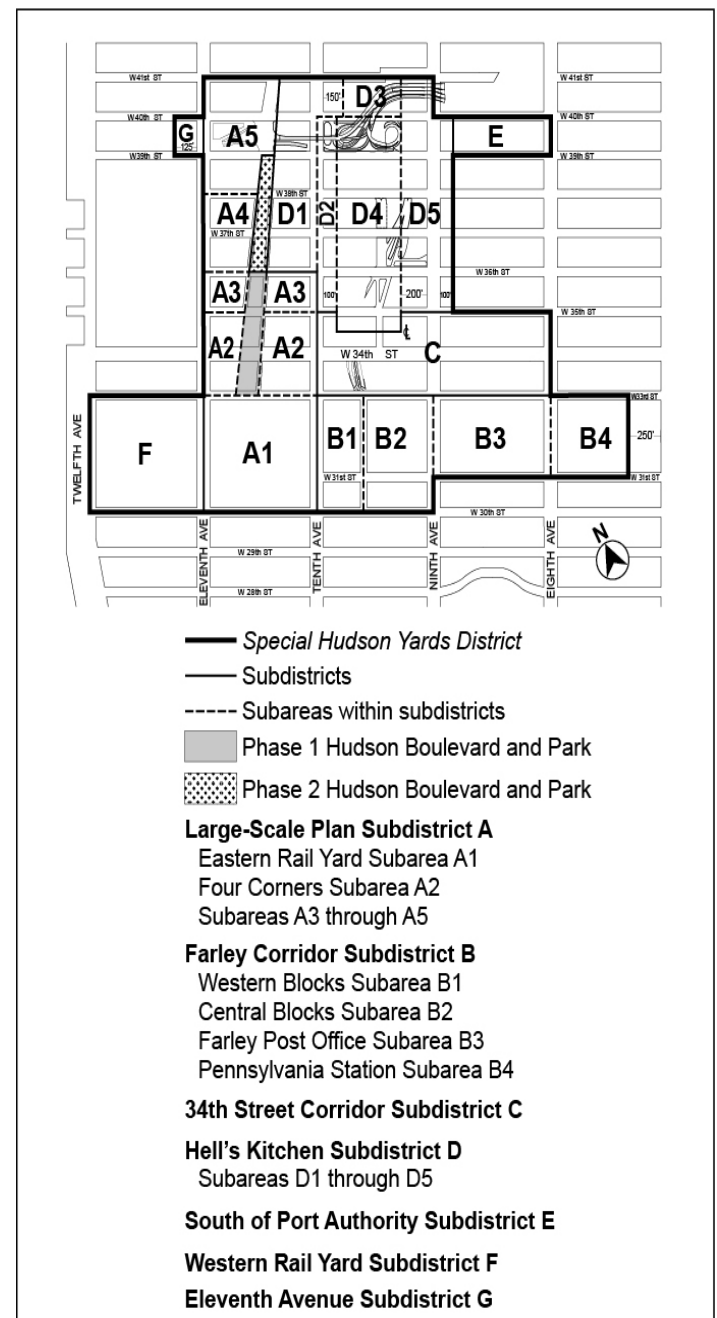
[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT AND ADDING MENTION OF SUBDISTRICT H OF SPECIAL HUDSON YARDS DISTRICT]

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within Subareas D4 or D5 in the Hell's Kitchen Subdistrict D or within Subdistrict A-2 H of the #Special Garment Center District# #Special Hudson Yards District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Subdistrict A-2 H of the #Special Garment Center District# #Special Hudson Yards District#, where such partial demolition would decrease the amount of #residential# #floor area# in such #multiple dwelling# by 20 percent or more, unless:

\* \* \*

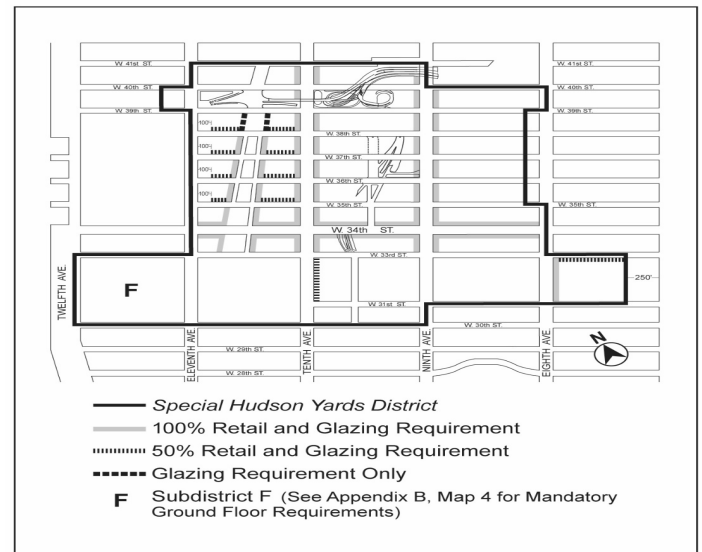
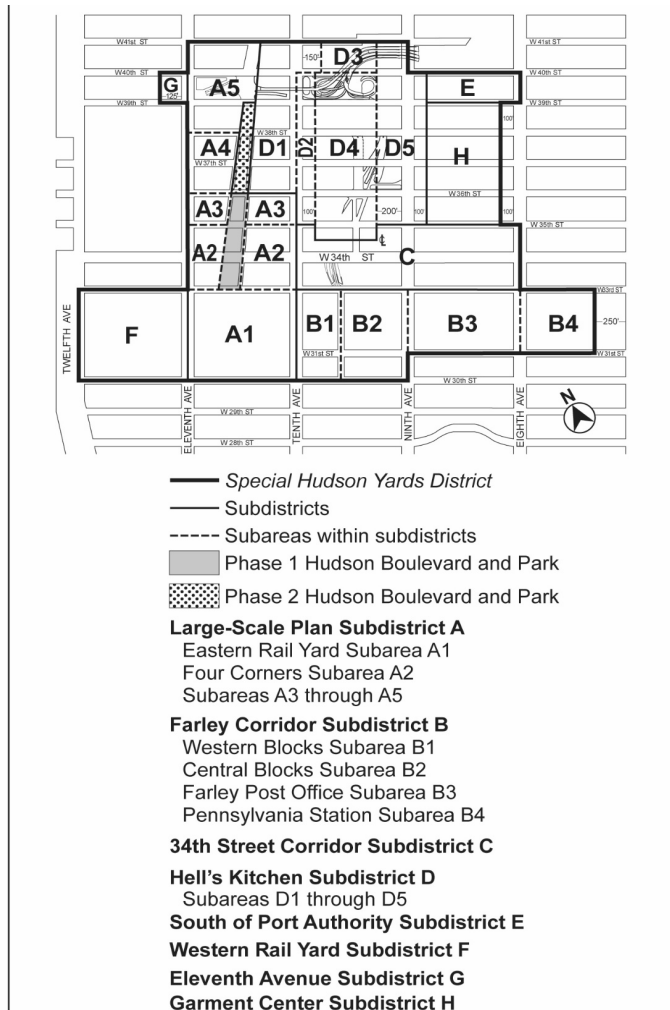
### Appendix A Special Hudson Yards District

Map 1 — Special Hudson Yards District, Subdistricts and Subareas [EXISTING MAP]



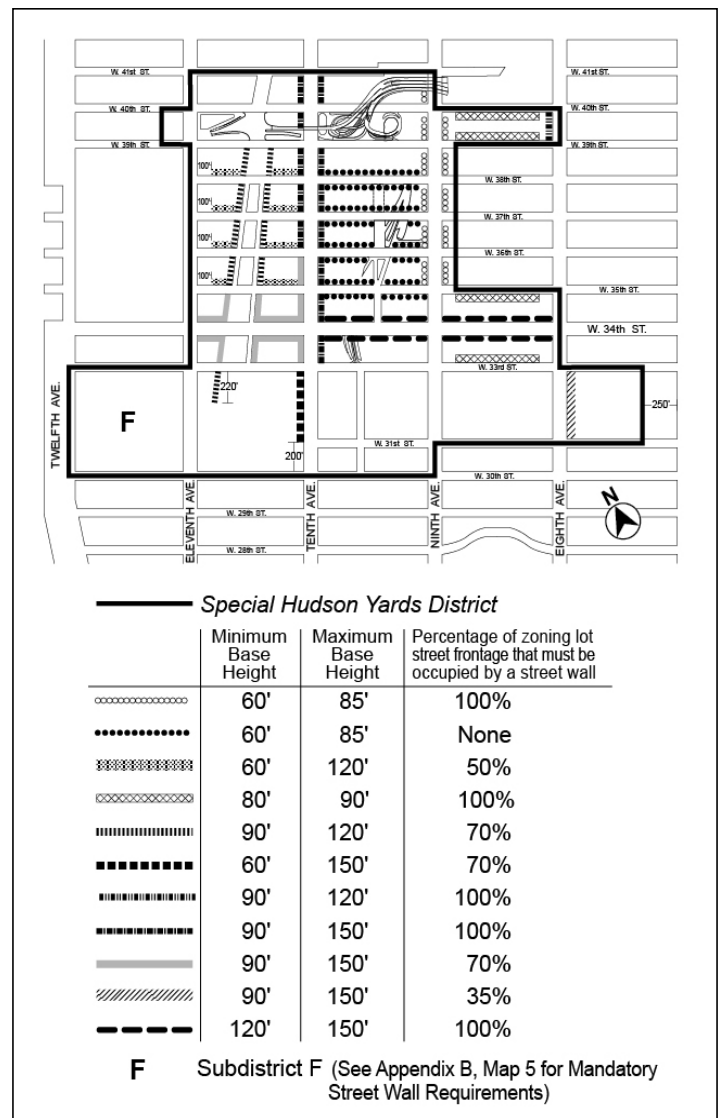
[PROPOSED MAP]

[PROPOSED MAP]



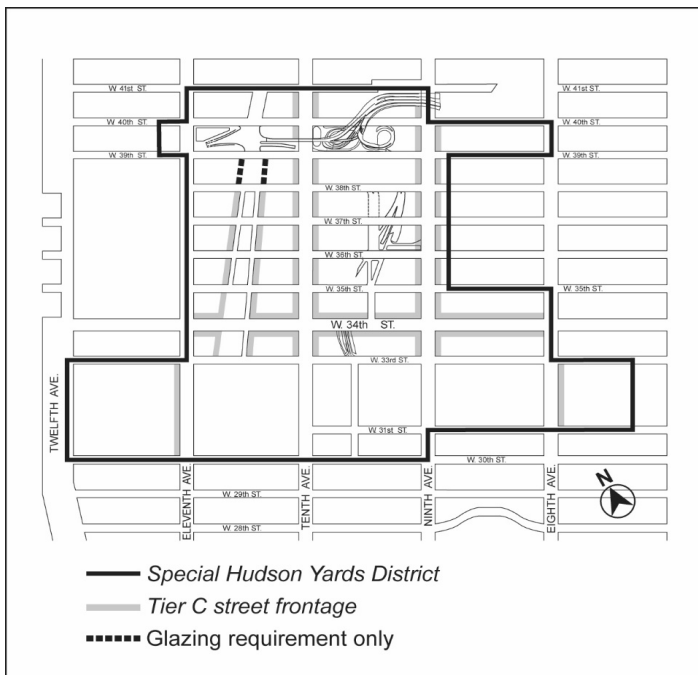
Map 3 — Mandatory Street Wall Requirements

[EXISTING MAP]

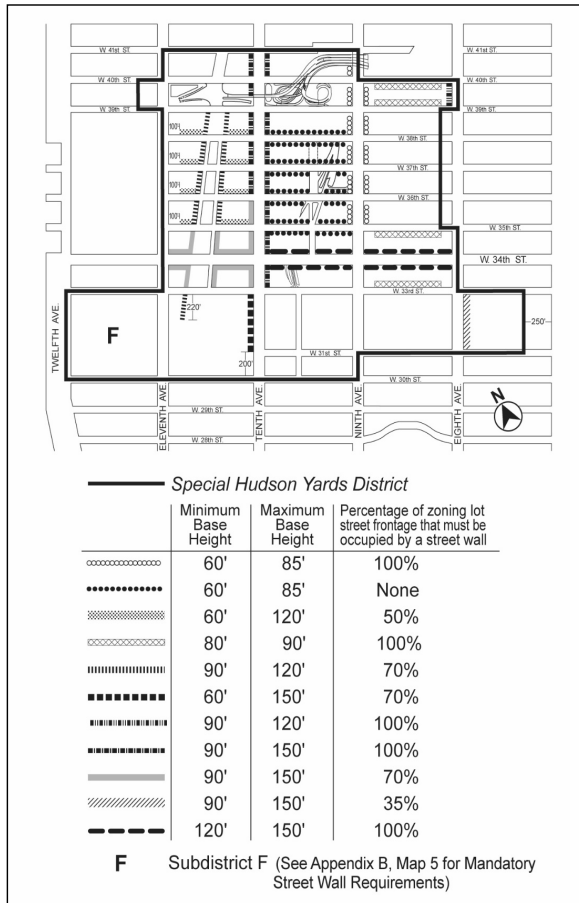


Map 2 — Mandatory Ground Floor Retail

[EXISTING MAP]

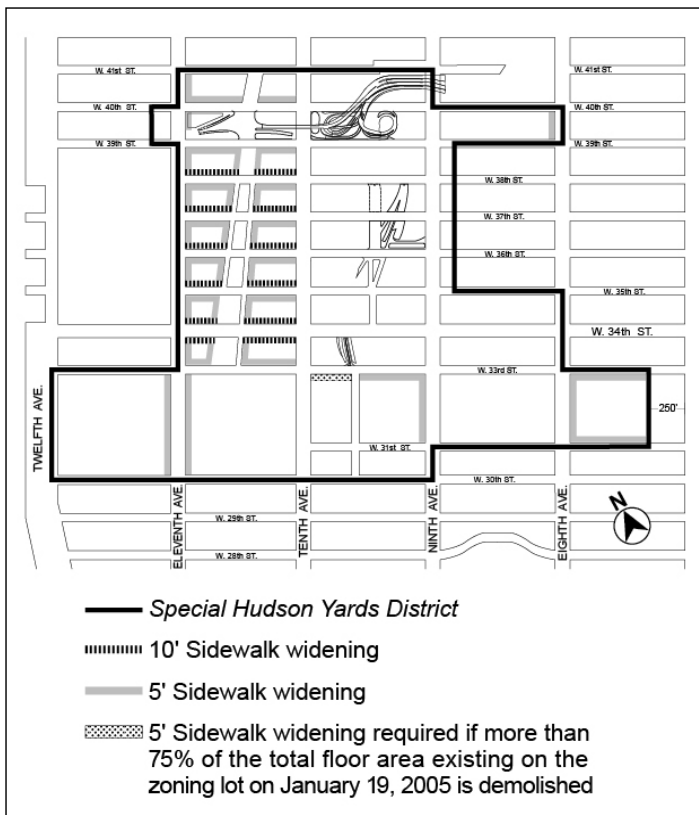


[PROPOSED MAP]

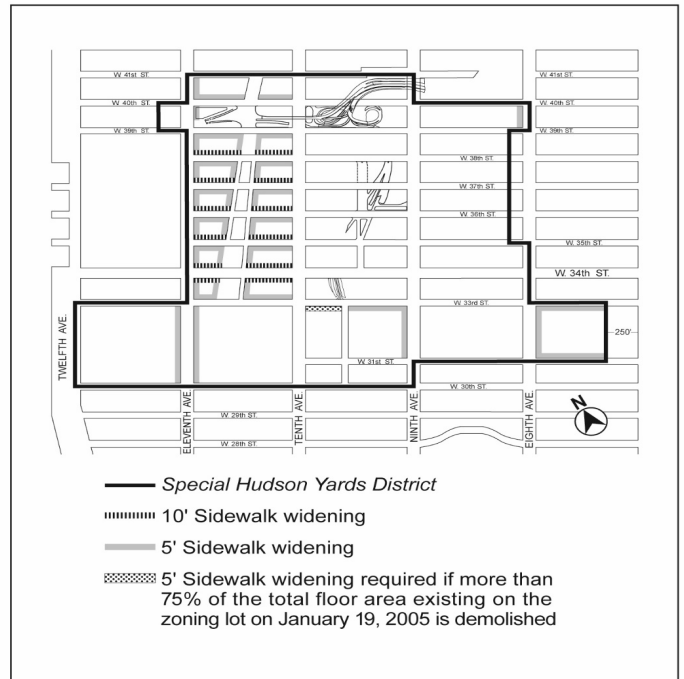


Map 4 — Mandatory Sidewalk Widening

[EXISTING MAP]

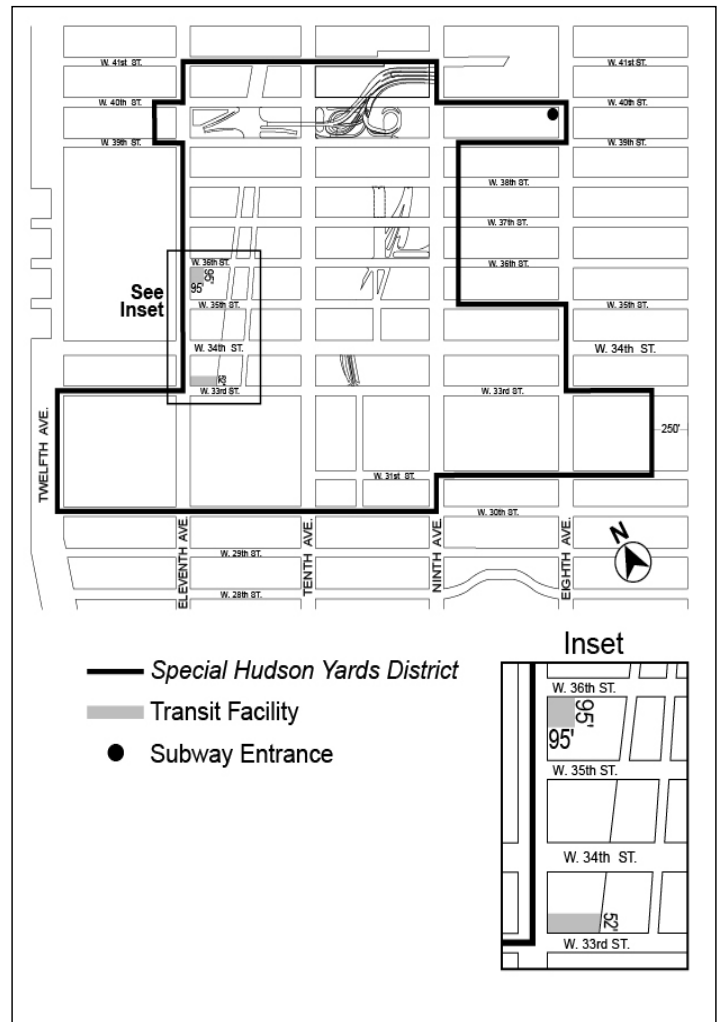


[PROPOSED MAP]

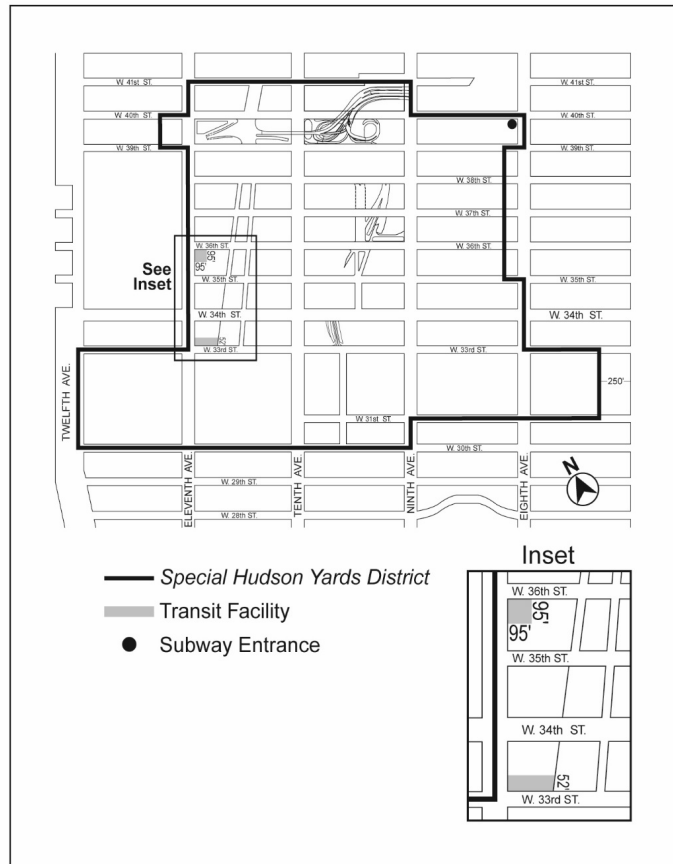


Map 5 — Transit Facilities

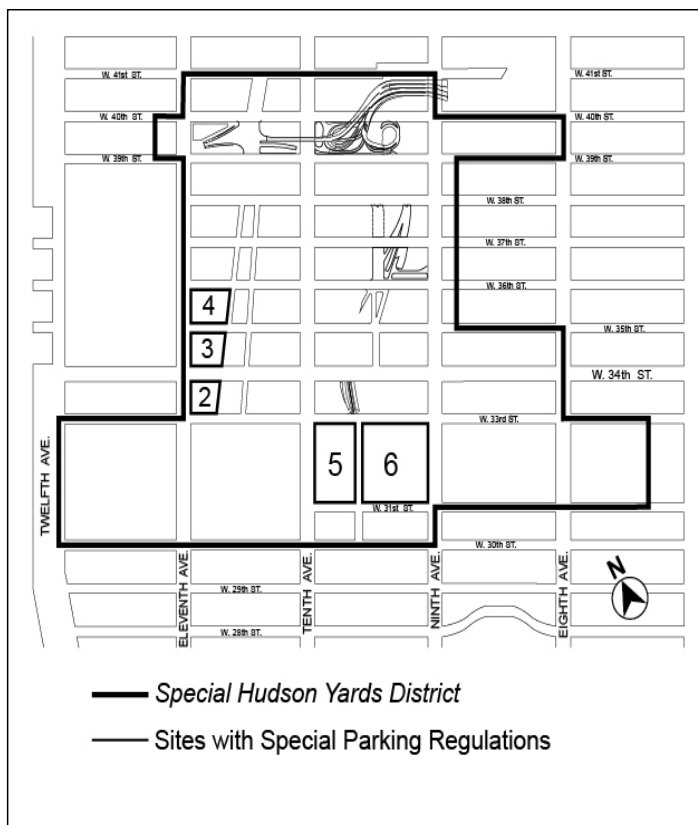
[EXISTING MAP]



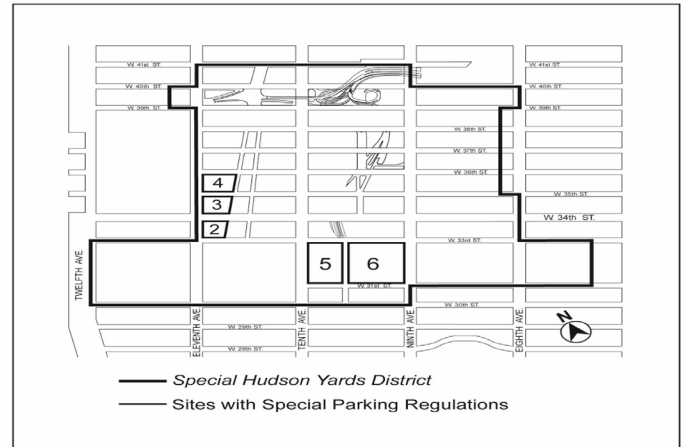
[PROPOSED MAP]



Map 6 — Sites Where Special Parking Regulations Apply  
[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

## Chapter 6 Special Clinton District

\* \* \*

## 96-10 PRESERVATION AREA

\* \* \*

## 96-107 Harassment and cure

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

### (d) Certification of Cure for Harassment

\* \* \*

- (3) No portion of the #low income housing# required under this Section shall qualify to:
  - (i) increase the #floor area ratio# pursuant to Section 96-21 (Special Regulations for 42nd Street Perimeter Area); Section 96-22 (Special Regulations for Eighth Avenue Perimeter Area); any #floor area ratio# increase provision of the #Special Garment Center District#, #Special Hudson Yards District#, #Special West Chelsea District#, or requirements pursuant to Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING); or
  - (ii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

## Chapter 8 Special West Chelsea District

\* \* \*

## 98-70 SUPPLEMENTAL REGULATIONS

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

Referral date

“Referral date” shall mean December 20, 2004.

In addition, Section 93-90, paragraph (d)(3), is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (a) increase the #floor area ratio# pursuant to the provisions of the #Special West Chelsea District#, #Special Hudson Yards District#, #Special Garment Center District#, #Special Clinton District# or Section 23-154; or

- (b) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

## ARTICLE XII SPECIAL PURPOSE DISTRICTS

### Chapter 1

#### Special Garment Center District (GC)

[SPECIAL GARMENT CENTER (GC) DISTRICT PROVISIONS BEING DELETED AND BEING REPLACED BY NEW SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT TEXT. GC'S SUBDISTRICT A-2 INCORPORATED INTO SPECIAL HUDSON YARDS DISTRICT'S NEW SUBDISTRICT H]

### 121-00 GENERAL PURPOSES

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

- to retain adequate wage and job-producing industries within the Garment Center;
- to provide an opportunity for apparel production and showroom space in designated areas of the Garment Center;
- to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the city;
- to recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;
- to establish an appropriate urban scale and visual character within the Garment Center; and
- to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

### 121-01 General Provisions

The provisions of this Chapter shall apply within the #Special Garment Center District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

### 121-02 District Plan

The regulations of this Chapter are designed to implement the #Special Garment Center District# Plan. The District Plan includes the following map:

Special Garment Center District and Subdistricts

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

### 121-03 Subdistricts

In order to carry out the purposes and provisions of this Chapter, two Subdistricts, A1 and A2 are established within the #Special Garment Center District#. The location of the Subdistricts is shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

### 121-10 SPECIAL USE REGULATIONS

The #use# regulations of the applicable underlying district shall apply except as set forth in this Section.

### 121-11 Transient Hotels and Offices

For a #building# subject to the provisions of Section 121-60 (ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2) and for which #HPD# issued a #certification of

no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-152 (In Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings); provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory# #uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#.

In Subdistrict A-2, any #development# or #enlargement# that includes #uses# listed under Offices in Use Group VII, #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

### 121-12 C6-4M Districts in Subdistrict A-2

In the C6-4M District located within Subdistrict A-2, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- For #buildings# with 70,000 square feet or more of #floor area#, the #conversion# of non-#residential# #floor area# to #residences#, or to college or school student dormitories and fraternity or sorority student houses shall not be permitted.

- The following #uses# shall be allowed:

From Use Group IX

All #uses# listed under Use Group IX(A) that are permitted in a C8 District

From Use Group X

All #uses# listed under Use Group X that are permitted in a C8 District.

### 121-13 M1-6 District in Subdistrict A-1

In the M1-6 District located within Subdistrict A-1, #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-21 (Modifications to M1 Use Regulations), inclusive.

### 121-20 SIGN REGULATIONS

In the #Special Garment Center District#, all #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, in Subdistrict A-2, #flashing signs# shall not be permitted.

### 121-30 SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-1

The following special #bulk# regulations shall apply within Subdistrict A-1, as shown in Appendix A of this Chapter:

### 121-31 Maximum Permitted Floor Area Within Subdistrict A-1

The basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to Section 43-13 (Floor Area Bonus for Public Plazas). No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#. The provisions of Section 43-14 (Floor Area Bonus for Arcades) shall not apply.

### 121-32 Height of Street Walls and Maximum Building Height Area Within Subdistrict A-1

In Subdistrict A-1, the underlying height and setback regulations set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks) and 43-44 (Alternate Front Setbacks) shall not apply. In lieu thereof, the following provisions shall apply:

- #Street wall# location

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the maximum base height specified in paragraph (b) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

## (b) Base height

## (1) Along #wide streets#

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and may rise to a maximum base height of 155 feet.

However, where the height of an existing adjacent #street wall# fronting on the same #street line# rises to a height exceeding 155 feet before setback, the maximum base height may be increased to the height of such existing adjacent #street wall# but shall not exceed a base height of 205 feet. In addition, where existing adjacent #street walls# on both sides of the #building# rise to a height exceeding 155 feet before setback, the maximum base height of such #building# may be increased to the higher of the two existing adjacent #street walls#, except in no instance shall the base height of such #building# exceed 205 feet.

## (2) Along #narrow streets#

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and may rise to a maximum base height of 135 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may be applied along a #narrow street# beyond 50 feet of a #wide street#, up to a maximum of 100 feet from such #wide street#.

## (c) Required setbacks

## (1) Along #wide streets#

For #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(1) of this Section, shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

## (2) Along #narrow streets#

For #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(2) of this Section shall be set back from the #street wall# of the #building# at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

## (d) Tower Regulations

Each #story# of a tower above the required setback shall not exceed a maximum #lot coverage# of 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots).

## (e) Maximum #building# height

No height limit shall apply to towers.

**121-40****SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-2**

The following special #bulk# regulations shall apply within Subdistrict A-2, as shown on the map in Appendix A of this Chapter.

**121-41****Maximum Permitted Floor Area Within Subdistrict A-2**

The basic maximum #floor area ratio# of a #zoning lot# containing non-#residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5 as follows:

- (a) The #residential# #floor area# may be increased to a maximum of 12.0 where the following are met:

- (1) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#; and
- (2) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section 93-31 or 93-32 (Floor Area Regulations in the Phase 2 Hudson Boulevard and Park).

- (b) For the #conversion# to #dwelling units# of non-#residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# pursuant to Section 93-31 or the provisions of paragraph (a) of this Section, has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

**121-42****Height of Street Walls and Maximum Building Height Within Subdistrict A-2**

## (a) Height of #street walls#

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that the #street wall# shall extend to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

## (b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building# or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building# or other structure# #developed# or #enlarged# pursuant to the tower regulations of Section 33-45 (Tower Regulations) or paragraph (d) of Section 35-632 (Maximum height of buildings and setback regulations), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building# or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstructions in certain districts):



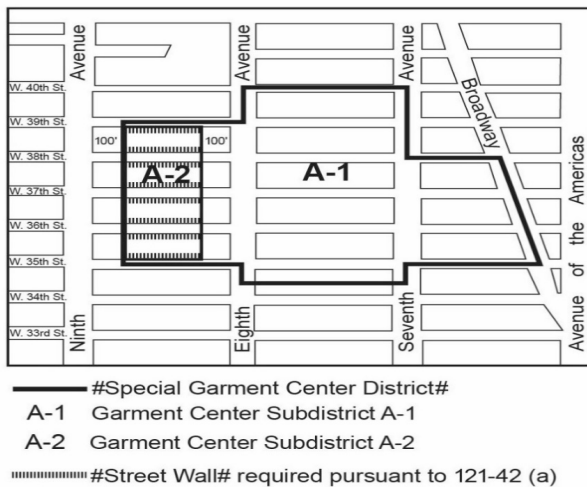
On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

**121-50****PARKING PROVISIONS FOR SUBDISTRICT A-2**

Within Subdistrict A-2, as shown on the map in Appendix A of this Chapter, the underlying parking provisions shall not apply. In lieu thereof, the parking regulations of the #Special Hudson Yards District#, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS) shall apply.

**121-60****ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2**

In Subdistrict A-2, the provisions of Section 93-90 (HARASSMENT) and Section 93-91 (Demolition), inclusive, shall apply.

**Appendix A****Special Garment Center District and Subdistricts****Chapter 1****Special Midtown South Mixed Use District (MSX)**

[SPECIAL GARMENT CENTER (GC) DISTRICT PROVISIONS BEING DELETED AND BEING REPLACED BY NEW SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT TEXT. GC'S SUBDISTRICT A-2 INCORPORATED INTO SPECIAL HUDSON YARDS DISTRICT'S NEW SUBDISTRICT H]

**121-00****GENERAL PURPOSES**

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

- to retain adequate wage and job-producing industries within the Midtown South District;
- to preserve a variety of types of space for a diversity of businesses that service the Midtown South District and the city;
- to establish an appropriate urban scale and visual character within the Midtown South District;
- to provide opportunities for housing growth through office to residential conversions and new development; and
- to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

**121-01****General Provisions**

The provisions of this Chapter shall apply within the #Special Midtown South Mixed Use District. The regulations of all other Chapters of

this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

**121-02****Definitions**

For the purposes of this Chapter, matter in *italics* is defined in Sections 12-10 (Definitions) or 32-301 (Definitions).

**121-03****District Plan**

The regulations of this Chapter are designed to implement the #Special Midtown South Mixed Use District# Plan. The District Plan includes the following map:

**Special Midtown South Mixed Use District**

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

**121-04****Applicability of the Mandatory Inclusionary Housing Program**

For the purposes of applying the Mandatory Inclusionary Housing Program provisions set forth in Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Midtown South Mixed Use District# are shown on the maps in APPENDIX F of this Resolution.

For #conversions# in #buildings# existing prior to [Date of Adoption], that are not otherwise subject to paragraph (a)(3)(v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-624 (Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District).

**121-05****Applicability of Article XII, Chapter 3**

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

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

**121-10****SPECIAL USE REGULATIONS**

Within the #Special Midtown South Mixed Use District# the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section, inclusive.

**121-11****Regulations for Use Group VI**

In addition to all #uses# permitted in the designated M1A District, all #uses# listed under Use Group VI shall be permitted, and where such #uses# have a size limitation, as denoted with an "S" in the use group tables set forth in Section 42-16 (Use Group VI – Retail and Services), such size limitation shall not apply.

**121-12****Streetscape Regulations**

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 in the Appendix to this Chapter shall be considered #Tier C street frontages#.

**121-20****SIGN REGULATIONS**

All #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, #flashing signs# shall not be permitted.

**121-30****SPECIAL BULK REGULATIONS**

Within the #Special Midtown South Mixed Use District# the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section, inclusive.

#### 121-31

##### **Floor Area Exemption for Public Schools**

On #zoning lots# above 20,000 square feet in #lot area#, up to 150,000 square feet of #floor area# within a public #school#, constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education, shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility# #uses# and the maximum #floor area ratio# of the #zoning lot#.

#### 121-32

##### **Yard and Open Area Regulations**

#### 121-321

##### **Rear yard equivalent**

Where the designated #Residence District# is an R6 through R12 District without a letter suffix, for #buildings#, or portions thereof, containing #residential uses#, the alternative location allowances set forth in paragraph (c)(2) of Section 23-344 (Rear yard equivalent requirements) shall not apply.

#### 121-322

##### **Minimum distance between buildings**

On any single #zoning lot#, if two or more #buildings# or portions of #buildings# are detached from one another at any level, such #buildings# or portions of #buildings# shall at no point be less than eight feet apart.

#### 121-33

##### **Height and Setback Regulations**

All #zoning lots# shall follow the underlying height and setback regulations.

#### 121-331

##### **Street wall regulations**

For all #buildings#, 100 percent of the width of #street walls# along a #street# frontage at the #ground floor level# shall be located within eight feet of the #street line#. For any #story# above the #ground floor level#, at least 70 percent of the width of #street walls# shall be located within eight feet of the #street line# and extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less; or as modified by Section 121-332 (Base Height Regulations). Up to 30 percent of the #aggregate width of street walls# above the ground floor may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

#### 121-332

##### **Base height regulations**

The maximum base height of a #street wall# may vary between the applicable maximum set forth in the underlying regulations, inclusive, and the height of the #street wall# of adjacent #building# before setback, if such height is higher than the maximum base height.

#### 121-34

##### **Additional Bulk Modifications**

#### 121-341

##### **Transfer of development rights from landmarks**

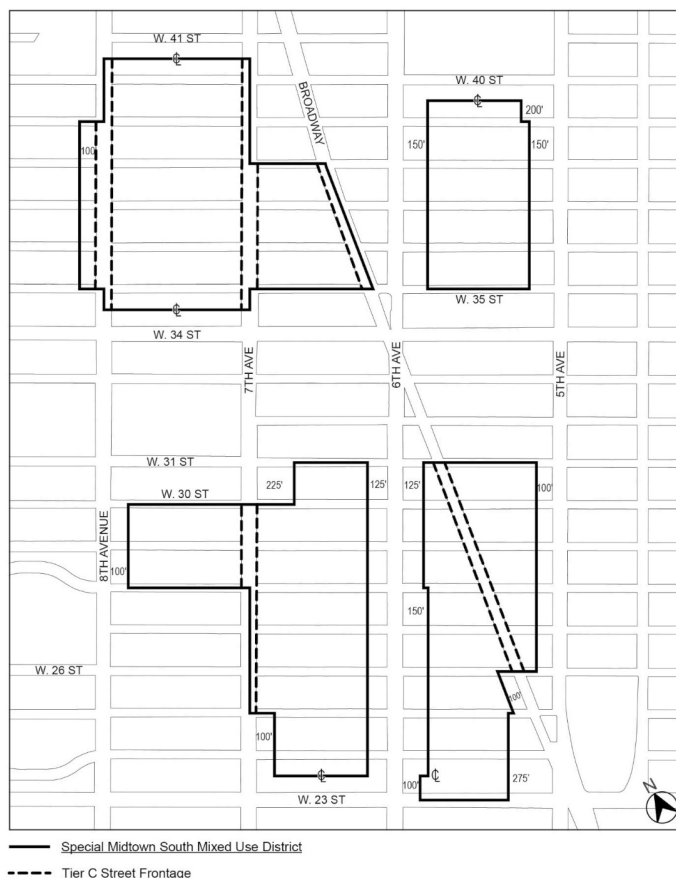
For #zoning lots# existing on [date of enactment] containing landmark #buildings or other structures#, where more than 50 percent of the #lot area# is located within the #Special Midtown South Mixed Use District#, the provisions of Section 77-22 (Floor Area Ratio) shall be modified to permit the distribution of #floor area# anywhere on the #zoning lot#, regardless of the district boundary.

#### **Appendix A**

##### **Special Midtown South Mixed Use District**

#### [PROPOSED MAP]

Map 1. Special Midtown South Mixed Use District



\* \* \*

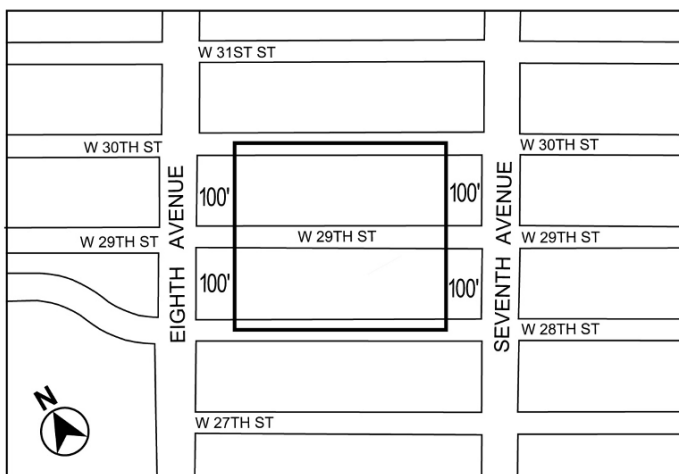
#### APPENDIX F Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas MANHATTAN

\* \* \*

#### Manhattan Community District 5

Map 1 – (9/21/11)

#### [EXISTING MAP]



Portion of Community District 5, Manhattan  
Manhattan Community Districts 4 and 5

Map 1 – [date of adoption]

[PROPOSED MAP]



### Portions of Community Districts 4 and 5, Manhattan

\* \* \*

### NOTICE

On Wednesday, May 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 City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map and zoning text amendments – to implement land use and zoning recommendations in the Midtown South neighborhood of Manhattan. The area subject to the Proposed Actions (the Affected Area) is an approximately 42-block area in Midtown South, Community Districts 4 and 5, and is generally bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Ninth Avenue to the west. The Affected Area is comprised of Subdistrict A-2 in the Special Garment Center District, and the “Rezoning Area”. The Rezoning Area consists of four noncontiguous manufacturing-zoned areas roughly bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Eighth Avenue to the west. Subdistrict A-2 of the Special Garment Center District (GC) encompasses approximately four blocks, bounded by a line 100 feet east of 9th Avenue to the west, 35th Street to the south, a line 100 feet west of 8th Avenue to the east, and 39th Street to the north. Overall, the Proposed Actions are expected to facilitate development on 61 projected development sites, as well as 1,093,808 gross-square-feet (gsf) of non-residential floor area likely to be converted to residential uses within the Affected Area. On these projected development sites and in the eligible conversion area, the Proposed Actions are expected to result in a net (incremental) increase of approximately 9,786,389 gsf residential floor area (9,676 dwelling units (DUs)); 462,129 gsf of projected retail space (local retail), 81,755 gsf of community facility use, and a decrease of 732,619 gsf of commercial office space (651,316 zsf), 69,782 gsf of industrial/warehouse space, and 1,093,808 gsf non-residential floor area modeled for conversion to residential uses. It is expected that

the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2034, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 19, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP094M.

Soki Ng, Calendar Officer  
 City Planning Commission  
 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
 Telephone (212) 720-3508

Accessibility questions: (212) 720 3508 // [accessibilityinfo@planning.nyc.gov](mailto:accessibilityinfo@planning.nyc.gov), by: Wednesday, April 30, 2025, 5:00 P.M.



a23-my7

## COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

### ■ PUBLIC HEARINGS

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing:

**Tuesday, April 29**  
**5:00 - 7:00 P.M.**

**Flushing Library, Meeting Rooms A&B**  
**41-17 Main Street, Flushing**

This meeting is open to the public. **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/k8sAWW74HY>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to [info@thecommission.nyc](mailto:info@thecommission.nyc).**

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/89358062400>)

*What if I need assistance to observe the meeting?*

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Wednesday, April 23rd at 5:00 P.M. by indicating on your registration or emailing the Commission at [info@thecommission.nyc](mailto:info@thecommission.nyc). All requests will be accommodated to the extent possible.

a23-29

## BOARD OF EDUCATION RETIREMENT SYSTEM

### ■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Tuesday, April 29, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at [Srich4@bers.nyc.gov](mailto:Srich4@bers.nyc.gov).

a21-29

## FINANCE

### ■ PUBLIC HEARINGS

The NYC Banking Commission will hold a public hearing on May 5th, 2025 from 2:00 P.M. to 4:00 P.M. at 1 Centre Street, Mezzanine Level, New York, NY for public comment on applicant banks for designation.

Agenda:

1. Roll Call
2. Public Comment on Applicant Banks for Designation

☛ a24

## HOMELESS SERVICES

### ■ PUBLIC HEARINGS

NOTICE OF A JOINT PUBLIC HEARING of the Franchise and Concession Review Committee and Department of Homeless Services ("DHS") to be held on 5/12/2025, at 22 Reade Street, Spector Hall, in the Borough of Manhattan commencing at 2:30 P.M. relative to:

INTENT TO AWARD as a concession a Sole Source License Agreement ("License") to the YMCA of Greater New York ("Licensee") for the operation, management and maintenance of the Park Slope Armory indoor athletic facility and community center, located 361 15th Street, Brooklyn, NY 11215.

The License will provide for a ten (10) year initial term, commencing upon notice to proceed, with a renewal option of up to ten (10) additional years.

As compensation to the City, the Licensee will be required to reinvest any revenues into the operation, management, and maintenance of the facility. For any revenues in excess of those costs, the Licensee shall annually deposit the greater of \$50,000 (compounded annually at 5%) or 20% of total operating net revenue, into a separate, interest-bearing account to be used for future operating and capital improvements.

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 Vincent Pullo at [pullov@dss.nyc.gov](mailto:pullov@dss.nyc.gov) from 4/28/2025 through 5/5/2025.
2. Submit a written request by mail to the Department of Social Services, 150 Greenwich Street, New York, New York 10006. Written requests must be received by 5/8/2025. For mail-in requests, please include your name, return address, and Concession ID 07125C001.
3. Download from Department of Homeless Services' website at [www.nyc.gov/dhs](http://www.nyc.gov/dhs) from 4/28/2025 through 5/9/2025.

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.

Accessibility questions: Mayor's Office of Contract Services (MOCS), 212-298-0800, [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov), by: Monday, May 5, 2025 12:00 P.M.



☛ a24

## HOUSING AUTHORITY

### ■ MEETING

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

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

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

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

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

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

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

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



a17-30

The next Audit & Finance Committee Meeting of the New York City Housing Authority is scheduled for Tuesday, May 6, 2025, at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York. Copies of the Agenda will be available on NYCHA's Website or may be picked up at the Department of Internal Audit and Assessment at 90 Church Street, 9th Floor, New York, NY, no earlier than twenty-four (24) hours before the upcoming Audit & Finance Committee Meeting. Copies of the draft Minutes are available on this web page or can be picked up at the Department of Internal Audit and Assessment no earlier than 3:00 P.M. on Tuesday, two weeks after the Audit & Finance Committee Meeting.

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

The meeting will be streamed live on YouTube Channel and on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/audit-committee-meetings.page> for public access.

The meeting is open to the public. For those wishing to provide public comment, pre-registration is required, at least 45 minutes before the scheduled Committee Meeting. Comments are limited to the items on the Agenda.

Speaking time will be limited to three minutes. Speakers will provide comments in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

Any person requiring a reasonable accommodation in order to participate in the Audit & Finance Committee Meeting should contact the Department of Internal Audit and Assessment by phone at (212) 306-3441 or by e-mail at [audit@nycha.nyc.gov](mailto:audit@nycha.nyc.gov), no later than Tuesday, April 29, 2025 at 5:00 P.M.

For additional information regarding the Audit & Finance Committee Meeting, please visit NYCHA's Website, contact by phone, at (212) 306-3441, or by email, at [audit@nycha.nyc.gov](mailto:audit@nycha.nyc.gov).

Accessibility questions: Kenichi Mitchell (212) 306-3441, by: Tuesday, April 29, 2025, 5:00 P.M.



a23-my6

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

**PLEASE TAKE NOTICE** that a public hearing will be held at the Seward Park Library, 192 East Broadway, New York, NY 10002 on May 21, 2025 at 10:30 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed deed amendment described below.

Pursuant to Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") has proposed amendments to the terms and conditions of the sale of certain real property (the "Premises") previously conveyed by the City of New York ("City"), located in the Borough of Manhattan and now known as:

<u>Block</u>	<u>Lot(s)</u>
341	62

The City conveyed the Premises to Grand Street Guild East Housing Development Fund Company, Inc. ("Owner") by deed dated July 6, 1971 (the "Deed"). The Deed contains a restriction which requires the Premises to comply with the provisions of the Large-Scale Residential Development Plan approved by the Board of Estimate on October 29, 1970 (Cal. No. 97) and on April 22, 1971 (Cal. No. 205) (the "LSRD Plan"), and further provides that the terms, conditions and limitations of the LSRD Plan shall be a covenant running with the land. In 2020, the LSRD Plan was modified by updating the previously approved plans and zoning calculations under application number M 200058(A) ZSM (the "Minor Modification") to permit the construction on the Premises of a new building containing approximately 190 affordable residential units, one superintendent's unit [SL1], and community facility space (the "Project").

The City proposes to amend the Deed with respect to the Premises to reflect the Minor Modification. Following amendment of the Deed, Owner will convey the Premises to Ridge Street Housing Development Fund Corporation (the "Project Owner"). The Project Owner will develop the Project, which will be financed under HPD's Senior Affordable Rental Apartments Program.

A public file containing copies of the calendar document and other public documents will be made available to Manhattan Community Board 3 for public review at the office of Community Board 3 no later than twenty (20) days prior to the public hearing.

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodation, such as sign language interpretation services, please contact the Mayor's Office Of Contract Services ("MOCS") via e-mail at [disabilityaffairs@mocs.nyc.gov](mailto:disabilityaffairs@mocs.nyc.gov) or via phone at (212) 788-0010. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability.



a21-29

## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 6, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the

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

### 300 Lafayette Avenue - Clinton Hill Historic District

**LPC-25-05785** - Block 1947 - Lot 23 - **Zoning:** R6B

#### CERTIFICATE OF APPROPRIATENESS

An Italianate style house-built c. 1873. Application is to legalize repaving the front areaway and constructing a rear yard addition without Landmarks Preservation Commission permit(s).

### 956 Park Place - Crown Heights North Historic District II

**LPC-25-08411** - Block 1242 - Lot 47 - **Zoning:** r6

#### CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style rowhouse designed by Axel S. Hedman and built c. 1897. Application is to remove a bay window and construct a rear yard addition.

### 20 West Drive, Prospect Park - Scenic Landmark

**LPC-25-08170** - Block 1117 - Lot 1 - **Zoning:** Park

#### ADVISORY REPORT

A primarily naturalistic style park designed by Frederick Law Olmsted and Calvert Vaux in 1866-73. Application is to install signage.

### GOVERNORS ISLAND - Governors Island Historic District

**LPC-25-09619** - Block 1 - Lot 111 - **Zoning:** R3-2

#### BINDING REPORT

A Victorian Vernacular style Officer's Quarters designed by the Office of the Quartermaster General and built in 1891 and altered in 1902. Application is to modify entrances, and install windows, decks, a barrier-free access ramp, steps, an entry canopy, and site features.

### 20 7th Avenue - Greenwich Village Historic District

**LPC-25-09572** - Block 617 - Lot 55 - **Zoning:** C2-6

#### CERTIFICATE OF APPROPRIATENESS

A contemporary institutional building designed by Arthur A. Schiller and Albert Ledner and built in 1962-63. Application is to install signage in the areaway.

### 432 Lafayette Street - NoHo Historic District

**LPC-25-09295** - Block 545 - Lot 38 - **Zoning:** M1-5/R9A

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style townhouse attributed to Seth Greer and built in 1832-33. Application is to install a barrier-free access lift and modify a cellar window opening.

### 98 Thompson Street - Sullivan-Thompson Historic District

**LPC-25-05495** - Block 502 - Lot 6 - **Zoning:** R7-2

#### CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style tenement building designed by Bernstein & Bernstein and built in 1904. Application is to install decorative floral garlands and legalize the removal of bluestone curbing without Landmarks Preservation Commission permit(s).

### 92 Prince Street - SoHo-Cast Iron Historic District

**LPC-25-09556** - Block 498 - Lot 1 - **Zoning:** M1-5/R9X

#### CERTIFICATE OF APPROPRIATENESS

A commercial building designed by Allanbrook Benic Czajka Architects and built pursuant to Certificate of Appropriateness 00-1382 issued on August 27, 1999. Application is to reclad the building, and install storefront infill, signage and banners.

### 83 Horatio Street - Greenwich Village Historic District

**LPC-25-05585** - Block 643 - Lot 71 - **Zoning:** R6

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1852-53. Application is to construct a rooftop addition and excavate the cellar and rear yard.

### 11 Bond Street - NoHo Historic District

**LPC-25-07909** - Block 529 - Lot 15 - **Zoning:** M1-5/R7X, SNX

#### CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style animal hospital building designed by Elisha H. Janes & August W. Cordes and built in 1913. Application is to install signage, mechanical equipment, and a rooftop terrace structure.

**913 Broadway - Ladies' Mile Historic District****LPC-25-02912** - Block 849 - Lot 68 - **Zoning:** M1-5M**CERTIFICATE OF APPROPRIATENESS**

An altered neo-Grec style commercial building designed by Charles Wright and built in 1874. Application is to construct a rooftop addition.

**1466 Broadway - Individual Landmark****LPC-25-08773** - Block 994 - Lot 7502 - **Zoning:** C6-7**CERTIFICATE OF APPROPRIATENESS**

A Beaux Arts style hotel building designed by Marvin and Davis with Bruce Price, built in 1906 and altered by Charles A. Platt in 1920-1921, with a Romanesque Revival style annex designed by Philip C. Brown and built in 1894. Application is to replace terra cotta with a substitute material.

**157 East 78th Street - Individual Landmark****LPC-25-07704** - Block 1413 - Lot 24 - **Zoning:** R8B; C1-8X**CERTIFICATE OF APPROPRIATENESS**

A vernacular rowhouse with Italianate style influences built in 1861 and later altered. Application is to replace windows, alter the front and rear facades and construct a rear yard addition.

**54 East 66th Street - Upper East Side Historic District****LPC-25-05782** - Block 1380 - Lot 45 - **Zoning:** R8B**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse designed by J. H. Valentine and built in 1877-78. Application is to construct rear yard and rooftop additions, reconstruct the top floor at the rear façade and raise the roof.

**Central Park - Scenic Landmark****LPC-25-07995** - Block 1111 - Lot 1 - **Zoning:** Park**ADVISORY REPORT**

An English Romantic style public park designed by Frederick Law Olmsted and Calvert Vaux and built in 1857-1858. Application is to remove a masonry plinth in the perimeter wall, install a statue and ironwork, and replace paving.

a22-my5

**PUBLIC DESIGN COMMISSION****■ MEETING****Meeting Agenda****Monday, April 28, 2025****Meeting Location:** Public Design Commission meetings are being held in-person at the Public Design Commission Board Room on the 3rd floor of City Hall. Members of the public can attend either in-person or remotely.To attend remotely, the public can join the meeting via Zoom at <https://cityhall-nyc.zoomgov.com/j/1619279087> or by calling 1 (646) 828 7666 and using the meeting ID: 161 927 9087.The meeting will be livestreamed on the Public Design Commission's YouTube channel at <http://www.youtube.com/nycdesigncommission>.**Public Meeting****9:50 A.M. Consent Items**

- 29968: Reinstallation of four artworks by Clemente Spampinato, Walt Whitman Library, 93 Saint Edwards Street, Brooklyn. (Preliminary) (CC 35, CB 2) BPL
- 29969: Installation of astros by Ronny Quevedo, southwest corner of Queens Boulevard and Woodhaven Boulevard, as part of the reconstruction of Queens Boulevard, Elmhurst, Queens. (Conceptual) (CC 30, CB 4) DCLA%/DDC/DOT
- 29970: Installation of The Flag (formerly Fabled Ecosystem) by Miguel Braceli, Mary Cali Dalton Recreation Center, 6 Victory Boulevard, adjacent to the Lyons Pool, Hannah Street, Murray Hulbert Avenue, and the Tompkinsville Esplanade, Staten Island. (Preliminary) (CC 49, CB 1) DCLA%/DDC/DPR
- 29971: Minor modifications to the paving as part of the reconstruction of the coastline (East Side Coastal Resiliency) and East River Park, including the construction of three bridges, a comfort station, two recreation centers, and two gate houses, East River between Montgomery Street and East 25th Street, Manhattan. (Amended Final) (CC 1, 2 & 4, CB 3 & 6) DDC/EDC
- 29972: Minor modifications to the construction of a community center (Brownsville Girls Empowerment Center and Community Hub), 444 Thomas S. Boyland Street between East New York Avenue and Pitkin Avenue, Brooklyn. (Amended Final) (CC 41, CB 16) DDC/HRA

- 29973: Construction of a gas holding facility (decommissioned Thickener Tanks No. 2 and No. 4) and adjacent site work, Newtown Creek Wastewater Resource Recovery Facility, 329 Greenpoint Avenue, Brooklyn. (Final) (CC 33, CB 1) DEP
- 29974: Reconstruction of a field operations building, including construction of an addition, Zerega Repair Yard, 930 Zerega Avenue, Bronx. (Preliminary and Final) (CC 18, CB 9) DEP
- 29975: Reconstruction of a pedestrian bridge and restoration of the landscape, Willow Lake Preserve, south of Willow Lake between the Grand Central Parkway and Van Wyck Expressway, Flushing Meadows-Corona Park, Flushing, Queens. (Preliminary) (CC 24, CB 6 & 8) DEP/DPR
- 29976: Installation of a fenced-in area, Fort Greene Health Center, 295 Flatbush Avenue Extension, Brooklyn. (Preliminary and Final) (CC 35, CB 2) DOHMH
- 29977: Reconstruction of a playground, Carter G. Woodson Children's Park, adjacent to P.S. 150, Christopher Avenue between Sutter Avenue and Belmont Avenue, Brooklyn. (Preliminary) (CC 41, CB 16) DPR
- 29978: Reconstruction of a public restroom building, Hattie Carthan Playground, adjacent to P.S. 305, Madison Street, Marcy Avenue, and Monroe Street, Brooklyn. (Preliminary) (CC 36, CB 3) DPR
- 29979: Reconstruction of a public restroom building, Renaissance Playground, adjacent to P.S. 194, West 143rd Street, Frederick Douglass Boulevard, and West 144th Street, Manhattan. (Preliminary) (CC 9, CB 10) DPR
- 29980: Reconstruction of Buz O'Rourke Playground, Crocheron Park, adjacent to P.S. 041, 214th Place between 33rd Road and 34th Avenue, Bayside, Queens. (Preliminary) (CC 19, CB 11) DPR
- 29981: Reconstruction of Washington Park, East 183rd Street between Washington Avenue and Park Avenue, Bronx. (Preliminary) (CC 15, CB 6) DPR
- 29982: Reconstruction of St. Catherine's Park, adjacent to Manhattan International High School, First Avenue between East 67th Street and East 68th Street, Manhattan. (Final) (CC 5, CB 8) DPR
- 29983: Installation of a public restroom trailer as part of a pilot, Gateway Park (Gateway Estates), Phase II, Vandalia Avenue, Ashford Street, Schroeders Avenue, and Walker Street, Brooklyn. (Preliminary and Final) (CC 42, CB 5) DPR
- 29984: Reconstruction of Mannahatta Park, Wall Street between South Street and Front Street, Front Street and Water Street, Manhattan. (Final) (CC 1, CB 1) DPR/DOT
- 29985: Installation of Water Table by Jerome Haferd, East River Esplanade, 107th Street Pier, and Bobby Wagner Walk, East 94th Street to 107th Street, and East 117th Street to East 124th Street, Manhattan. (Conceptual) (CC 8, CB 11) DPR/EDC
- 29986: Reconstruction of the shoreline, as Phase II of the restoration of the Lakeshore shoreline, Park Drive South and Park Circle, adjacent to East Drive, Prospect Park, Brooklyn. (Preliminary) (CC 39, CB 6, 7, 8, 9 & 14) DPR/PPA
- 29987: Rehabilitation of a health facility for use as a community center, HEArts Center (formerly Mott Haven Health Center), 349 East 140th Street, Bronx. (Preliminary) (CC 8, CB 1) EDC
- 29988: Installation of façade graphics for a stadium, as part of Phase II of Willets Point, 126th Street, 127th Street, and Willets Point Boulevard between 38th Avenue and 35th Avenue, Corona, Queens. (Final) (CC 21, CB 7) EDC
- 29989: Minor modifications to the reconstruction of a street and adjacent site work, Travis Avenue between Victory Boulevard and Mulberry Avenue, Staten Island. (Amended Final) (CC 50, CB 2) EDC
- 29990: Installation of a wharf and adjacent site work to accommodate an emergency ferry landing, Brooklyn Cruise Terminal, 210 Clinton Wharf, Brooklyn. (Preliminary and Final) (CC 28, CB 6) EDC
- 29991: Construction of North Cove Park, east of Ninth Avenue and north of West 207th Street and the University Heights Bridge, Manhattan. (Preliminary) (CC 10, CB 12) EDC/DPR
- 29992: Construction of the QueensWay Metropolitan Hub, including construction of a pedestrian bridge over the LIRR, Metropolitan Avenue, Metropolitan Expeditionary Learning School Driveway, Union Turnpike, and Trotting Course Lane, Forest Hills, Queens. (Preliminary) (CC 29, CB 6) EDC/DPR/DOT

- 29993: Conservation and relocation of a mural (1973) by Ilya Bolotowsky, from North Central Bronx Hospital, 3424 Kossuth Avenue to Lincoln Hospital, 234 East 149th Street, Bronx. (Final) (CC 17, CB 1) HHC
- 29994: Rehabilitation of the Schomburg Center for Research in Black Culture, 515 Malcolm X Boulevard between West 135th Street and West 136th Street, Manhattan. (Preliminary and Final) (CC 9, CB 10) NYPL

**9:55 A.M.**

29995: Election of Officers

**Committee Meeting**

**10:00 A.M.** Construction of the Bronx Detention Complex, 745 East 141st Street, Bronx. (Conceptual) (CC 8, CB 1) DDC/DOC

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/4-28-25-pres-DDC-DDC-c-BBJ-Bronx.pdf>

**10:40 A.M.** Construction of Metropolitan Park (Queens Future), including the construction of a gaming facility, resort, retail, and events complex, parking structures, the reconstruction of Shea Road, and adjacent site work, Roosevelt Avenue, between Grand Central Parkway and Seaver Way, and between the MTA New York City Transit Corona Maintenance Yard and the Whitestone Expressway, adjacent to Citi Field, Corona, Queens. (Conceptual) (CC 21, CB 3, 4, 6, 7, 8 & 9) EDC/DPR

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/4-28-25-pres-EDC-DPR-c-Metropolitan-Park-Queens-Future.pdf>

**11:35 A.M.** Reconstruction of Damrosch Park, including the reconstruction of the bandshell and streetscape improvements, Lincoln Center for the Performing Arts, West 62nd Street between Columbus Avenue and Amsterdam Avenue, Manhattan. (Conceptual) (CC 6, CB 7) DPR/DOT

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/4-28-25-pres-DPR-DOT-c-Damrosch.pdf>

**12:20 P.M. Break**

**12:30 P.M.** Design of a streetscape master plan, Broadway Vision Plan, Broadway between Union Square and Columbus Circle, Manhattan. (Conceptual) (CC 2, 3, 4 & 6, CB 5) DOT

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/4-28-25-pres-DOT-c-Broadway-Vision-Plan.pdf>

Construction of a shared street and plaza (Broadway Boulevard Plaza), Broadway between West 38th Street and West 40th Street, as part of the master plan for the reconstruction of Broadway (Broadway Vision Plan), Manhattan. (Conceptual) (CC 3 & 4, CB 5) DDC/DOT

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/4-28-25-pres-DDC-DOT-c-Broadway-Blvd-Plaza.pdf>

**1:20 P.M.** Construction of flood protection measures as part of the North-West Battery Park City Resiliency master plan, Battery Place and 1st Place, South End Avenue and 3rd Place, and West Thames Street, Manhattan. (Conceptual) (CC 1, CB 1) DOT/BPCA

Construction of flood protection measures as part of the North-West Battery Park City Resiliency master plan, West Street between Chambers Street and North Moore Street, Manhattan. (Conceptual) (CC 1, CB 1) DOT/DEP/BPCA

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/4-28-25-pres-DOT-c-Battery-Park-Resiliency.pdf>

**All times are approximate and subject to change without notice**, and those who are viewing remotely should follow along on the livestreamed meeting on the Design Commission's YouTube channel to know when to join the meeting. If viewing at City Hall, please plan to arrive early in the event the meeting is ahead of schedule.

**Items on the consent agenda are not presented.** If you wish to testify regarding a design-related issue of a project on the consent agenda, please notify staff as soon as possible.

**Do you need assistance to participate in the meeting?** If you need a reasonable accommodation of a disability, such as translation into a language other than English; American Sign Language Interpreting (ASL); Captioning in Real-Time (CART); or the meeting agenda in Braille, large print, or electronic format, please contact the Public Design Commission at least three business days before the meeting.

Public Design Commission  
City Hall, Third Floor  
Phone: 212-788-3071  
Fax: 212-788-3086  
[www.nyc.gov/designcommission](http://www.nyc.gov/designcommission)  
[designcommission@cityhall.nyc.gov](mailto:designcommission@cityhall.nyc.gov)



a24

**RENT GUIDELINES BOARD****MEETING**

**NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 104** of the Public Officers' Law that a meeting of the New York City Rent Guidelines Board will be held on Wednesday, April 30, 2025 beginning at 7:00 P.M. at LaGuardia Performing Arts Center @ LaGuardia Community College, entrance on Van Dam Street at the intersection of 47th Avenue, Long Island City, NY 11101. **A preliminary vote** to set lease adjustments for rent stabilized apartments, lofts, and hotels in New York City for the 2025 Apartment & Loft Order #57 and the 2025 Hotel Order #55 will be deliberated and taken. This location has the following accessibility option(s) available: Wheelchair Accessible.

The public is invited to attend and observe the proceedings of this meeting in-person. In order to ensure that the members of the Rent Guidelines Board are able to deliberate, and that members of the Board are able to participate meaningfully in the public meeting, items that are reasonably likely to disrupt the proceedings, such as noisemakers and drums, are prohibited and may not be brought into the meeting venue.

**Doors will open at 6:00 P.M.** We encourage you to arrive early to avoid delays and help speed the entry of the public. Your cooperation, patience and understanding are greatly appreciated.

In order to accommodate the needs of the press, the host venue has requested all members of the press notify the Rent Guidelines Board by April 30 at 10:00 A.M. if they will be in attendance and, if so, will utilize the multibox for audio. You can respond by calling 212-669-7480 between the hours of 9:00 A.M. and 5:00 P.M. or by email at [ask@rgb.nyc.gov](mailto:ask@rgb.nyc.gov).

Members of the public can also livestream the meeting via YouTube at <https://www.youtube.com/RentGuidelinesBoard>.

a24

**TRANSPORTATION****PUBLIC HEARINGS**

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

**WebEx: Meeting Number (access code): 2800 545 6002**  
**Meeting Password: 8UPmZEucU53**

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 924 West End Avenue, Inc. to continue to maintain and use two lampposts, together with electrical conduits, on the north sidewalk of West 105<sup>th</sup> Street, between West End Avenue and Broadway, in the Borough of Manhattan. The Proposed revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1945**

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

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

**#2 IN THE MATTER OF** a proposed revocable consent authorizing 1055 Park Avenue Condominium to continue to maintain and use a sidewalk hatch in the south sidewalk of East 87<sup>th</sup> Street, east of Park Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2020 to June 30, 2030 and provides among other



terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 2138**

For the period July 1, 2020 to June 30, 2021 - \$5,720/per annum  
 For the period July 1, 2021 to June 30, 2022 - \$5,811  
 For the period July 1, 2022 to June 30, 2023 - \$5,902  
 For the period July 1, 2023 to June 30, 2024 - \$5,993  
 For the period July 1, 2024 to June 30, 2025 - \$6,084  
 For the period July 1, 2025 to June 30, 2026 - \$6,175  
 For the period July 1, 2026 to June 30, 2027 - \$6,266  
 For the period July 1, 2027 to June 30, 2028 - \$6,357  
 For the period July 1, 2028 to June 30, 2029 - \$6,448  
 For the period July 1, 2029 to June 30, 2030 - \$6,539

with the maintenance of a security deposit in the sum of \$6,600 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing BPP ST Owner LLC and BPP PCV Owner LLC to continue to maintain and use conduits, together with a manhole under and across East 20<sup>th</sup> Street, east of First Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1486**

For the period July 1, 2024 to June 30, 2025 - \$7,107/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$7,273  
 For the period July 1, 2026 to June 30, 2027 - \$7,439  
 For the period July 1, 2027 to June 30, 2028 - \$7,605  
 For the period July 1, 2028 to June 30, 2029 - \$7,771  
 For the period July 1, 2029 to June 30, 2030 - \$7,937  
 For the period July 1, 2030 to June 30, 2031 - \$8,103  
 For the period July 1, 2031 to June 30, 2032 - \$8,269  
 For the period July 1, 2032 to June 30, 2033 - \$8,435  
 For the period July 1, 2033 to June 30, 2034 - \$8,601

with the maintenance of a security deposit in the sum of \$8,600 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing BPP ST Owner LLC and BPP PCV Owner LLC to continue to maintain and use a conduit, together with a manhole under and across East 20<sup>th</sup> Street, between Avenue C and First Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1909**

For the period July 1, 2024 to June 30, 2025 - \$7,204/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$7,373  
 For the period July 1, 2026 to June 30, 2027 - \$7,542  
 For the period July 1, 2027 to June 30, 2028 - \$7,711  
 For the period July 1, 2028 to June 30, 2029 - \$7,880  
 For the period July 1, 2029 to June 30, 2030 - \$8,049  
 For the period July 1, 2030 to June 30, 2031 - \$8,218  
 For the period July 1, 2031 to June 30, 2032 - \$8,387  
 For the period July 1, 2032 to June 30, 2033 - \$8,556  
 For the period July 1, 2033 to June 30, 2034 - \$8,725

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

**#5 IN THE MATTER OF** a proposed revocable consent authorizing Columbia Grammar and Preparatory School to construct, maintain and use a ramp, steps and planted areas on the south sidewalk of West 94<sup>th</sup> Street, east of Central Park West, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2213**

For the period July 1, 2024 to June 30, 2025 - \$1,652/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$1,691  
 For the period July 1, 2026 to June 30, 2027 - \$1,730  
 For the period July 1, 2027 to June 30, 2028 - \$1,769  
 For the period July 1, 2028 to June 30, 2029 - \$1,808  
 For the period July 1, 2029 to June 30, 2030 - \$1,847  
 For the period July 1, 2030 to June 30, 2031 - \$1,886

For the period July 1, 2031 to June 30, 2032 - \$1,925  
 For the period July 1, 2032 to June 30, 2033 - \$1,964  
 For the period July 1, 2033 to June 30, 2034 - \$2,003

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

**#6 IN THE MATTER OF** a proposed revocable consent authorizing Consolidated Edison Company of New York, Inc. to construct, maintain and use two conduits under and across Crack is Wack Park, Harlem River Drive and the Harlem River, in the Borough of Manhattan. The revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2669**

From the Approval Date to June 30, 2025 - \$23,987/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$24,562  
 For the period July 1, 2026 to June 30, 2027 - \$25,137  
 For the period July 1, 2027 to June 30, 2028 - \$25,712  
 For the period July 1, 2028 to June 30, 2029 - \$26,287  
 For the period July 1, 2029 to June 30, 2030 - \$26,862  
 For the period July 1, 2030 to June 30, 2031 - \$27,437  
 For the period July 1, 2031 to June 30, 2032 - \$28,012  
 For the period July 1, 2032 to June 30, 2033 - \$28,587  
 For the period July 1, 2033 to June 30, 2034 - \$29,162  
 For the period July 1, 2034 to June 30, 2035 - \$29,737

with the maintenance of a security deposit in the sum of \$303,433 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#7 IN THE MATTER OF** a proposed revocable consent authorizing ERJNYC LLC to construct, maintain and use fenced-in area and snowmelt system on the south sidewalk of South 1<sup>st</sup> Street, between Berry Street and Wythe Avenue, in the Borough of Brooklyn. The revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2682**

From the Approval Date to June 30, 2025 - \$3,209/per annum  
 For the period July 1, 2025 to June 30, 2026 - \$3,284  
 For the period July 1, 2026 to June 30, 2027 - \$3,359  
 For the period July 1, 2027 to June 30, 2028 - \$3,434  
 For the period July 1, 2028 to June 30, 2029 - \$3,509  
 For the period July 1, 2029 to June 30, 2030 - \$3,584  
 For the period July 1, 2030 to June 30, 2031 - \$3,659  
 For the period July 1, 2031 to June 30, 2032 - \$3,734  
 For the period July 1, 2032 to June 30, 2033 - \$3,809  
 For the period July 1, 2033 to June 30, 2034 - \$3,884  
 For the period July 1, 2034 to June 30, 2035 - \$3,959

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

**#8 IN THE MATTER OF** a proposed revocable consent authorizing Ivy Hill Holdings LLC to continue to maintain and use a fenced-in and planted area, together with steps on the north sidewalk of East 92<sup>nd</sup> Street, between Madison Avenue and Park Avenue, in the Borough of Manhattan. The revocable consent is for term of Ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2274**

For the period from July 1, 2025 to June 30, 2035 - \$25/per annum.

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

**#9 IN THE MATTER OF** a proposed revocable consent authorizing John J. LaRocca, Trustee of JLL Living Trust dated September 1, 2023 to continue to maintain and use a stoop, steps and a fenced-in area on the east sidewalk of Carlton Avenue, between Willoughby and Dekalb Avenues, in the Borough of Brooklyn. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides



among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2197**

For the period July 1, 2023 to June 30, 2033 - \$25/per annum

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

**#10 IN THE MATTER OF** a proposed revocable consent authorizing SB Capital Investments LP and Gail B. Bauchman as Trustee Under Trust Agreement dated 06/24/2003 to continue to maintain and use a fenced-in area, together with steps and trash enclosure on the south sidewalk of West 83<sup>rd</sup> Street, east of Columbus Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1946**

For the period July 1, 2025 to June 30, 2035 - \$25/per annum

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

**#11** In the matter of a proposed revocable consent authorizing The 37 and 43 Bridge Street Condominium to continue to maintain and use a tunnel under and across Bridge Street, north of Water Street, in the Borough of Brooklyn. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 233**

For the period July 1, 2023 to June 30, 2024 - \$ 1,072

For the period July 1, 2024 to June 30, 2025 - \$ 1,095

For the period July 1, 2025 to June 30, 2026 - \$ 1,118

For the period July 1, 2026 to June 30, 2027 - \$ 1,141

For the period July 1, 2027 to June 30, 2028 - \$ 1,164

For the period July 1, 2028 to June 30, 2029 - \$ 1,187

For the period July 1, 2029 to June 30, 2030 - \$ 1,210

For the period July 1, 2030 to June 30, 2031 - \$ 1,233

For the period July 1, 2031 to June 30, 2032 - \$ 1,256

For the period July 1, 2032 to June 30, 2033 - \$ 1,279

with the maintenance of a security deposit in the sum of \$16,500 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing Valerie Valdes, Trustee, Valerie Valdes Revocable Trust, Leslie Valdes, Trustee and Leslie Valdes Revocable Trust to continue to maintain and use a stoop and a fenced-in area, together with steps on the south sidewalk of East 64<sup>th</sup> Street, between Madison Avenue and Park Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2280**

For the period from July 1, 2025 to June 30, 2035 - \$25/per annum

with the maintenance of a security deposit in the sum of \$4,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#13 IN THE MATTER OF** a proposed revocable consent authorizing YW11 Trust to construct, maintain and use a stoop with snowmelt system, fenced-in area, steps and trash enclosures on the north sidewalk of West 11<sup>th</sup> Street, between West 4<sup>th</sup> Street and Bleeker Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2683**

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

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

**#14 IN THE MATTER OF** a proposed revocable consent authorizing 36 E. 70<sup>th</sup> Street LLC to construct, maintain and use a fenced-in areaway, steps and snowmelt on the south sidewalk of East 70<sup>th</sup> Street, between Madison Avenue and Park Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2594**

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

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

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

**a10-30**

## COURT NOTICES

### SUPREME COURT

#### QUEENS COUNTY

##### ■ NOTICE

#### SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS

IN THE MATTER OF the Application of the  
CITY OF NEW YORK Relative to Acquiring  
Title in Fee Simple Absolute to certain real  
property located in Queens for the

#### NOTICE OF ACQUISITION

Index No.  
701165/2025

#### SOUTH JAMAICA AREA STREETS

in the Borough of Queens, City and State of  
New York.

**PLEASE TAKE NOTICE**, that by order of the Supreme Court of the State of New York, County of Queens (Hon. Carmen R. Velasquez, J.S.C.), duly entered in the office of the Clerk of the County of Queens on March 27, 2025 ("Order"), the application of the CITY OF NEW YORK ("City") to acquire certain real property, where not heretofore acquired for the same purpose, required for the reconstruction of roadways, sidewalks and curbs, pedestrian ramps, storm sewers, sanitary sewers and water mains in the South Jamaica neighborhood in the Borough of Queens, City and State of New York, was granted and the City was thereby authorized to file an acquisition map ("Map") with the Office of the City Register. Said map, showing the property acquired by the City, was filed with the Office of the City Register on April 7, 2025. Title to the real property vested in the City of New York on April 7, 2025 ("Vesting Date").

**PLEASE TAKE FURTHER NOTICE**, that the City has acquired the following parcels of real property in fee simple absolute as shown on the Map:

Adjacent Block No.	Adjacent Lot No.
12153	1
12153	18
12156	1
12156	51
12156	49

12156	147	12178	80
12156	47	12178	101
12156	44	12178	215
12156	40	12178	214
12157	22	12178	212
12157	20	12178	210
12157	18	12178	208
12157	17	12178	207
12157	15	12196	12
12157	12	12196	10
12157	10	12196	9
12154	12	12196	7
12154	10	12196	5
12155	1	12196	1
12155	20	12174	93
12155	18	12174	92
12155	16	12174	91
12158	20	12174	90
12158	78	12174	89
12158	75	12174	88
12158	73	12174	87
12158	70	12174	86
12167	42	12174	185
12167	38	12174	85
12167	37	12174	181
12167	36	12174	81
12167	35	12174	178
12167	34	12174	78
12167	33	12174	77
12167	32	12174	76
12167	30	12174	75
12167	29	12174	74
12167	28	12174	72
12167	27	12174	70
12167	26	12174	69
12166	12	12174	68
12166	11	12174	112
12178	59R	12174	111
12178	117	12174	110
12178	17	12174	109
12178	4	12174	108
12178	3	12174	107
12178	1	12174	106
12178	88	12174	105
12178	86	12174	104
12178	82	12174	103

12174	102	12199	6
12174	52	12199	4
12174	50	12199	3
12200	101	12199	1
12200	45	12198	9
12200	44	12198	7
12200	43	12198	5
12200	42	12198	4
12200	40	12198	2
12200	39	12198	64
12200	38	12198	62
12200	36	12198	60
12200	34	12198	58
12200	32	12198	57
12200	28	12198	55
12200	27	12198	54
12200	25	12198	52
12200	23	12198	51
12200	22	12198	48
12200	21	12198	46
12200	20	12198	44
12200	18	12198	42
12200	17	12197	34
12200	16	12197	32
12200	14	12197	29
12200	13	12197	28
12200	11	12197	27
12200	6	12197	25
12200	5	12197	23
12200	4	12197	20
12200	3	12197	18
12200	2	12197	17
12200	1	12197	16
12199	30	12197	14
12199	28	12197	12
12199	26	12197	9
12199	124	12197	7
12199	22	12197	5
12199	20	12197	3
12199	18	12197	1
12199	17	12194	62
12199	15	12194	60
12199	14	12194	57
12199	12	12194	54
12199	9	12194	51
12199	8	12194	49

12194	46
12194	44
12194	43
12194	42
12194	40
12194	39
12194	37
12194	36
12194	35
12194	33
12194	27
12195	1
12195	62
12195	60
12195	58
12195	57
12195	56
12195	54
12195	53
12195	52
12195	51
12195	49
12195	48
12195	46
12195	45
12195	44
12195	42
12195	40
12195	39
12195	37
12195	36
12195	34
12195	33
12196	42
12196	38
12196	36
12196	34
12196	27
12196	25
12196	22
12196	20
12175	92

**PLEASE TAKE FURTHER NOTICE**, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law (“EDPL”) of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof shall have a period of one calendar year from the vesting date for this proceeding, to file a written claim, demand or notice of appearance with the Clerk of the

Court of Queens County and to serve within the same timeframe a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007. Pursuant to EDPL § 504, the claim shall include:

- (A) the name and post office address of the condemnee;
- (B) reasonable identification by reference to the acquisition map or otherwise, of the property affected by the acquisition, and the condemnee’s interest therein;
- (C) a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
- (D) if represented by an attorney, the name of the condemnee’s attorney and his office and post office address and telephone number.

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

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York.

Dated: New York, New York  
April 7, 2025

MURIEL GOODE-TRUFANT  
Acting Corporation Counsel of the  
City of New York  
100 Church Street  
New York, New York 10007  
Tel. (212) 356- 2140

By: \_\_\_\_\_  
Holly R. Gerstenfeld  
Assistant Corporation Counsel

**a15-28**

## 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>

## BROOKLYN NAVY YARD DEVELOPMENT CORP.

### ■ SOLICITATION

*Services (other than human services)*

**BNYDC WASTE HAULAGE MANAGEMENT** - Request for Proposals - PIN# 000333 - Due 6-20-25 at 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.

Brooklyn Navy Yard Development Corporation, 141 Flushing Avenue, Building 77, Suite 801, Brooklyn, NY 11205. Irina Abramovich (718) 907-5900; [iabramovich@bnydc.org](mailto:iabramovich@bnydc.org)

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## CAMPAIGN FINANCE BOARD

### SYSTEMS

### ■ INTENT TO AWARD

*Services (other than human services)*

**IT SERVICES** - Negotiated Acquisition - Other - PIN# 004202500016N - Due 4-24-25 at 10:00 A.M.

The NYC Campaign Finance Board intends to enter into a Negotiated Acquisition with SHI International Corp. Basis of the determination to use the negotiated acquisition procurement method: it is not practicable to award a contract by competitive sealed proposals due to a time-sensitive situation and a need for services to start quickly. The anticipated start and end dates for the contract are 5/1/25 - 4/30/27.

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.

Campaign Finance Board, 100 Church Street, 12th Floor, New York, NY 10007. Michele Archbald (212) 409-1800; [purchasing@nyccfb.info](mailto:purchasing@nyccfb.info)

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## CITYWIDE ADMINISTRATIVE SERVICES

### OFFICE OF CITYWIDE PURCHASING

### ■ AWARD

*Goods*

**ELECTRONIC STANDING DESKS FOR STAFF** - M/WBE Noncompetitive Small Purchase - PIN# 85625W0051001 - AMT: \$78,300.00 - TO: ITEGIX LLC, 775 Park Avenue, Suite 255, Huntington, NY 11743.

Electronic standing desks to add to the agency's stockpile.

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## COMMISSION ON HUMAN RIGHTS

### ■ AWARD

*Goods*

**IT GOODS** - M/WBE Noncompetitive Small Purchase - PIN# 22625W0002001 - AMT: \$85,992.00 - TO: NYC IT Inc., 110 Avoca Avenue, Massapequa Park, NY 11762.

This solicitation is being made pursuant to the M/WBE Noncompetitive Small Purchase Method, Section 3-08 of the New York City Procurement Policy Board (PPB) Rules, this procurement is exclusively for the City Certified Minority and Woman Owned Business (M/WBEs). Contracts awarded under this method may not exceed \$1.5 million, inclusive of any and all change orders, overruns, amendments, renewals and extensions. If interested, please respond to this solicitation in Passport.

Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. If you need help or have a question. Submit an inquiry to the MOCS Service Desk Link: <https://www.nyc.gov/site/mocs/about/help.page>

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## CULTURAL AFFAIRS

### DEPUTY COMMISSIONER

### ■ AWARD

*Goods*

**IT SYSTEM FOR SYMPHONY SPACE** - M/WBE Noncompetitive Small Purchase - PIN# 12625W0007001 - AMT: \$67,856.00 - TO: IBLOLA OGUN, 101 Eisenhower Parkway, Suite 300, Roseland, NJ 07068.

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## DESIGN AND CONSTRUCTION

### AGENCY CHIEF CONTRACTING OFFICE

### ■ SOLICITATION

*Construction / Construction Services*

**GENERAL CONSTRUCTION MEDIUM PROJECTS** - Request for Qualifications - PIN# PQL000121 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of general contractors for furnishing all labor, materials and equipment, necessary and required to perform general construction work on various capital construction projects. It is anticipated that the estimated construction cost for these projects will range from \$5,000,000 to less than \$15,000,000.

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.

Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Karen General (718) 391-2410; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)

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**GENERAL CONSTRUCTION LARGE PROJECTS** - Request for Qualifications - PIN# PQL000120 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of general contractors for furnishing all labor, materials and equipment, necessary and required to perform general construction work on various capital construction projects. It is anticipated that the estimated construction cost for these projects would be greater than \$15,000,000.

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.

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Karen General (718) 391-2410; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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#### **M/WBE GENERAL CONSTRUCTION - SMALL PROJECTS**

- Request for Qualifications - PIN# PQL000102 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of Minority and Women-owned Business Enterprise ("M/WBE") general contractors for furnishing all labor, materials and equipment, necessary and required to perform general construction work on various capital construction projects. This PQL will be limited to firms who have been certified as M/WBEs through the City Department of Small Business Services ("SBS"). It is anticipated that estimated cost of construction for these types of projects will range from \$500,000 to less than \$5,000,000.

*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.*

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Lorraine Holley (718) 391-1362; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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#### **CONTRACTS**

##### **■ SOLICITATION**

*Construction/Construction Services*

#### **RECONSTRUCTION AND RESTORATION OF LANDMARKED**

**AND LANDMARK-QUALITY BUILDINGS** - Request for Qualifications - PIN# PQL000125 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of contractors for furnishing all labor, materials and equipment, necessary and required to perform small, medium and large reconstruction and restoration work of landmarked and landmark-quality buildings for various capital construction projects. It is anticipated that the estimated construction cost for these projects will range from \$2,000,000 to \$25,000,000.

*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.*

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Lorraine Holley (718) 391-1362; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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#### **INSTALLATION OF COLD FLUID APPLIED REINFORCED**

**MEMBRANE ROOFING SYSTEM** - Request for Qualifications - PIN# PQL000123 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of contractors for furnishing all labor, materials and equipment, necessary and required to install Cold Fluid Applied Reinforced Membrane Roofing System or approved equal for various capital construction projects. It is anticipated that the estimated construction cost for these types of roof projects will range from \$100,000 to \$10,000,000.

*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.*

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Lorraine Holley (718) 391-1362; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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#### **INSTALLATION OF STYRENE-BUTADIENE-STYRENE (SBS)**

**MODIFIED BITUMEN ROOFING SYSTEM** - Request for Qualifications - PIN# PQL000124 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of contractors for furnishing all labor, materials and equipment, necessary and required to install a Styrene-Butadiene-Styrene Modified Bitumen roofing system such as Siplast P2030, GAF SBS Ruberoid Heat Weld, or approved equal for various

capital construction projects. It is anticipated that the estimated construction cost for these types of roof projects will range from \$100,000 to \$10,000,000.

*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.*

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Lorraine Holley (718) 391-1362; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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**EMERGENCY WATER MAIN WORK** - Request for Qualifications - PIN# PQL000126 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of contractors for furnishing all labor, materials and equipment, necessary and required for the reconstruction and replacement, as ordered by the Engineer, of broken water mains of the City-owned water supply distribution system and do other ancillary restoration work, on an emergency basis, in the five boroughs of the City of New York.

*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.*

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Lorraine Holley (718) 391-1362; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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**EMERGENCY SEWER WORK** - Request for Qualifications - PIN# PQL000127 - Due 12-31-99 at 5:00 P.M.

The New York City (the "City") Department of Design and Construction ("DDC" or the "Department") is in the process of establishing a pre-qualified list ("PQL") of contractors for furnishing all labor, materials and equipment, necessary and required to reconstruct and/or replace collapsed or otherwise defective sewers and appurtenances for which the City is responsible or otherwise deemed necessary as ordered by the Engineer, and to perform ancillary restoration work, on an emergency basis, in the five boroughs of the City of New York.

*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.*

*Design and Construction, <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>. Lorraine Holley (718) 391-1362; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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#### **EMERGENCY MANAGEMENT**

##### **■ AWARD**

*Human Services/Client Services*

**CONSULTANT SERVICES** - Renewal - PIN# 01721P0001015R001 - AMT: \$1,000,000.00 - TO: Ernst & Young, LLP, 200 Plaza Drive, Suite 2222, Secaucus, NJ 07094.

Preparedness Planning, Program Management, Administrative, and Training & Exercise Services.

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#### **COMMUNITY PREPAREDNESS**

##### **■ AWARD**

*Human Services/Client Services*

**CONSULTANT SERVICES** - Renewal - PIN# 01721P0001004R001 - AMT: \$357,000.00 - TO: Ascentra, 8300 Boone Blvd, Vienna, VA 22182-2626.

Preparedness Planning, Program Management, Administrative, and Training & Exercise Services.

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**CONSULTING SERVICES** - Renewal - PIN# 01721P0001002R001 - AMT: \$3,365,100.00 - TO: Arcadis of New York Inc, One Lincoln Center, 110 West Fayette Street, Suite 300, Syracuse, NY 13202.

Preparedness Planning, Program Management, Administrative, and Training & Exercise Services.

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**ENVIRONMENTAL PROTECTION****HOUSING RECOVERY OPERATIONS****■ AWARD***Services (other than human services)*

**AAHC STAFFING - MWBE SMALL PURCHASE - M/WBE**  
Noncompetitive Small Purchase - PIN# 82625W0035002 - AMT: \$1,499,680.00 - TO: Indelible Solutions LLP, 2930 Sandlin Street, Jacksonville, FL 32207-4432.

HRO requires the services of a vendor to staff the Asylum Application Help Center (AAHC) which assists new arrivals in applying for asylum, work authorization, and/or TPS.

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**WATER AND SEWER OPERATIONS****■ AWARD***Services (other than human services)*

**BWSO AWWA MEMBERSHIP 5005001X - Other - PIN#**  
82625U0016001 - AMT: \$34,360.00 - TO: American Water Works Association, 6666 W Quincy Avenue, Denver, CO 80235.

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**FINANCE****FINANCIAL INFORMATION TECHNOLOGY****■ AWARD***Services (other than human services)*

**PARKING NOTICES PRINT AND MAIL SERVICES - Required**  
Method (including Preferred Source) - PIN# 83625M0001001 - AMT: \$13,659,739.00 - TO: New York State Industries for the Disabled Inc., 11 Columbia Circle Drive, Albany, NY 12203-5156.

The New York City DOF issues more than 17 million parking tickets and camera violation summonses per year and mails over 12.5 million notices annually. As part of DOF's on-going collection effort, notices are mailed to delinquent and non-payers of parking, camera violations and other agency's charges. The Contractor will generate, print, collate, fold, insert, sort and mail printed notices and correspondence as required.

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**SHERIFF****■ INTENT TO AWARD***Services (other than human services)*

**83625Y0119-WARRANT TRACKING (CIVIL PROCESS) MAINTENANCE & SUPPORT - Request for Information - PIN# 83625Y0119 - Due 5-5-25 at 3:00 P.M.**

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, the New York City Department of Finance ("DOF") intends to enter into sole source negotiations with Tyler Technologies for the provision of ongoing software support and maintenance/updates on their Civil Process Software. Upgrades provided by Tyler during the term of this contract will include the development of an interface between Civil Process Software License and DOF's integration into Spillman FLEX CAD system. The Civil Process Software allows personnel to track court case papers and data, record service and payment activity, reconcile financial data, create correspondence, and produce detailed reports of all those activities.

Any vendor, who is a authorized reseller for Tyler that provides the maintenance and support of the proprietary system - Civil Process Software License is invited to express its interest by submitting a response in PASSPort. Please complete the Acknowledgment tab and submit a response in the Manage Responses tab. If you have questions about the details of the RFx, please submit through the Discussion with Buyer tab.

Vendor resources and materials can be found at the link below under the Finding and Responding to RFx (Solicitation) heading:

<https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>

If you need additional assistance with PASSPort, please contact the MOCS Service Desk via:

<https://mocssupport.atlassian.net/servicedesk/customer/portal/8>

(Click on Request Assistance)

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**FINANCIAL INFORMATION SERVICES AGENCY****■ AWARD***Services (other than human services)*

**DATA CENTER OPERATIONS SUPPLEMENTAL STAFF CONSULTANT - M/WBE Noncompetitive Small Purchase - PIN# 127FY2500044 - AMT: \$374,400.00 - TO: Compulink Technologies Inc, 260 W 39th Street, Room 302, New York, NY 10018-4434.**

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**FIRE DEPARTMENT****■ AWARD***Services (other than human services)*

**FIRST ALERT LICENSES - M/WBE Noncompetitive Small Purchase - PIN# 05725W0061001 - AMT: \$37,420.00 - TO: Savant Financial Technologies Inc., 1441 Broadway, 6th Floor, New York, NY 10018.**

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**HEALTH AND MENTAL HYGIENE****■ INTENT TO AWARD***Goods*

**SOLE SOURCE BIOMERIEUX INC. - Request for Information - PIN# 81625Y0701 - Due 5-5-25 at 2:00 P.M.**

Pursuant to Section 3-05 of the New York City Procurement Policy Board Rules, the NYC Department of Health and Mental Hygiene (DOHMH) intends to enter into negotiations for an agreement with Biomerieux Inc. for 6 years, to provide instruments and equipment (including service and maintenance) for testing and providing viral identification and subtyping of clinical and environmental pathogens (e.g. COVID-19, RSV, Influenza, Zika, West Nile, Powassan virus, EEE, Measles, and Mumps). These testing instruments are central to the NYC Public Health Laboratory preparedness for public health threats like emerging and outbreak viruses.

DOHMH determined that Biomerieux Inc. is the sole provider of the required testing platforms and reagents for bacterial pathogens identification, as they are exclusively manufactured and sold by Biomerieux Inc. - there are no authorized resellers of these sole source testing products.

Vendors who believe they can legally provide the required software services, are invited to submit an Expression of Interest directly to this RFI in PassPort - EPIN 81625Y0701, by 5/5/2025 by 2:00 P.M.

If you need additional assistance with PASSPort, please contact the MOCS Service Desk at <https://mocssupport.atlassian.net/servicedesk/customer/portal/8>.

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**HOMELESS SERVICES****■ AWARD***Services (other than human services)*

**TRAVEL RESERVATION AND TICKET PURCHASING FOR ADULT SERVICES - M/WBE Noncompetitive Small Purchase - PIN# 07125W0007001 - AMT: \$250,000.00 - TO: Million Miles Travel Agency LLC, 1314 S 48th Street, Philadelphia, PA 19143.**

The Department of Homeless Services Administrative Contracts on behalf of DHS Rehousing is seeking a non-competitive small purchase for On-Call Travel Services Estimated cost amount of \$500,000.00 for Budget Code 9450 for adults. This request supports the critical mission of facilitating smooth transition for homeless individuals and families into stable housing arrangements outside of New York City. This

contract is to facilitate transportation services for DHS Adult Services. Requested Contract amount: \$250,000.00. Contract term 2/1/2025 to 1/31/2026 On-Call Travel Services cost for Estimate by Budget Code: BC/OC 9450/633 FY25 (2/1/25 - 6/30/25) FY26 (7/1/25 - 1/31/26) Total \$125,000.00 \$125,000.00 \$250,000.00.

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## CONTRACTS

### ■ AWARD

*Services (other than human services)*

#### ON-CALL TRAVEL SERVICES FOR SPECIAL POPULATION

- M/WBE Noncompetitive Small Purchase - PIN# 07125W0006001 - AMT: \$500,000.00 - TO: Million Miles Travel Agency LLC, 1314 S 48th Street, Philadelphia, PA 19143.

The Department of Homeless Services Administrative Contracts on behalf of DHS Rehousing is seeking a non-competitive small purchase for On-Call Travel Services Estimated cost amount of \$500,000.00 for budget code M202 for Migrants. This request supports the critical mission of facilitating smooth transition for Migrant homeless individuals and families into stable housing arrangements outside of New York City. This contract is to facilitate transportation services for Migrants. Requested amount: \$500,000.00 Contract term 2/1/2025 to 1/31/2026 On-Call Travel Services cost for Estimate by Budget Code: BC/OC M202/633 FY25 (2/1/25 - 6/30/25) \$500,000.00.

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## HOUSING PRESERVATION AND DEVELOPMENT

### ENS CONSTRUCTION

### ■ AWARD

*Construction / Construction Services*

**EMERG DEMO 95-48 114TH ST QUEENS** - Emergency Purchase - PIN# 80625E0032001 - AMT: \$325,737.00 - TO: Statewide Demolition Corp., 5883 54th Street, Maspeth, NY 11378.

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## PARKS AND RECREATION

### REVENUE DIVISION

### ■ SOLICITATION

*Goods*

**REQUEST FOR BIDS ("RFB") FOR THE OPERATION OF A CONCESSION FOR THE SALE OF SWIMMING POOL-RELATED MERCHANDISE AT THE ENTRANCE OF ASTORIA PARK POOL, QUEENS** - Competitive Sealed Bids - PIN# Q4-SV- 2025 - Due 5-5-25 at 2:00 P.M.

In accordance with Section 1-12 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a RFB for the operation of a concession for the sale of swimming pool-related merchandise at the entrance of Astoria Park Pool, in the borough of Queens.

All bids submitted in response to this RFB must be submitted by no later than May 5, 2025 at 2:00 P.M.

Hard copies of the RFB can be obtained, at no cost, commencing April 14, 2025 through May 5, 2025, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and Holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFB is also available for download through May 5, 2025 on Parks' website. To download the RFB, visit [www.nyc.gov/parks/businessopportunities](http://www.nyc.gov/parks/businessopportunities), click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFB's description.

There will be a remote Bid Opening on May 5, 2025 at 2:30 P.M. If you are considering responding to this RFB, please make every effort to participate in this recommended Remote Bid Opening Procedure:

You may join the remote Bid Opening Procedure via the Microsoft Teams link or by phone (audio only). The schedule, Microsoft Teams link or dial-in number and Phone Conference ID for each borough's Remote Bid Opening Procedure is as follows:

#### • Microsoft Teams Link:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZDhlZWE2MmYtMjdjYi00YWVhLWVhMDgtNTQ4Mzg0YjgyYzAx%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%22c95573bf-36b7-40b2-906b-022b847185cd%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDhlZWE2MmYtMjdjYi00YWVhLWVhMDgtNTQ4Mzg0YjgyYzAx%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%22c95573bf-36b7-40b2-906b-022b847185cd%22%7d)

Meeting ID: 253 382 087 793

Passcode: aQ3hp6uP

Dial in by phone

+1 646-893-7101,,999128926# United States, New York City

Find a local number

Phone conference ID: 999 128 926#

For more information or to request to receive a copy of the RFB by mail, prospective bidders may contact Angel Williams, Senior Project Manager, at (212) 360-3495 or via email: [Angel.Williams@parks.nyc.gov](mailto:Angel.Williams@parks.nyc.gov).

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

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

Parks and Recreation, 830 Fifth Avenue, Room 407, New York, NY 10065. Angel Williams (347) 889-8090; [Angel.Williams@parks.nyc.gov](mailto:Angel.Williams@parks.nyc.gov)

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### ■ AWARD

*Services (other than human services)*

**NOTICE OF AWARD OF A CONCESSION AGREEMENT IN THE BOROUGH OF MANHATTAN FROM SOLICITATION # M10-64-SB** - Request for Proposals - PIN# M10-64-SB - AMT: \$270,000.00 - TO: Nandita, Inc., 89-12 169th Street, 1st Floor, Jamaica, NY 11432.

The City of New York Department of Parks & Recreation ("Parks") has awarded a concession to Nandita, Inc. of 89-12 169 Street, 1st Floor, Jamaica, NY 11432, for the renovation, operation and maintenance of a snack bar at the Harlem Meer, Central Park, Manhattan.

The concession, which was solicited by a Request for Proposals, will operate pursuant to a License agreement for a twelve (12) year term commencing upon written notice to proceed. Compensation to the City will be as follows:

Licensee shall pay the City license fees for each operating year consisting of the greater of 9% of gross receipts vs. a minimum annual fee, per the following schedule:

Year 1 \$20,000 Vs. 9% of Gross Receipts  
Year 2 \$20,000 Vs. 9% of Gross Receipts  
Year 3 \$21,000 Vs. 9% of Gross Receipts  
Year 4 \$21,000 Vs. 9% of Gross Receipts  
Year 5 \$22,000 Vs. 9% of Gross Receipts  
Year 6 \$22,000 Vs. 9% of Gross Receipts  
Year 7 \$23,000 Vs. 9% of Gross Receipts  
Year 8 \$23,000 Vs. 9% of Gross Receipts  
Year 9 \$24,000 Vs. 9% of Gross Receipts  
Year 10 \$24,000 Vs. 9% of Gross Receipts  
Year 11 \$25,000 Vs. 9% of Gross Receipts  
Year 12 \$25,000 Vs. 9% of Gross Receipts

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## SANITATION

### INFORMATION AND TECHNOLOGY

### ■ AWARD

*Services (other than human services)*

#### ALFRESCO MIGRATION AND SUPPORT INFRASTRUCTURE

SETUP - M/WBE Noncompetitive Small Purchase - PIN# 82725W0009001 - AMT: \$96,600.00 - TO: K Systems Solutions LLC, 405 Kearny Avenue, Suite 2B, Kearny, NJ 07032.

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## TRANSPORTATION

### FERRIES

#### ■ AWARD

*Services (other than human services)*

**NEGOTIATED ACQUISITION EXTENSION AGREEMENT TO AN EXISTING CO** - Negotiated Acquisition - Other - PIN# 84124N0005001 - AMT: \$1,000,000.00 - TO: Marine Design Dynamics Inc, 730 11th Street, SE Rear Bldg., Washington, DC 20003.

Negotiated acquisition extension agreement to an existing contract with Marine Design Dynamics pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules to continue providing ESA Naval Architecture and Related Services for the period of 6/28/24 to 6/27/25. DOT has decided to extend the current contract agreement to continue providing these critical services for the Ferry Division. The contract is being extended while DOT processes a new contract for these services. Plan ID: FY24RNDOT116.

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### TRAFFIC OPERATIONS

#### ■ AWARD

*Services (other than human services)*

**MAINTENANCE OF EXISTING STREET LIGHTS AND REPLACEMENT OF DEFECTIVE PARTS - BROOKLYN AREA #3** - Renewal - PIN# 84122B0009001R001 - AMT: \$9,538,847.00 - TO: E-J Electric Installation Company, 514 Varick Avenue, Brooklyn, NY 11222.

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## VETERANS' SERVICES

#### ■ AWARD

*Human Services / Client Services*

**UPGRADE DISCHARGE STATUS** - Renewal - PIN# 06322N0001001R001 - AMT: \$250,000.00 - TO: New York Legal Assistance Group Inc., 100 Pearl Street, 19th Floor, New York, NY 10004.

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## CONTRACT AWARD HEARINGS

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



## EDUCATION

#### ■ PUBLIC HEARINGS

The Department of Education ("DOE") Chancellor's Committee on Contracts has been asked for their recommendation to award contracts to following organization(s) for the services described below. Other organizations interested in providing these services to the DOE are invited to indicate their ability to do so in writing to Paul Eichele at 65 Court Street, Room 1201, Brooklyn, NY 11201, or by email to COCInterestedVendor@schools.nyc.gov. Responses should be received no later than 9:00 A.M., May 1, 2025. Any COC recommendation will be contingent upon no expressions of interest in performing services by

other parties.

Item(s) for Consideration:

(1) Service(s): The Division of Early Childhood Education ("DECE") is requesting to enter into a Negotiated Service agreement to/for the vendors listed below for the provision of high quality 3-K Services.

Circumstances for use: Uniquely Qualified  
Vendor(s): All My Children Day Care and Nursery School (site MBYH)

(2) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with IWeiss Holdings LLC. to provide the labor, materials, and supervision necessary to furnish and install auditorium curtains and drapes in schools and administrative buildings.

Circumstances for use: Contract Extension  
Vendor(s): IWeiss Holdings LLC.

(3) Service(s): The Office of Library Services is requesting to enter into a Negotiated Services agreement with New Vision For Public Schools for the provision of the Teacher 2 Librarian Program.

Circumstances for use: Best Interest of the DOE  
Vendor(s): New Vision For Public Schools

(4) Service(s): The Division of School Leadership ("DSL") is requesting to enter into a Negotiated Services agreement with New York City Outward Bound Center, Inc. for the expansion of NYC Outward Bound's Crew Model.

Circumstances for use: Best Interest of the DOE  
Vendor(s): New York City Outward Bound Center, Inc.

(5) Service(s): The Office of School Health ("OSH") is requesting a contract extension with Emergency Skills, Inc. to provide automated external defibrillator management services and administration of the American Heart Association Heartsaver First Aid course.

Circumstances for use: Contract Extension  
Vendor(s): Emergency Skills, Inc

(6) Service(s): The Office of New School Development & Design is requesting to enter into a Negotiated Services agreement with Delaware State University and New York City Public Schools for the HBCU Prep Program, which is a program designed to offer college-level courses to high school students, allowing them to earn an associate degree while in high school and prepare for a successful transition to university.

Circumstances for use: Best Interest of the DOE  
Vendor(s): Delaware State University

(7) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with Linear Environmental Corp. to provide the labor, materials, supervision and safety procedures required and necessary for the removal of asbestos and asbestos containing material ("ACM"), and placement of non-ACM insulation on pipe and pipefittings, boilers, duct insulation work, and other related work in New York City School buildings.

Circumstances for use: Contract Extension  
Vendor(s): Linear Environmental Corp.

(8) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with Pro Con Group Inc. to provide the labor, materials, equipment, tools, transportation cost, insurance, overhead and profit, removal cost, travel time, installation cost, and filling if any required to perform the work listed to repair and replace playground safety mats and sports surfacing.

Circumstances for use: Contract Extension  
Vendor(s): Pro Con Group Inc.

(9) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with TriStar Plumbing & Heating Inc. to provide the labor, materials, and supervision necessary to repair, replace and install Job Order Contract plumbing in schools and administrative buildings.

Circumstances for use: Contract Extension  
Vendor(s): TriStar Plumbing & Heating Inc.

(10) Service(s): The Division of Instructional and Information Technology ("DIIT") is requesting a contract extension with CDW Government LLC ("CDW") to continue the provision of services of Chromebooks to further support learning in schools, as well as hybrid and remote learning environments.

Circumstances for use: Contract Extension  
Vendor(s): CDW Government LLC

(11) Service(s): The Office of School Food and Nutritional Services ("OFNS") is requesting a contract extension with Hallen Center, Inc. for the continuation of supplemental school meals programs.

Circumstances for use: Contract Extension  
Vendor(s): Hallen Center, Inc.

(12) Service(s): The Office of School Food and Nutritional Services ("OFNS") is requesting a contract extension with Heartland Payment Systems, LLC DBA Heartland Schools Solutions to provide continued support of the WebSMARTT Menu Planning and Production software which allows the DOE to comply with New York City food standards.

Circumstances for use: Contract Extension  
Vendor(s): Heartland Payment Systems, LLC DBA Heartland Schools Solutions

(13) Service(s): The Division of Citywide Special Education is requesting a contract extension with Sonova USA, Inc for the provision of Digital Hearing Devices throughout school districts.

Circumstances for use: Contract Extension  
Vendor(s): Sonova USA, Inc.

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## HEALTH AND MENTAL HYGIENE

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 6, 2025, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams or Conference Call:

Teleconference: Teams Meeting ID: 255 846 054 141  
Passcode: CW6Kd7Pt Or Conference Call: 1-929-229-5676,  
Access Code: 706 779 19#

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and Fund For Public Health In New York, Inc., located at 22 Cortland Street, Suite 802, New York, NY 10007, to oversee projects by designing, implementing, administering, and managing subcontracts with healthcare providers for non-federally funded initiatives. The contract term shall be from August 1, 2025 to July 31, 2028 with a three-year renewal option. The contract amount will be \$15,000,000.00 E-PIN: 81624P0024004/PIN: 25FB001504R0X00

The proposed contractor has been selected by the Competitive Sealed Proposal method Pursuant to Section 3-16 of the Procurement Policy Board Rules.

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

◀ a24

## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### ■ PUBLIC HEARINGS

#### THIS PUBLIC HEARING HAS BEEN CANCELLED

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, April 28, 2025, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 733 529 161.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and MOUGONDHA ACHARYA located at 39 Van Siclen Avenue Floral Park, NY 11001 for S-DOCS FOR EARRAIGNMENT FY25. The amount of this Purchase Order/Contract will be \$139,750.00.

The term will be from 2/16/2025 to 2/15/2026. CB 2, Brooklyn.  
PIN #: 20250341478, E-PIN 85825W0111001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. In order to access the Public Hearing and testify, please call 1-917-410-4077, ACCESS CODE: 733 529 161 no later than 9:55 A.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT did not receive, by April 23, 2025, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing.

◀ a24

## SANITATION

### ■ PUBLIC HEARINGS

#### THIS PUBLIC HEARING HAS BEEN CANCELLED

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Friday, April 25, 2025, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: +1 646-893-7101,,428734952#  
Phone conference ID: 428 734 952#

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Sanitation and Franklin Equipment Services Corp, located at 22-48 119th St, College Point, NY 11356, for Genuine Replacement Parts for Veeder-Root Tank Measuring Systems. The amount of this Purchase Order/Contract will be \$600,000.00. The term will be from 4/28/2025 – 4/27/2028. E-PIN #: 82725W0027001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. In order to access the Public Hearing and testify, please call +1 646-893-7101,,428734952# Phone conference ID: 428 734 952# no later than 9:55 A.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DSNY does not receive, by April 17th, 2025, from any individual, a written request to speak at this hearing, then DSNY need not conduct this hearing. Written notice should be sent to Nikita Podlednov, NYC DSNY, via email to npodlednov@dsny.nyc.gov.

◀ a24

## TRANSPORTATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Wednesday, May 7, 2025 at 2:00 P.M. The Public Hearing can be accessed via Zoom or Call-in by Phone.

In order to access the Public Hearing and testify, please join no later than 1:50 P.M.

<https://zoom.us/j/96104692481?pwd=bxlaxzgjYPRFNEvhyuiwI9I9ZLOtpC.1>

Meeting ID: 961 0469 2481 Passcode: 006460  
Call-in by Phone: (929) 205-6099,,96104692481#

**IN THE MATTER OF** a Purchase Order/Contract between the Department of Transportation of the City of New York and Sandhu Contracting Inc, located at 18-07 38th Street, Astoria, NY 11105, to procure Purchase and Installation of Prefabricated Storage Shed Structure. The Purchase Order/Contract amount will be \$383,700.00. The term shall be from the Notice to Proceed to June 15, 2027. Manhattan CB 10. E-PIN #: 84125W0075001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method ("NCSP"), pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 1:50 PM via Zoom or Call-in by Phone.

◀ a24

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Wednesday, May 7, 2025 at 2:00 P.M. The Public Hearing can be accessed via Zoom or Call-in by Phone.

In order to access the Public Hearing and testify, please join no later than 1:50 P.M.

<https://zoom.us/j/96104692481?pwd=bxlaxzgjYPRFNEvhyuiwI9I9ZLOtpC.1>

Meeting ID: 961 0469 2481 Passcode: 006460  
Call-in by Phone: (929) 205-6099,,96104692481#

**IN THE MATTER OF** a Purchase Order/Contract between the Department of Transportation of the City of New York and Intivity Inc, located at 106 Despatch Dr, Ste 2, East Rochester, NY 14445, to procure Pop-Up Ready Mix Chute Bags. The Purchase Order/Contract amount will be \$150,000.00. The term shall be from the Notice to Proceed to June 15, 2026. Queens CB2.

E-PIN #: 84125W0078001

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method ("NCSP"), pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 1:50 PM via Zoom or Call-in by Phone.

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## AGENCY RULES

### BUILDINGS

#### ■ PUBLIC HEARINGS

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

**What are we proposing?** The Department of Buildings (DOB) is proposing to amend its rules regarding permitting requirements for rotating telehandlers and articulating boom cranes.

**When and where is the hearing?** DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11 a.m. on May 28, 2025.

- **Join through Internet – Desktop app:**

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar. Then follow the prompts to either continue using the browser or download/open the Teams desktop app. <https://events.gcc.teams.microsoft.com/event/a86f87b3-8d32-4824-a5d5-5ff795ccb52@32f56fc7-5f81-4e22-a95b-15da66513bef>

Enter your name when prompted and click the **"Join now"** button. If you don't have computer audio or prefer to phone in for audio, select **"Phone audio"** under **"Other join options"** then click the **"Join now"** button. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins. If you are using phone audio then follow the dial-in instructions when prompted.

If you have low bandwidth or inconsistent Internet connection, we suggest you use the Phone audio option for the hearing. This will reduce the possibility of dropped audio and stutters.

- **Join through Internet - Smartphone app:**

To join using the Microsoft Teams app on your smartphone, click on the following URL link from your phone to automatically open the Teams app. Note that the Microsoft Teams app must already be installed on your smartphone. It is available for free both in the Apple Store and Google Play. <https://events.gcc.teams.microsoft.com/event/a86f87b3-8d32-4824-a5d5-5ff795ccb52@32f56fc7-5f81-4e22-a95b-15da66513bef>

When prompted select "Join meeting". Type your name and then select "Join meeting" again. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

Alternatively, open the Teams app and select "Join a meeting". Signing in with an account is not required. Type your name, the following Meeting ID and Passcode, then select "Join meeting".

Meeting ID: 291 658 494 839 0  
Passcode: Az7tT9mu (Code is case sensitive)

- **Join via phone only:**

To join the meeting only by phone, use the following information to connect:

Phone: 646-893-7101  
Phone Conference ID: 537 240 654#

You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

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

- **Website.** You can submit comments to the DOB through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to [dobrules@buildings.nyc.gov](mailto:dobrules@buildings.nyc.gov).
- **Mail.** You can mail comments to the New York City Department of Buildings, Office of the General Counsel, 280 Broadway, 7th floor, New York, NY 10007.
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up by emailing [dobrules@buildings.nyc.gov](mailto:dobrules@buildings.nyc.gov) by May 21, 2025 and including your name and affiliation. 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 comments?** Yes, you must submit comments by May 28, 2025.

**What if I need assistance to participate in the hearing?** You must tell the Office of the General Counsel if you need a reasonable accommodation of a disability at the hearing. You can tell us by email at [dobrules@buildings.nyc.gov](mailto:dobrules@buildings.nyc.gov). Advance notice is requested to allow sufficient time to arrange the accommodation. You must tell us by May 14, 2025.

This location has the following accessibility option(s) available: Simultaneous transcription for people who are hearing impaired, and audio only access for those who are visually impaired.

**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/>. Copies of all comments submitted online, copies of all written comments and a summary of oral comments concerning the proposed rule will be available to the public at the Office of the General Counsel and may be requested by email at [dobrules@buildings.nyc.gov](mailto:dobrules@buildings.nyc.gov).

**What authorizes DOB to make this rule?** Sections 643 and 1043(a) of the City Charter, Article 405 of Chapter 4 of Title 28 of the City Administrative Code, and Section 3316 of the New York City Building Code authorize DOB to make this proposed rule. This proposed rule was included in DOB's regulatory agenda for this Fiscal Year.

**Where can I find DOB's rules?** DOB's rules are in Title 1 of the Rules of the City of New York.

**What rules govern the rulemaking process?** DOB 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 2022 New York City Construction Codes, enacted by Local Law 126 for the year 2021, revised the definition of a crane in Chapter 2 of the Building Code to include rotating telehandlers, and revised the exceptions in Section 3319.3 of the Building Code to remove the permitting and licensing exemption for articulating boom cranes. Together, these changes made the licensing and permitting requirements for cranes applicable to telehandlers and articulating boom cranes. The department adopted a rule in July 2024 to expand its licensing requirements to the operators of rotating telehandlers and articulating boom cranes. The proposed rule will add permitting requirements for rotating telehandlers and articulating boom cranes.

It will further address certain current operational practices concerning crane or derrick permit applications and associated inspections and proposes additions and clarifications to these practices.

This rule will also amend definitions and cross references to reflect corresponding changes made in the 2022 New York City Construction Codes.

Lastly, this rule will rectify omissions and clarify vague language in the July 2024 licensing rule, as well as amend the rule to recognize an additional certification program for the operators of mini cranes.

Specifically:

- Sections 1, 2, 5, 15, and 17 propose amendments to sections 104-09 and 104-23 of Subchapter D of Chapter 100 and section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York ("RCNY") to rectify omissions and clarify vague language in the July 2024 licensing rule for rotating telehandlers and articulating boom cranes, as well as amend

the rule to recognize an additional certification program for the operators of mini cranes.

- o Section 1 clarifies that for the purposes of crediting experience obtained in New York City on or before November 6, 2024, the experience must have been acquired on the type of equipment for which the license is sought – that is, on an articulating boom crane if applying for an articulating boom crane limited hoisting machine operator license, and on a rotating telehandler if applying for a rotating telehandler limited hoisting machine operator license.
- o Section 2 recognizes the telescopic boom certification offered by the National Center for Construction Education and Research (“NCCER”) as being an acceptable certification for the operators of mini cranes.
- o Section 5 clarifies that an individual learning to become a hoisting machine operator does not need to be employed by the licensed operator supervising the learner, nor do the learner and supervisor need to be employed by the same entity.
- o Section 15 adds a reference to tree trimming equipment, which was inadvertently omitted from the rule text.
- o Section 17 clarifies that the language related to attachments is inclusive to all the proceeding terms. It also clarifies that exemptions applicable to cranes are also applicable to fixed (non-rotating) telehandlers.
- Sections 3, 11, 12, and 13 propose amendments to section 104-20 of Subchapter D of Chapter 100 and section 3319-01 of Chapter 3300 of Title 1 of the RCNY to reflect current practices and propose additions and clarifications to these practices.
  - o Sections 3 and 13 add the current operational practice of requiring a letter from a licensed rigger to be kept on site and submitted with certain permit applications.
  - o Section 11 adds the current operational practice of collecting the name of the licensed operator for jobs that require a certificate of on-site inspection.
  - o Section 12 sets out the type of information currently collected as part of an application to issue or amend a certificate of operation, and proposes a new requirement for the owner of a crane or derrick to certify compliance with manufacturer bulletins and recall notices. This section also spells out the inspections currently required to be performed related to a certificate of operation, and proposes to authorize such inspections for a rotating telehandler or articulating boom crane, as well as certain small mobile cranes, to be conducted by a crane inspection agency approved by the department. This section of the rule further proposes to tie the expiration of the certificate of operation of a tower crane, other than a self-erecting tower crane, and for a derrick, to certain thresholds indicating that the work of the tower crane or derrick at the jobsite is completed.
- Sections 4, 6 and 7 propose amendments to section 104-23 of Subchapter D of Chapter 100 and section 3319-01 of Chapter 3300 of Title 1 of the RCNY to ensure updated definitions and cross references to reflect corresponding changes made in the 2022 New York City Construction Codes.
- Sections 8, 9, 10, 14 propose amendments to section 3319-01 of Chapter 3300 of Title 1 of the RCNY to add permitting requirements for rotating telehandlers and articulating boom cranes.
  - o Section 8 proposes to exempt rotating telehandlers and articulating boom cranes from the requirement to obtain a certificate of operation until January 1, 2028. The certificate of operation represents an annual registration and inspection of the machinery, akin to an annual car registration and inspection. The exemption until January 1, 2028 will allow time for the department to develop qualification criteria for crane inspection agencies authorized by Section 12 of this rule, and for qualified entities in the industry to obtain necessary credentials and apply to the department to become a crane inspection agency.
  - o Section 8 further proposes to exempt rotating telehandlers and articulating boom cranes from the requirement to obtain a certificate of approval until January 1, 2028, and exempt rotating telehandlers

and articulating boom cranes that obtained a certificate of operation prior to January 1, 2028 from the requirement to obtain a certificate of approval. The certificate of approval represents the department's acceptance of the manufacturing of the make and model of equipment. It is not practical to retroactively apply the requirements of a certificate of approval to equipment already built and in use.

- o Section 9 proposes to delete references to permit types which have been operationally phased out, and to add cross references to relevant permit requirements proposed to be added by this rule.
- o Section 10 clarifies that the noncompliance provisions of the rule apply to on-site waiver applications.
- o Section 14 of the rule specifies the types of operations for which a certificate of on-site inspection is required for a rotating telehandler or articulating boom crane. In general, the requirement for a certificate of on-site inspection is proposed to take effect on January 1, 2028. The delayed implementation of this provision will allow adequate time for these projects to prepare. In the interim, the rule proposes that most work will require a more generalized equipment use permit. On and after January 1, 2028, this section of the rule will allow certain smaller scale and limited operations to continue to avail themselves of the equipment use permit.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter, Article 405 of Chapter 4 of Title 28 of the City Administrative Code, and Section 3319 of the New York City Building Code.

New material is underlined.

[Deleted material is in brackets.]

Asterisks (\*\*\*) indicate unamended text.

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

Section 1. Exception 2 of subparagraph (ii) of paragraph (4) of subdivision (a) of section 104-09 of Subchapter D of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

2. Applicants for a Limited Hoisting Machine Operator license for an articulating boom crane, mini crane, or telehandler may credit experience earned in New York City operating [an articulating boom crane, mini crane, or rotating telehandler] the equipment for which such license is sought and obtained neither in the presence nor under the direct supervision of a New York City licensed Hoisting Machine Operator, provided, however, that such experience was earned prior to November 7, 2024 and no more than three (3) years prior to the date of application for licensure, and provided further that such operation was performed in connection with building or infrastructure construction, alteration, or demolition work, or the installation or removal of temporary structures or temporary construction installations, or the delivery or retrieval of materials, equipment, or other items to or from a building, but excluding work in industrial or commercial plants or yards. Such experience will be credited as satisfying the provisions of clause (A) of this subparagraph at a rate of 125 hours of operator experience equaling one month of experience. Where the operator has in excess of 1,500 hours of qualifying experience, the remainder of the experience will be credited towards satisfying the second year of experience required by section 28-405.3 of the New York city administrative code, also at a rate of 125 hours of operator experience equaling one month of experience. Proof of such experience shall be documented in the form of an affidavit provided by the department and signed by the applicant and the applicant's employer or union. However, the department may decline to credit such experience to any individual who defaulted on or has been found liable for unsafe operation of a crane or telehandler after proceedings before the environmental control board or in an adjudication in criminal court, if such default or judgment occurred within the five (5) years preceding such application. The department may also delay a determination under this exception for any applicant against whom there is an open violation for the unsafe operation of a crane or telehandler issued within the five (5) years preceding such application. Applicants subject to this exception may be asked by the department to submit proof, in addition to the affidavit described above, in support of their operating record.

§ 2. Table 2 of subdivision (d) of section 104-09 of Subchapter D of Chapter 100 of Title 1 of the Rules of the City of New York is amended by adding a new footnote 6 to read as follows:

**Table 2: Certifications by licensing class<sup>1</sup>**

Certification	Hoisting machine operator licensing class		
	A	B	C
NCCCO Telescopic Boom Crane - Fixed Cab	Required	Required	Required
NCCCO Telescopic Boom Crane - Swing Cab	Required	Required	Required
NCCCO Lattice Boom Crane <sup>2</sup>	Required	Required	
NCCCO Tower Crane	Additional	Required	
NCCCO Articulating Boom Crane - or - NCCCO Boom Crane w/Winch - or - NCCCO Articulating Boom Loader <sup>3</sup>	Additional	Additional	Additional
NCCCO Dedicated Pile Driver	Additional	Additional	Additional
NCCCO Rotating Telehandler <sup>4</sup>	Additional	Additional	Additional

**Table 2 (cont.): Certifications by licensing class<sup>1</sup>**

Certification	Hoisting machine operator licensing class				
	Limited articulating boom crane	Limited boom truck	Limited mini crane	Limited sign hanger	Limited telehandler
NCCCO Telescopic Boom Crane - Fixed Cab		Required <sup>5</sup>	Required <sup>5</sup>	Required <sup>5</sup>	
NCCCO Telescopic Boom Crane - Swing Cab					
NCCCO Lattice Boom Crane <sup>2</sup>					
NCCCO Tower Crane					
NCCCO Articulating Boom Crane - or - NCCCO Boom Crane w/ Winch - or - NCCCO Articulating Boom Loader <sup>3</sup>	Required	Additional	Additional	Additional	
NCCCO Dedicated Pile Driver					
NCCCO Rotating Telehandler <sup>4</sup>		Additional			Required

**Legend to Table 2:**

- “NCCCO” means “National Commission for the Certification of Crane Operators.”
- “Required” means must possess.
- “Additional” means not mandated, but required if licensee intends to operate listed type of hoisting machinery.
- Blank indicates not authorized for the class of license.

**Footnotes to Table 2:**

- <sup>1</sup> Individuals may only operate equipment within the scope of their license, even if a certification authorizes operation of a broader class of equipment.
- <sup>2</sup> For a Hoisting Machine Operator Class B applicant, the practical certification exam for the lattice boom crane must be on a friction crane.
- <sup>3</sup> Individuals are not permitted to operate machinery exceeding the scope of their certification, even if such machinery is within the scope of their license.
- <sup>4</sup> Individuals who hold a “Rotating Telehandler” certification are authorized to operate a non-rotating (“fixed”) telehandler and need not separately hold a “Fixed Telehandler” certification.
- <sup>5</sup> Licensees who prior to the effective date of this subdivision hold a certification for a “Boom truck” must provide a certification for “NCCCO Telescopic Boom Crane - Fixed Cab upon renewal of their license.
- <sup>6</sup> For a Limited Hoisting Machine Operator License for a mini crane, a certification from the National Center for Construction

Education and Research (“NCCER”) that authorizes the operation of a telescopic boom is acceptable in lieu of a NCCCO certification for a “Telescopic Boom Crane - Fixed Cab.”

§ 3. Subdivision (f) of section 104-20 of Subchapter D of Chapter 100 of Title 1 of the Rules of the City of New York is amended by adding new paragraphs (1) and (2) to read as follows:

- (1) For work conducted by a master rigger, other than the erection, jumping, or dismantling of a tower crane, the master rigger must provide a letter, signed and dated by the licensee, attesting that all members of the rigging crew are under the direct and continuing supervision of the licensee. The letter must be maintained at the site by the master rigger and made available to the commissioner upon request. In addition, where the work requires a certificate of on-site inspection or a permit, including but not limited to an on-site waiver, the letter must be submitted with the application for the certificate of on-site inspection or permit, and the plans for the certificate of on-site inspection or permit must be stamped or otherwise clearly marked, in a format acceptable to the commissioner, indicating the work will be performed under the direct and continuing supervision of the master rigger.
- (2) For the erection, jumping, or dismantling of a tower crane, the master or tower crane rigger must provide a letter, signed and dated by the licensee, attesting that all members of the “jumping” crew are under the direct and continuing supervision of the licensee. The letter must be submitted as part of the plan required by Section 3319.8.1 of the New York City Building Code.

§ 4. Subdivision (b) of section 104-23 of Subchapter D of Chapter 100 of Title 1 of the Rules of the City of New York is amended by adding a new definition of “direct supervision” in alphabetical order to read as follows:

Direct supervision. See §28-401.3 of the New York City Administrative Code.

§ 5. Section 104-23 of Subchapter D of Chapter 100 of Title 1 of the Rules of the City of New York is amended by adding a new subdivision (m) to read as follows:

- (m) Employment. A learner for a hoisting machine operator does not need to be employed by the hoisting machine operator supervising the learner. The learner and supervisor do not need to be employed by the same entity.

§ 6. The exception to subdivision (a) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

**Exception:** Cranes and derricks listed in the exceptions set forth in [Section 3319.3] Sections 3316.1 or 3319.1 of the New York City Building Code.

§ 7. The following definitions set forth in subdivision (b) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York are amended and new definitions of “CRITICAL PICK,” “MAJOR BUILDING,” “ROTATING TELEHANDLER,” and “TELEHANDLER” are added to such subdivision, in alphabetical order, to read as follows:

...

**AXIS OF ROTATION.** [The vertical axis around which the crane superstructure rotates.] See Chapter 2 of the New York City Building Code.

**AXLE.** [The shaft or spindle with which or about which a wheel rotates. On truck and wheel mounted cranes it refers to an automotive type of axle assembly including housing, gearing, differential, bearings and mounting appurtenances.] See Chapter 2 of the New York City Building Code.

...

**BASE (mounting).** [The base or carrier on which the rotating superstructure is mounted such as a truck, crawler or platform.] See Chapter 2 of the New York City Building Code.

**BOOM.** [A section or strut, of which the heel (lower end) is affixed to a base, carriage or support, and whose upper end supports a cable and sheaves where the load is lifted by means of wire rope and a hook.] See Chapter 2 of the New York City Building Code.

...

**BOOM POINT.** [The outward end of the top section of the boom, containing the hoist sheave assembly.] See Chapter 2 of the New York City Building Code.

...

**BRAKE.** [A device used for retarding or stopping motion by friction or power means.] See Chapter 2 of the New York City Building Code.

...

**CABLEWAY.** [A power operated system for moving loads in a generally horizontal direction in which the loads are conveyed on an overhead cable, track or carriage.] See Chapter 2 of the New York City Building Code.

**CERTIFICATE OF APPROVAL.** [A certificate issued by the department upon review and approval of the engineering and testing of a specific make and model of hoisting equipment to ensure compliance with the applicable provisions of this code and its referenced standards.] See Chapter 2 of the New York City Building Code.

**CERTIFICATE OF OPERATION.** [A certificate issued by the department annually upon satisfactory inspection of the hoisting equipment holding a certificate of approval to ensure that the equipment continues to be in compliance with this code and its referenced standards.] See Chapter 2 of the New York City Building Code.

**CERTIFICATE OF ON-SITE INSPECTION.** [A certificate issued by the department based on a site-specific approval of the placement, founding and operation of hoisting equipment.] See Chapter 2 of the New York City Building Code.

**CLAMSHELL.** [A shovel bucket with two jaws that clamp together by their own weight when it is lifted by a closing line.] See Chapter 2 of the New York City Building Code.

**[CLIMBING/JUMPING.** The raising or lowering of a tower or climber crane to different floors or levels of a building or structure.]

...

**COMPETENT PERSON.** [One who is capable of identifying existing predictable hazards in the surroundings or conditions that are unsanitary, hazardous or dangerous, and who has authorization to take prompt corrective measures to eliminate such hazards.] See Chapter 2 of the New York City Building Code.

...

**COUNTERWEIGHT.** [Weight used to supplement the weight of the machine in providing stability for lifting working loads.] See Chapter 2 of the New York City Building Code.

**CRANE.** [A power-operated machine for lifting or lowering a load and moving it horizontally which utilizes wire rope and in which the hoisting mechanism is an integral part of the machine. The definition of a crane shall also include articulating boom crane, regardless of whether it has a hoisting mechanism integral to the machine.] See Chapter 2 of the New York City Building Code.

**ARTICULATING BOOM CRANE.** [A power-operated machine for lifting or lowering a load and moving it horizontally that utilizes a boom consisting of a series of folding pin connected structural members, typically manipulated to extend or retract by power from hydraulic cylinders, with or without a hoisting mechanism integral to the machine.] See Chapter 2 of the New York City Building Code.

**MOBILE CRANE.** [A commercial truck mounted crane, crawler crane, wheel mounted crane (multiple control stations), or wheel mounted crane (single control station).] See Chapter 2 of the New York City Building Code.

**COMMERCIAL TRUCK MOUNTED CRANE (BOOM TRUCK).** [A crane consisting of a rotating superstructure (center post or turntable), boom, operating machinery, and one or more operator's stations mounted on a frame attached to a commercial truck chassis, usually retaining a payload hauling capability whose power source usually powers the crane. Its function is to lift, lower, and swing loads at various radii.] See Chapter 2 of the New York City Building Code.

**CRAWLER CRANE.** [A crane consisting of a rotating superstructure with a power plant, operating machinery, and boom, mounted on a base and equipped with crawler treads for travel. Its function is to lift, lower, and swing loads at various radii.] See Chapter 2 of the New York City Building Code.

**WHEEL MOUNTED CRANE (MULTIPLE CONTROL STATIONS).** [A crane consisting of a rotating superstructure, operating machinery, and operator's station and boom, mounted on a crane carrier equipped with axles and rubber-tired wheels for travel, a power source(s), and having separate stations for driving and operating. Its function is to lift, lower, and swing loads at various radii.] See Chapter 2 of the New York

City Building Code.

**WHEEL MOUNTED CRANE (SINGLE CONTROL STATION).** [A crane consisting of a rotating superstructure, operating machinery, and boom, mounted on a crane carrier equipped with axles and rubber-tired wheels for travel, a power source, and having a single control station for driving and operating. Its function is to lift, lower, and swing loads at various radii.] See Chapter 2 of the New York City Building Code.

...

**TOWER CRANE.** [A power-operated hoisting machine that utilizes a vertical tower with a rotating superstructure and includes a load boom (jib) in order to lift or lower a load and move it horizontally.] See Chapter 2 of the New York City Building Code.

**CLIMBER CRANE.** [A tower crane that can be raised to a new working height, either by adding tower sections to the top of the crane (top climbing), or by a system in which the entire crane is raised inside the structure (inside climbing).] See Chapter 2 of the New York City Building Code.

**SELF-ERECTING TOWER CRANE.** [A tower crane that adjusts its operating radius by means of a trolley traversing a jib and that; (i) possesses a vertical or nearly vertical tower or mast that is bottom slewing and mounted on fixed, traveling, or mobile bases; and (ii) is capable of folding and unfolding to facilitate transit from site to site with minimal assembly. A self-erecting tower crane is not considered to be a mobile crane, even if the self-erecting tower crane otherwise meets the definition of a mobile crane.] See Chapter 2 of the New York City Building Code.

...

**CRITICAL PICK.** See Chapter 2 of the New York City Building Code.

**DEDICATED PILE DRIVER.** [A power-operated machine that is designed primarily to drive, hammer, press, or vibrate piles into the earth ("pile drive") and which typically possess the ability to both hoist the material that will be pile driven and to pile drive that material.] See Chapter 2 of the New York City Building Code.

...

**DERRICK.** [An apparatus consisting of a mast or equivalent member held at the top by guys or braces, with or without a boom, for use with a hoisting mechanism and operating ropes, for lifting or lowering a load and moving it horizontally. The definition of a derrick includes but is not limited to: A-frame derrick, basket derrick, breast derrick, Chicago boom derrick, gin pole derrick, guy derrick, shearleg derrick, and stiffleg derrick.] See Chapter 2 of the New York City Building Code.

...

**DISMANTLING.** [The final process of taking apart, piece by piece, in a specific sequence, the components of a crane. Dismantling shall include climbing and jumping.] See Chapter 2 of the New York City Building Code.

**DRUM.** [The cylindrical member around which a rope is wound for raising and lowering the load or boom.] See Chapter 2 of the New York City Building Code.

...

**ERECTION.** [The assembly and placement of crane sections and components into place, including all operations incidental thereto. Erection shall include climbing and jumping.] See Chapter 2 of the New York City Building Code.

...

**HOISTING EQUIPMENT.** [Equipment used to raise and lower personnel and/or material with intermittent motion. Hoisting equipment does not include scaffolds, mast climbers, and elevators.] See Chapter 2 of the New York City Building Code.

**HOISTING MACHINE.** [A power operated machine used for lifting or lowering a load, utilizing a drum and wire rope, excluding elevators. This shall include but not be limited to a crane, derrick, and cableway and hydraulic lifting system, and articulating booms.] See Chapter 2 of the New York City Building Code.

**HOISTING MECHANISM.** [A hoist drum and rope reeving system used for lifting and lowering loads.] See Chapter 2 of the New York City Building Code.

...

**JIB.** [An extension attached to the boom point to provide added boom length for lifting specified loads. The jib may be in line with the boom or offset to various angles in the vertical plane of the boom.] See Chapter 2 of the New York City Building Code.  
**JUMP (jumping or climbing).** [The process of adding or removing mast or tower sections to equipment that has already been erected.] See Chapter 2 of the New York City Building Code.

...

**LOAD (working).** [The external load, in pounds (kilograms), applied to the crane or derrick, including the weight of auxiliary load attaching equipment such as load blocks, shackles, and slings.] See Chapter 2 of the New York City Building Code.

**LOAD BLOCK (upper).** [The assembly of hook or shackle, swivel, sheaves, pins, and frame suspended from the boom point.] See Chapter 2 of the New York City Building Code.

**LOAD BLOCK (lower).** [The assembly of hook or shackle, swivel, sheaves, pins and frame suspended by the hoisting ropes.] See Chapter 2 of the New York City Building Code.

...

**LOAD RATINGS.** [Crane and derrick ratings in pounds (kilograms) established by the manufacturer in accordance with standards set forth in rules promulgated by the commissioner.] See Chapter 2 of the New York City Building Code.

**LOAD RATING CHART.** [A full and complete range of manufacturer's crane load ratings at all stated operating radii, boom angles, work areas, boom lengths and configurations, jib lengths and angles (or offset), as well as alternative ratings for use and nonuse of optional equipment on the crane, such as outriggers and extra counterweights, that affect ratings.] See Chapter 2 of the New York City Building Code.

**MAJOR BUILDING.** See Chapter 2 of the New York City Building Code.

...

**OUTRIGGERS (crane).** [Extendable or fixed members attached to the mounting base that rest on supports at the outer ends used to support the crane.] See Chapter 2 of the New York City Building Code.

**PILE DRIVER.** [A dedicated pile driver; or a crane or derrick equipped with an attachment or otherwise outfitted to drive, hammer, press, or vibrate piles into the earth ("pile drive"). However, the definition of a pile driver does not include excavating or earth-moving equipment fitted with a pile driving attachment.] See Chapter 2 of the New York City Building Code.

...

**QUALIFIED PERSON.** [A person who by possession of a recognized degree, certificate or professional standing, or who by knowledge, training and experience, has successfully demonstrated his or her ability to solve or resolve problems related to the subject matter, the work, or the project.] See Chapter 2 of the New York City Building Code.

...

**ROPE.** [A continuous line of material comprised of a number of twisted or braided strands of fiber (natural or synthetic) or metal wire.] See Chapter 2 of the New York City Building Code.

**ROTATING TELEHANDLER.** See Chapter 2 of the New York City Building Code.

...

**SUPERSTRUCTURE.** [The rotating upper frame structure of the machine and the operating machinery mounted thereon.] See Chapter 2 of the New York City Building Code.

**SWING.** [Rotation of the superstructure for movement of loads in a horizontal direction about the axis of rotation.] See Chapter 2 of the New York City Building Code.

...

**TELEHANDLER.** See Chapter 2 of the New York City Building Code.

...

**[TOWER.** A vertical structural frame consisting of columns and bracing that are capable of supporting working and dynamic loads and transmitting them to the support(s).]

**TRANSIT.** [The moving or transporting of a crane from one job site to another.] See Chapter 2 of the New York City Building Code.

**TRAVEL.** [The function of the machine moving from one location to another on a job site.] See Chapter 2 of the New York City Building Code.

§ 8. The exceptions to paragraph (1) of subdivision (c) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York are amended by adding new exceptions 4, 5, 6, and 7 to read as follows:

(1) **Certificates of approval, operation, and on-site inspection.**

...

**Exceptions:**

...

4. A certificate of on-site inspection is only required for a rotating telehandler, or an articulating boom crane attached to a commercial truck chassis, when specified by paragraph (14) of subdivision (g) of this section.
5. Prior to January 1, 2028, a certificate of operation is not required for a rotating telehandler, nor for an articulating boom crane attached to a commercial truck chassis.
6. Prior to January 1, 2028, a certificate of approval is not required for a rotating telehandler, nor for an articulating boom crane attached to a commercial truck chassis.
7. On and after January 1, 2028, a certificate of approval is not required for a rotating telehandler, nor for an articulating boom crane attached to a commercial truck chassis, provided that the telehandler or articulating boom crane was issued a certificate of operation prior to January 1, 2028, and the certificate of operation has not lapsed or been revoked.

§ 9. Paragraph (2) of subdivision (c) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

(2) **Temporary construction equipment permit.** A temporary construction equipment permit[, such as an Alt II permit or a CD-5 permit,] is required for:

- (i) A mobile crane that meets exception numbers 3 or 4 of Section 3319.3 of the New York City Building code, but does not meet any other exception of Section 3319.3 of the New York City Building code, and is used in conjunction with the construction, alteration, or demolition of a building.
- (ii) Cranes and derricks with a manufacturer's rated capacity of 1 ton (907 kg) or less and used in conjunction with the installation, alteration, maintenance, repair, or removal of a building, building systems, or equipment located on a building.
- (iii) Rotating telehandlers, or articulating boom cranes attached to a commercial truck chassis, when specified by paragraph (14) of subdivision (g) of this section.

§ 10. Paragraph (3) of subdivision (c) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

(3) **Noncompliance.** Where a crane or derrick requiring one or more of the certificates, on-site waivers, or permits is found not to be in compliance with one or more of the required certificates, on-site waivers, or permits, the use of such crane or derrick must cease. The crane or derrick must not be used until it has been brought into conformance with the certificates, on-site waivers, or permits, or amended certificates, on-site waivers, or permits have been issued by the department to reflect the state of the crane or derrick.

§ 11. Paragraph (5) of subdivision (c) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended by adding a new subparagraph (iv) to read as follows:

- (iv) **Notification of operator.** The department must be notified of the licensed hosting machine operator or operators authorized to operate the crane or derrick, or to supervise a learner on the crane or derrick, prior to the commencement of their operation or supervision.

**Exception:** Notification is not required for a crane or derrick that does not require a certificate of on-site inspection.

§ 12. Subdivision (f) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

**(f) [Annual renewal of the certificate] Certificate of operation.** Certificates of operation must comply with the requirements of Section 3319.5 of the New York City Building Code and the following.

- (1) Application.** [Application for renewal of] An application for the issuance or renewal of a certificate of operation, [as stipulated] in accordance with Section 3319.5 of the New York City Building Code, must be accompanied by [inspection and maintenance records in accordance with paragraph (1) of subdivision (k) of this section and paragraph (1) of subdivision (m) of this section.]:
  - (i) Owner name and contact information;
  - (ii) Certificate of origin and bill of sale, except for a renewal where no change to the owner has occurred;
  - (iii) Device information, including but not limited to make and model, capacity, dimensions, serial number, and date of manufacture;
  - (iv) Component and attachment information, including but not limited to description of the component or attachment, the serial number or other identification number acceptable to the commissioner for the component or attachment, date of manufacture of the component or attachment, and as applicable, capacity and dimensions of the component or attachment;
  - (v) For each lattice component, a report indicating passage of a magnetic particle inspection or other crack detection inspection acceptable to the commissioner, with the date of inspection no more than 60 days prior to the submittal of the application;
  - (vi) Attestation from the owner of the crane or derrick disclosing the repair and accident history of the crane or derrick, including its components;
  - (vii) Attestation from the owner of the crane or derrick certifying compliance with all applicable manufacturer service notices and recall bulletins;
  - (viii) For a tower crane, other than a self-erecting tower crane, a third-party report from a New York State professional engineer, other than the engineer who filed the crane or derrick notice application for the associated job, attesting to the repair and maintenance history of the tower crane and its components, and the adequacy of such repairs and maintenance. This must include documentation of compliance with all applicable manufacturer service notices and recall bulletins; and
  - (ix) Copies of maintenance records and inspection reports for the crane or derrick, and its components, upon request.
- (2) Yard inspection.** Upon approval of the application for the issuance or renewal of a certificate of operation, [a] the new or renewed certificate of operation will only be issued after a satisfactory inspection of the crane or derrick by a department inspector at a crane yard or other site acceptable to the commissioner.

**Exceptions:**

1. For a rotating telehandler, or an articulating boom crane attached to a commercial truck chassis, the inspection may be performed by a crane inspection agency approved by the department and meeting the requirements of section 101-07 of these rules.
2. For a mobile crane, other than a boom truck, with a telescoping, hydraulic, articulating, or folding boom, including jibs and any other extensions to the boom, not exceeding 50 feet (15 240 mm) in length with a manufacturer's rated capacity of 3 tons (2.72 t) or less, the inspection may be performed by a crane inspection agency approved by the department and meeting the requirements of section 101-07 of these rules.
- (3) Inspection for more than 250 feet of boom length.** For a job site configuration where the boom, including jibs and any other extensions to the boom, will exceed 250 feet (76.2 m) in length, the certificate of operation will be contingent upon the crane or derrick passing a subsequent satisfactory inspection, performed on site by a department inspector, prior to the use of crane or derrick for each configuration exceeding 250 feet (76.2 m) in length at the site.

**Exceptions:**

1. Such inspection is not required for a crane with a telescopic, hydraulic, articulating, or folding boom exceeding 250 feet (76.2 m) in length, provided no jib is attached to the boom.
2. Such inspection is not required for a crane that does not require a certificate of on-site inspection.
- (4) Expiration for a tower crane and derrick.** Provided no other expiration threshold for the certificate of operation has already been met, the certificate of operation for a tower crane, other than a self-erecting tower crane, and for a derrick, is deemed to be expired when either:
  - (i) The certificate of on-site inspection with which the tower crane or derrick was associated with expires; or
  - (ii) Notification of departure of the equipment in accordance with subparagraph (iii) of paragraph 5 of subdivision (c) of this section has been provided, or for a derrick permanently mounted to a structure, the work associated with the certificate of on-site inspection has been completed.
- (5) Amendments.** A certificate of operation must be amended when any information contained in the certificate of operation is no longer accurate, as well as when otherwise provided in Section 3319.5 of the New York City Building Code. When an amendment proposes to add, repair, replace, or modify a component, or when the amendment indicates a condition that may, in the judgement of the department, warrant inspection, the amended certificate of operation will only be issued after a satisfactory inspection of the crane or derrick in accordance with the provisions of paragraph (2) of this subdivision.

§ 13. Paragraph (2) of subdivision (g) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended by adding new subparagraphs (ix) and (x) to read as follows:

- (ix) Direct and continuing supervision. Where the work will be conducted under the direct and continuing supervision of a master rigger, the application must comply with the provisions of subdivision (f) of section 104-20 of these rules.
- (x) Critical pick. Where a critical pick will be performed in accordance with a plan developed by a master rigger or professional engineer in accordance with Section 3316.9.1 of the New York City Building Code, the application must be accompanied by a letter, acceptable to the commissioner, from the master rigger or engineer affirming there will be compliance with the critical pick plan and on-site verification requirements of Section 3316.9.1 of the New York City Building Code.

§ 14. Subdivision (g) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended by adding a new paragraph (14) to read as follows:

**(g) Certificate of on-site inspection.**

...

**(14) Special requirements for rotating telehandlers and articulating boom cranes.** This paragraph sets forth additional requirements for rotating telehandlers and for articulating boom cranes attached to a commercial truck chassis.

- (i) Certificate of on-site inspection required.** A certificate of on-site inspection is required for the use of a rotating telehandler, or for the use of an articulating boom crane attached to a commercial truck chassis:
  1. At a job site for which a construction superintendent is required; or
  2. At any site where at least one of the following occurs:
    - 2.1. The boom, including jibs and any other extensions to the boom, exceeds 135 feet (41.15 m) in length;
    - 2.2. The rotating telehandler or articulating boom crane raises a load to a height of more than 100 feet (30.48 m);
    - 2.3. The rotating telehandler or articulating boom crane is set up on a steel platform, excluding mats or dunnage at the street or ground level;
    - 2.4. The rotating telehandler or articulating boom crane has a manufacturer's rated capacity in excess of 50 tons (45.36 t);
    - 2.5. The rotating telehandler or articulating



boom crane is set up on a street and imposes a bearing pressure, including dunnage, exceeding 3,500 psf (167.85 kPa); or

- 2.6. The rotating telehandler or articulating boom crane is not equipped with a properly functioning automatic overload prevention device.

**Exceptions:**

1. Uses exempted from a certificate of on-site inspection by Sections 3316.1, 3319.1, or 3319.3 of the New York City Building Code or subdivision (c) of this section. This includes but is not limited to rotating telehandlers when configured as excavating or earth-moving equipment, drilling equipment, tree trimming equipment, demolition grapplers, or aerial work platforms, provided all the conditions and restrictions in the applicable exemption are met. A rotating telehandler equipped with forks is not considered to be a powered industrial truck (forklift).
  2. In lieu of a certificate of on-site inspection, a temporary construction equipment permit may be obtained for a non-major building job site for which a construction superintendent is required, provided none of the conditions contained in clause 2 of subparagraph (i) of this paragraph are met.
  3. In lieu of a certificate of on-site inspection, a temporary construction equipment permit may be obtained for a major building site where the site safety plan for the project is filed before January 1, 2028, provided none of the conditions contained in clause 2 of subparagraph (i) of this paragraph are met.
  4. In lieu of a certificate of on-site inspection, a temporary construction equipment permit may be obtained to perform the following activities, provided none of the conditions contained in clause 2 of subparagraph (i) of this paragraph are met:
    - 4.1. Install/remove HVAC, electrical, plumbing, telecom, or similar equipment, and supporting dunnage, to/from a roof, setback, or other location exterior to a building.
    - 4.2. Install/remove foundation or support of excavation elements, provided the rotating telehandler or articulating boom crane is set up and operated exclusively within the confines of the excavation or foundation.
    - 4.3. Pick and carry material or equipment, provided the material or equipment is not raised more than 12 feet (3658 mm) during the picking and carrying operation and the area of the picking and carrying operation is temporarily or permanently closed to the public during the operation.
    - 4.4. A one-off delivery/removal of material or equipment to/from one truck/trailer, provided that the material or equipment is not arranged by the rotating telehandler or articulating boom crane in a particular sequence for hoisting, with all loads promptly deposited and not held, supported, nor stabilized by the rotating telehandler or articulating boom crane while the load is being installed, uninstalled, or braced, including but not limited to holding the load in place while it is bolted or affixed to a structure, and further provided that when the rotating telehandler or articulating boom crane is located outside of the property line of the site, that the rotating telehandler or articulating boom crane does not remain outside of the site beyond the time necessary to perform the delivery/removal operation.
  5. At a major building site where the site safety plan for the project is filed before January 1, 2028, or at a non-major building site where the application for construction document or demolition submittal document approval for the underlying project is submitted before January 1, 2028, neither a certificate of on-site inspection nor a temporary construction equipment permit is required to perform an activity listed in exception 4 of this paragraph, provided none of the conditions contained in clause 2 of subparagraph (i) of this paragraph are met.
- (ii) Construction document content for temporary construction equipment permits.** Construction documents filed with a temporary construction equipment permit for a rotating

telehandler or an articulating boom attached to a commercial truck chassis crane can be applicable to multiple makes and models of equipment and may show multiple setup locations. The construction documents must clearly detail equipment setup locations, swing and lifting radius, and pertinent obstacles, restrictions, and site features.

- (iii) Made available to operator.** The permit holder for the temporary construction equipment permit must provide a copy of the permit and construction documents to the operator of the rotating telehandler or articulating boom crane prior to the operator setting up or using the telehandler or crane at the site.

§ 15. Exception 2 of paragraph (1) of subdivision (i) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

2. Operators of equipment exempted by Sections 3316.1 or 3319.1 of the New York City Building Code. This includes but is not limited to rotating telehandlers when configured as excavating or earth-moving equipment, drilling equipment, tree trimming equipment, demolition grapplers, or aerial work platforms, provided all the conditions and restrictions in the applicable exemption are met. A rotating telehandler equipped with forks is not considered to be a powered industrial truck (forklift).

§ 16. Exception 7.1 of paragraph (1) of subdivision (i) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

- 7.1. The work does not meet the definition of a critical pick as set forth in Section [3302.1] 202 of the Building Code;

§ 17. Exception 10 of paragraph (1) of subdivision (i) of section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York is amended to read as follows:

10. Operators of wheel mounted non-rotating ("fixed") telehandlers with a telescoping boom, including jibs and any other extensions to the boom, not exceeding 200 feet (60.96 m) in length and with a manufacturer's rated capacity of 50 tons (45.36 t) or less, and not equipped with a hoisting mechanism. However, where such telehandler is configured with a hook attachment, jib attachment, concrete bucket attachment, or a vacuum or magnetic lifting attachment, or otherwise moves a suspended load, the operator must possess on and after November 7, 2024 a certification from the National Commission for the Certification of Crane Operators ("NCCCO") for the operation of such telehandler. However, even if otherwise required by this provision, a license or certification is not required for the operator of a wheel mounted non-rotating ("fixed") telehandler when the operation or configuration of the telehandler meets another exemption in this paragraph for a crane or telehandler.

**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:** Amendment of Rules Relating to Permitting Requirements for Rotating Telehandlers and Articulating Boom Cranes

**REFERENCE NUMBER:** 2024 RG 131

**RULEMAKING AGENCY:** Department of Buildings

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

April 14, 2025  
Date

**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: Amendment of Rules Relating to Permitting  
Requirements for Rotating Telehandlers and  
Articulating Boom Cranes**

**REFERENCE NUMBER: DOB-196**

**RULEMAKING AGENCY: Department of Buildings**

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) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

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

April 14, 2025  
Date

Accessibility questions: Ann Marie Herzbrun, 212-393-2047,  
AnHerzbrun@buildings.nyc.gov, by: Wednesday, May 14, 2025, 5:00 P.M.



← a24

## HEALTH AND MENTAL HYGIENE

### ■ PUBLIC HEARINGS

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

**What are we proposing?** The New York City Department of Health and Mental Hygiene ("Department") is proposing to repeal and restate Chapter 12 (Window Guards) of Title 24 of the Rules of the City of New York ("RCNY") in order to provide updated window safety requirements applicable to modern window types, eliminate the need for a Window Guard Policy and Acceptance Board, and introduce a more efficient process for manufacturers seeking approval of window fall prevention devices.

**When and where is the hearing?** The Department will hold a public hearing on the proposed rules. The public hearing will take place from 10 a.m. to 11 a.m. on May 27, 2025. The hearing will be conducted by video conference accessible via internet or telephone.

- **Internet.** To participate in the public hearing, please register at this Webex URL:  
<https://nycdohmh.webex.com/nycdohmh/j.php?MTID=m5ac3fe02c1fc6d602071c90c93c8d10d>

If prompted to provide an event number or password, please enter the following:

Event number: 2345 313 2490

Password: **gnDGYsXq877** (46349797 when dialing from a phone or video system)

- **Phone:** For access, dial: (646) 992-2010, (408) 418-9388, then please enter the following:  
Access code: 234 531 32490  
Password: **gnDGYsXq877** (46349797)

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

- **Website.** You can submit comments to the Department through the NYC rules website at <http://rules.cityofnewyork.us>
- **Email.** You can email written comments to [resolutioncomments@health.nyc.gov](mailto:resolutioncomments@health.nyc.gov)
- **Mail.** You can mail comments to the Department at:  
New York City Department of Health and Mental Hygiene  
42-09 28th Street, 14<sup>th</sup> Floor  
Long Island City, NY 11101-4132  
Attn: Svetlana Burdeynik

- **Fax.** You can fax written comments to the Department at (347) 396-6087.
- **By 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 the Department at (347) 396-6078 or (347) 396-6116. You can also sign up at the hearing before the hearing begins on May 27, 2025. You can speak for up to five 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?** Yes, you must submit written comments by 5p.m. on May 27, 2025.

**What if I need assistance to participate in the hearing?** You must tell the Department if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (347) 396-6078 by May 13, 2025.

**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/>. Within a reasonable time after the hearing, a transcript of the hearing, copies of all written comments submitted online and copies of all written comments concerning the proposed rules will be available to the public. A copy of a transcript of the oral comments will be available to the public on request within a reasonable time after the hearing.

**What authorizes the Department to make these amendments?** Sections 389(b) and 1043 of the New York City Charter ("Charter"), Section 17-123 of the Administrative Code of the City of New York and subdivision (b) of section 3.11 of the Health Code of the City of New York authorize the Department to make this proposed rule.

**Where can I find the Department's rules?** The rules of the Department are in Title 24 of the RCNY.

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

#### **Statement of Basis and Purpose**

##### **Background**

When the rules governing window guards, which are set forth in Chapter 12 of the Department's rules, were first adopted, the most common windows in multiple dwellings in the city were double hung windows. Therefore, the current rules primarily reflect the standards applicable to window guards for this type of windows. Since that time, many other types of windows, as well as other window opening limiting devices intended to prevent falls from windows, have been manufactured, marketed and installed in multiple dwellings and other buildings. However, the rules have not been updated to reflect these technical advances and developments. These proposed amendments would update the rules to reflect these changes. They use the term "window guard" to encompass both traditional window guards (TWGs) used in double hung windows and limiting devices that prevent falls in newer window types.

Currently, when a window fall prevention device manufacturer, window manufacturer or building owner seeks to install any currently unapproved window fall prevention device, they must obtain the approval of the Department's Window Guard Policy and Acceptance Board. Maintaining such a board has proved to be inefficient and the Department proposes eliminating it. As an alternative to the current Board review process, the Department is proposing a new registration process. Under these proposed rules, an applicant seeking approval of a new window fall prevention device would be required to apply to the Department for registration of such device or window and submit an affidavit of a professional engineer, or professional architect, in a form approved or provided by the Department, demonstrating that the window fall prevention device complies with the Department's specifications and safely accomplishes its purpose.

In addition to the new registration requirements, the Department proposes to regulate use of air conditioners, which were not previously addressed under Chapter 12. During the past several years, there have been instances in which inappropriately installed or removed window air conditioner units have contributed to falls by children. Nearly all preventable falls occur because no window fall prevention device of any kind was installed, or because a window air conditioning unit was improperly installed in or removed from a window. The proposed rules would also require installation of window fall prevention devices on windows that open onto balconies or terraces above the first or ground floor of a multiple dwelling.

##### **Annual notices**

The notice requirements of §17-123 of the Administrative

Code are currently incorporated into Chapter 12. They require owners of multiple dwellings to provide a form (or "notice") for the occupants of rental units to complete upon leasing or initial occupancy and then yearly thereafter, indicating whether a child or children 10 years of age or under resides or will reside in the unit. The occupant is required to return the notice to the owner by February 15<sup>th</sup> each year. If the owner does not receive the occupant's completed notice by that date, the owner must inspect the unit before March 1<sup>st</sup> to determine whether such a child resides in the unit and, if so, whether there are approved window guards installed and maintained in the unit. Owners must install guards if an occupant's returned notice indicates that such a child resides in the unit or if the occupant requests installation of window guards.

Chapter 12 currently prescribes window guard notice forms in Appendix A (lease notice in English) and Appendix B (annual notice in English and Spanish). The Department proposes to repeal these appendices, which contain outdated telephone numbers and addresses for the Department. The proposed rules will continue to require that the form and content of all window guard notices, including combined notices about the need for both window guards and lead-based paint inspections, be either provided by or approved by the Department. But instead of attaching forms to the rules, the Department proposes to post approved notice forms on its website and provide paper versions to owners without internet access upon request to the City's 311 line. Owners may use window guard notices or forms which combine window guard and lead notices, as applicable.

#### **Specifications for window fall prevention devices**

The Department proposes to simplify the specifications for window fall prevention devices without compromising the standards that have proved so effective at reducing children's injuries from window falls. All such devices must still be configured to limit window openings to no more than four and one-half (4 ½) inches on the bottom and sides of any open window sash, or between any grids or bars in a window guard. No opening may allow more than an additional half-inch of deflection, demonstrated in a manner that prevents the passage of a five-inch diameter solid sphere through the opening. All such devices must be tested to withstand the impact of a 150-pound weight and maintain structural integrity post-testing. An engineer's or architect's certification must verify compliance with standards and successful testing and specify the size(s) of windows in which the guards or limiting devices may be installed.

Because these changes will require extensive amendments, the Department proposes to repeal the Chapter in its entirety and replace it with new rules. The following is a description of the restated, proposed rule sections.

- **§ 12-01 Introduction, scope and applicability.** This section provides that this chapter applies to installation of window guards in multiple dwellings and that only Department-approved devices may be used when window guards are required by applicable law.
- **§ 12-02 Definitions.** This section defines terms used in the rules, including several new terms.
- **§ 12-03 Distribution of window guard and lead paint notices.** This section replaces current section 12-02 (Annual Notice) and subdivisions a and b of section 12-03 (Lease Notice), and sets forth the requirements for notices, including the content of notices. It requires that forms be approved or provided by the Department; allows lease and annual notices on window guards to be combined with notices required for the purpose of lead poisoning prevention pursuant to Administrative Code §27-2056.4; requires notices to be in English, Spanish and other languages as may be necessary; requires owners to post reminders about returning annual notices in common building areas; and authorizes inspection of notice records by agents and employees of the Department. Owners would be required to keep proof of delivery of notices and returned notices on file and available for inspection for at least two years after receipt, and failure to maintain such proof would be prima facie evidence of a failure to send notices to occupants.
- **§ 12-04 Owner's duty to inspect.** This section would replace subdivision c of current section 12-03 and set forth the owner's obligation, in the absence of a response from an occupant, to timely inspect the unit to determine whether window guards are needed.
- **§ 12-05 Prohibited communications with occupants.** This section would replace current section 12-05 (Notice that Installation is Optional or That There is a Tie-in between Installation and Tenant Payment Prohibited), and would provide that owners may not impose pre-conditions on installation of window guards or advise occupants that such installation is optional.

- **§ 12-06 Occupant obligation to return notices and provide information and access to owners.** This section, which sets forth the obligations of occupants, is substantively similar to current section 12-06 (Tenant Obligation to Provide Information and Access).
- **§ 12-07 Requirement to install window guard.** In this section, which replaces current section 12-07, the Department provides detail regarding the windows in which window guards must be installed.
- **§ 12-08 Specifications, testing and installation of all window guards.** This section is new and sets forth the technical requirements that apply to all window guards.
- **§ 12-09 Specifications for traditional window guards (TWGs) installed in double hung windows; permanent installation of window air conditioners.** This section would update current section 12-10 (Specifications for Window Guards for Double Hung Windows) to include new terminology and to specify how window air conditioning units must be installed if they will serve as a substitute for window guards.
- **§ 12-10 Installation of limiting devices.** This section would replace current section 12-11 and would address the use of stops that may be installed in windows or as attachments to window sashes and window frames, in order to prevent window sashes from opening more than four and one-half (4½) inches in any direction.
- **§ 12-11 Registration of window guards.** This section would replace both current section 12-08 (Procedures for Manufacturers Applying for Approval of Window Guards) and current section 12-09 (Procedures for Requesting Window Guard Variances) to provide a new registration process for device approval. The Department is proposing to require registration of all new window fall prevention devices that are incorporated into a window or will be added to a window after installation.
- **§ 12-12 Modification by Commissioner.** This section is substantially similar to current section 12-12, and provides that the Commissioner may modify provisions of these rules in certain circumstances.
- **§ 12-13 Civil Penalties.** This section would set forth the penalties for specific violations of Chapter 12, and would replace current section 12-13, which incorporates by reference the penalty provisions set forth in Administrative Code § 17-123. This section now includes a penalty of \$1000 for a manufacturer's failure to register an installed window fall prevention device.

#### **Statutory Authority**

The amendment of Chapter 12 of Title 24 of the RCNY ("Chapter 12") is authorized by sections 389(b) and 1043 of the New York City Charter ("Charter"), Section 17-123 of the Administrative Code of the City of New York ("Administrative Code") and subdivision (b) of section 3.11 of the Health Code of the City of New York. Charter section 389(b) provides that "heads of mayoral agencies shall have the power to adopt rules to carry out the powers and duties delegated to the agency head or the agency by or pursuant to federal, state or local law." Charter section 1043(a) authorizes each agency to "adopt rules necessary to carry out the powers and duties delegated to it by or pursuant to federal, state or local law." Subdivision (c) of section 17-123 of the Administrative Code provides that "the department of health [and mental hygiene] shall promulgate such regulations as it deems necessary to comply with the provisions of this section, with respect to the annual notice to tenants, and the notice requirement in all multiple dwelling leases." Subdivision (b) of section 3.11 of the Health Code authorizes a penalty for engaging in activity without a registration required by the Code.

The proposal is as follows.

Note: Matter to be deleted is in [brackets]

Matter underlined is new.

"Must" and "shall" are used interchangeably for mandatory requirements.

Section 1. Chapter 12 of Title 24 of the Rules of the City of New York, relating to requirements for window guards, is REPEALED.

§ 2. Title 24 of the Rules of the City of New York is amended by adding a new Chapter 12, to read as follows:

#### **CHAPTER 12 WINDOW FALLS PREVENTION**

**§ 12-01 Introduction, scope and applicability.**

**§ 12-02 Definitions.**

**§ 12-03 Distribution of window guard and lead paint notices.**

- §12-04 Owner's duty to inspect.**
- §12-05 Prohibited communications with occupants.**
- §12-06 Occupant obligation to return notices, provide information and access to owners.**
- §12-07 Requirement to install window guard.**
- §12-08 Specifications, testing and installation of all window guards.**
- §12-09 Specifications for traditional window guards (TWGs) installed in double hung windows; permanent installation of window air conditioners.**
- §12-10 Installation of other window opening limiting devices.**
- §12-11 Registration of window guards.**
- §12-12 Modification by Commissioner.**
- §12-13 Penalties.**

#### **§12-01 Introduction, scope and applicability.**

When any law, regulation, or order, including, but not limited to, section 27-2043.1 of the Administrative Code of the City of New York ("Administrative Code") and section 131.15 of the Health Code of the City of New York, requires the installation of "window guards" in certain dwelling units and public areas of multiple dwellings, window fall prevention devices that are constructed and installed in accordance with the specifications set forth in this Chapter, and that are registered with the Department of Health and Mental Hygiene, must be used.

#### **§12-02 Definitions.**

When used in this Chapter, the following terms have the following meanings:

- (a) *Balcony window* means a window opening from an apartment or public area onto a balcony or terrace, including an opening onto a balcony that does not have a walking surface. This term does not include a door opening onto a balcony or a window opening onto a fire escape.
- (b) *Child* means a person 10 years of age or under.
- (c) *Department* means the New York City Department of Health and Mental Hygiene.
- (d) *Dwelling unit* means an apartment or other single unit consisting of one or more legally habitable rooms in a multiple dwelling, which is occupied or intended to be occupied by one or more persons.
- (e) *Fire escape* means a combination of exterior stairs and landing platforms providing unobstructed means of egress from rooms or spaces in a building, constructed in accordance with Administrative Code §27-380, or its successor law(s).
- (f) *First floor* means the first story of a multiple dwelling that is at or above street or ground level, regardless of how the floors are numbered or otherwise identified.
- (g) *Independent testing laboratory* means a laboratory that is (1) not owned, operated, managed or controlled by a manufacturer of windows or window guards, or by an owner of a multiple dwelling in which window guards must be installed pursuant to applicable law, (2) accredited in accordance with the International Standards Organization ("ISO"), International Standard ISO/IEC 17025: General requirements for the competence of testing and calibration laboratories, 3<sup>rd</sup> edition (2017) or a successor standard, and (3) able to test window fall prevention devices pursuant to ASTM International, F2006-10, Standard Safety Specification for Window Fall Prevention Devices for Non-Emergency Escape (Egress) and Rescue (Ingress) Windows, or a successor published standard.
- (h) *Lead-based paint* has the meaning set forth in Article 173 of the New York City Health Code.
- (i) *Limiting device* means a window fall prevention device registered with the Department, other than a traditional window guard (TWG) as defined in this section, that prevents a window sash from opening more than four and one-half (4 ½) inches in any direction and that prevents the passage of a five-inch solid sphere through any opening. A limiting device consists of a device built into a window during a window's manufacture or a device designed and constructed to be attached to the exterior of the building or to a window or window frame after the window is manufactured.
- (j) *Multiple dwelling* means a residential building consisting of three or more dwelling units or apartments.
- (k) *Occupant* means a tenant or other person residing in a dwelling unit in a multiple dwelling regardless of whether such person is a party to a lease agreement.
- (l) *Owner* means an owner, landlord, lessor, managing agent, mortgagor, receiver, condominium unit owner, cooperative board, and any person who is an agent of the owner or who is otherwise responsible for the management or control of a multiple dwelling or unit in a multiple dwelling.
- (m) *Professional architect* means a New York State Licensed Registered Architect (RA) whose professional license, training and experience demonstrate competence to evaluate performance and testing results for window fall prevention devices in accordance with this Chapter and who is independent of and not affiliated with the testing laboratory, window fall prevention device manufacturer, or building owner associated with the window fall prevention devices that such individual is evaluating.

(n) *Professional engineer* means a New York State Licensed Professional Engineer (PE) whose professional license, training and experience demonstrate competence to evaluate performance and testing results for window fall prevention devices in accordance with this Chapter and who is independent of and not affiliated with the testing laboratory, window fall prevention device manufacturer, or building owner associated with the window fall prevention devices that such individual is evaluating.

(o) *Public areas* means the staircases, landings, lobbies, hallways, community rooms, laundry rooms, and other areas within a multiple dwelling building to which all dwelling occupants have access.

(p) *Resides* has the meaning set forth in section 27-2056.2 of the Administrative Code or a successor law.

(q) *Secondary egress window* means a window in a first floor unit in a multiple dwelling equipped with fire escapes that has been designated as a means of escape for the occupants of such unit in a fire or other emergency.

(r) *Traditional window guard* or *TWG* means a window fall prevention device registered with the Department consisting of a reinforced metal grid and stops installed in a double hung or other window to form a barrier to prevent a window sash from opening more than four and one-half (4 ½) inches in any direction and that prevents the passage of a five-inch solid sphere through any opening.

(s) *Window* means an opening in a building, other than a door, that (i) allows light and/or air to enter the building's interior spaces, (ii) is lined with a frame made of wood, metal or other rigid durable materials, and (iii) is fitted with one or more sashes. A window consists of the following components:

(1) The *frame* is the framework within the window opening that surrounds and supports the window components.

(2) The *jamb*s are the main vertical parts forming the sides of the window frame, containing channels into which window sashes are fitted.

(3) The *sash* is the moveable part of a window consisting of a frame of vertical stiles and horizontal rails holding one or more glass panes fitting within the window jamb. In a *double hung window* there are two sashes, an upper and a lower sash that may be raised and lowered; in a *sliding window*, there are one or more sashes that move sideways; in a *casement window* one rail or stile of the sash is attached by hinges to the window jamb and the opposite rail or stile usually has a locking mechanism that attaches the sash to the jamb, to another casement sash, or to a stationary stile attached to the window jamb.

(4) The *stool* is the portion of the horizontal window ledge that protrudes into the interior of the room, adjacent to the window sash when the window is closed; it is sometimes called the interior windowsill.

(t) *Window guard* means a traditional window guard (TWG) or a limiting device.

#### **§12-03 Distribution of window guard and lead paint notices.**

Owners must deliver a notice, in hard copy or electronically, in a form provided or approved by the Department, to the occupant of each dwelling unit in a multiple dwelling. Forms are available on the Department website and by calling 311 for hard copies.

(a) *Notices must be distributed as follows:*

(1) *New lease.* All new leases offered to prospective or current tenants or occupants in multiple dwellings must contain a notice regarding window guards.

(2) *At commencement of occupancy if no lease.* If no lease is offered or required, the notice required by this section must be provided to each new occupant of a unit upon commencement of occupancy.

(3) *Annually after leasing or commencing occupancy.* Between January 1 and January 16 of each year, every owner must send an annual notice to each dwelling unit, to be delivered as follows:

(i) By first class mail addressed to the occupant at the dwelling unit; or

(ii) By hand delivery to the occupant at the dwelling unit; or

(iii) By electronic delivery to an e-mail account or telephone number provided by the occupant, if the owner has obtained the occupant's written consent to such delivery; or

(iv) By enclosure with the January rent bill, provided that the January bill is delivered between December 15 and January 16.

(b) *Owners to post annual notice reminder.* From January 1 through February 15 each year, each owner must post one or more reminder notices in the common areas of the multiple dwelling. Such notices must advise occupants that (i) occupants must return the completed notices provided to them by February 15, (ii) the owner must inspect a dwelling unit if the completed notice is not returned, and (iii) the owner has an obligation to install and maintain window guards.

(c) *Combined notices regarding window guards and lead paint are permitted.* Owners of multiple dwellings constructed prior to January 1, 1960 may combine, in a form provided or approved by the Department, the window guard notice required by this Chapter with the notice regarding lead paint required pursuant to section 11-03 of title 28.

(d) *Notice content must conform to the following:*

(1) *Language.* Notices must be printed in English, Spanish, and such other languages as an owner knows or reasonably should know

are commonly spoken in the community in which the dwelling unit is located.

(2) *Wording.* The wording and form of notices provided or approved by the Department must not be altered or varied in any manner, except as may be modified by the Commissioner in response to an application for modification made in accordance with §12-12 of this Chapter.

(e) *Notices to be retained and made available for inspection.*

(1) Owners must maintain proof of mailing or delivery of notices to occupants, completed notice forms returned to owners, and occupants' agreements to receive notice by specific means of communication until at least April 1<sup>st</sup> of the second year following the year that the notice was required to be sent. Such records must be made available for inspection by the Department upon request.

(2) Failure to make proof of mailing or delivery of a required notice available for inspection within five (5) business days of receipt of a written or oral request by the Department shall be prima facie evidence that such notice was not provided.

#### **§12-04 Owner's duty to inspect.**

(a) If an owner has not received a completed annual notice form from an occupant by February 15 of any given year, the owner must at a reasonable time, consistent with applicable law, inspect the occupant's dwelling unit to ascertain whether a child resides or will reside in the dwelling unit and, if so, whether window guards and air conditioners are installed in accordance with this Chapter and in good condition.

(b) Owners must also annually inspect and test any permanently installed metal ornamental or security window bars that are intended to serve as window guards to determine whether they comply with the requirements of this Chapter and other applicable law.

(c) If an occupant refuses to give access to the owner to perform an inspection, the owner must maintain records of such refusal for no less than two (2) years and may report such refusal by calling 311.

#### **§12-05 Prohibited communications with occupants.**

(a) *No pre-conditions.* An owner must not impose any type of pre-condition on installation of a required window guard, including, but not limited to, requiring the pre-payment of any fees prior to installation.

(b) *Installation not optional.* An owner must not communicate to a occupant that the installation of window guards where a child resides is optional, or that such installation is in any manner dependent upon payments by the occupant, except that tenants or occupants in certain units may be required to reimburse owners for the actual costs of a window guard after such a device is installed, subject to regulations and guidance issued by the State Division of Housing and Community Renewal.

#### **§12-06 Occupant obligation to return notices and provide information and access to owners.**

(a) An occupant of a dwelling unit in a multiple dwelling who receives a notice provided pursuant to section 12-03 must accurately fill in the required information, sign and date the notice, and return it to the owner. An occupant who receives a notice upon entry into a lease or upon commencement of occupancy must return the notice immediately. An occupant who receives an annual notice between January 1 and January 16 of a given year must return such notice by February 15 of such year.

(b) An occupant of a dwelling unit who fails to return a completed notice form as required under subdivision (a) must allow an owner access to such dwelling unit at a reasonable time to inspect the dwelling unit to ascertain whether a child resides or will reside in the dwelling unit.

(c) An occupant of a dwelling unit in which a child resides or will reside and an occupant who has requested the installation of window guards in a dwelling unit must allow the owner access to such dwelling unit at reasonable times to install and maintain window guards the.

(d) An occupant of a dwelling unit in which a child resides or will reside must not obstruct or interfere with the installation of window guards, remove any such device, or install temporary window air conditioning units instead of window guards.

#### **§12-07 Requirement to install window guard.**

An owner must install window guards in each window in a dwelling unit for which the owner knows or reasonably should know that there is a child in residence or the occupant requested window guards, including balcony windows, except in the following circumstances:

(a) *Windows opening on fire escapes and secondary egress windows.* Window guards must not be installed in (1) windows accessing fire escapes or (2) secondary egress windows. In a first floor dwelling unit in a multiple dwelling equipped with fire escapes, the owner may select the window that will serve as the secondary egress window.

(b) *Window openings at or below ground level.* Where exterior window sills of windows in a dwelling unit are located at or below ground level with less than six inches of drop, window guards are not required.

(c) *Emergency escape and rescue openings.* Windows defined as required emergency escape and rescue openings in the New York City Building Code and New York City Fire Code must be equipped with devices compliant with ASTM International, F2090-21, Standard specification for Window Fall Prevention Devices With Emergency Escape (Egress)

Release Mechanisms, or successor published standard, instead of the window guards otherwise described in this chapter.

#### **§12-08 Specifications, testing and installation of window guards.**

All window guards installed in a window or window frame must meet the following specifications:

(a) *Construction.* Construction must be of rigid metal or of other equally durable rigid materials, without sharp projections, edges or rough surfaces.

(b) *Coatings.* Coatings must not contain lead in excess of the limits prescribed in Article 173 of the New York City Health Code.

(c) *Weather resistance.* Metals and coated metals must be weather and corrosion resistant.

(d) *Restrict window openings.* Window guards must allow no opening greater than four and one-half (4½) inches between the window jamb, frame, sill, and any moveable sash. Although the size of the opening above the upper sash of a double hung window is not restricted, a stop must be installed in the window frame so that there is no more than a four and one-half (4½) inch opening between the top of the highest horizontal bar of the installed window guard and the bottom rail of the upper sash.

(e) *Tested to withstand at least 150 pounds impact.* Each window guard must be tested by an independent testing laboratory and must demonstrate the ability to withstand the impact of at least a 150-pound load when a guard is extended to its maximum width or a window with an installed limiting device is opened, without increasing any opening in the guard grid or in a window that is more than four and one-half (4½) inches in any direction. A window guard that in testing shows any degree of deflection creating an opening exceeding four and one-half (4½) inches must be further tested to demonstrate that such opening does not permit passage of a five-inch solid sphere. When a window guard will be used in window openings of different sizes, tests must validate use with each size.

(f) *Installation.* Window guards must be installed only in window frames that are structurally sound and intact or that have been reinforced to permit correct permanent installation of window guards. Window frames that are not intact must be repaired or replaced.

(g) *Screws.* All screws used to secure window guards must be counter-sunk so as to be flush with the jamb or other window frame component.

(1) One-way or other metal screws supplied by the manufacturer must be used to mount window guards. Screws used must be types not readily removable by standard flat-blade slotted or Phillips-head screwdrivers.

(2) Screws must be either (i) minimum size #10 and long enough to penetrate one inch into a wooden window frame, or (ii) of an adequate type, size and length to be securely fastened to window frames made of other materials.

(h) *Permanent identification.* All window guards must bear a coded manufacturer's identification symbol containing the device model, Department registration number, and fabrication date (month and year) die stamped on the window with a built-in limiting device, separately installed limiting device or on one of the end bars of the window guard so as to be readily visible when viewed from within the room where the window or guard has been installed.

(i) *Installation kits.* Each window guard or window with a built-in window guard sold by a manufacturer must be packaged and sold with all hardware necessary for installation and instructions, including:

(1) *Stops.* "L" shaped or other stops.

(2) *Screws.* Specified screws for installation of window guard. If wood screws are supplied by the manufacturer, a warning label must be printed on the package containing the screws stating that for installation in frames made of other materials, appropriate type, size, and length screws must be substituted.

(3) *Installation and maintenance instructions and warnings.* The manufacturer's written instructions for safe installation and maintenance must be supplied in the manufacturer's packaging with each window guard or window with a built-in window guard, in English, specifying the types and dimensions of the windows in which the device may be used and must contain the following warnings regarding limitations for use, prominently displayed on instruction sheets:

#### **WARNING**

**USE OF THIS GUARD OR DEVICE TO ALLOW A WINDOW TO BE OPENED MORE THAN FOUR AND ONE-HALF (4½) INCHES IS DANGEROUS AND ILLEGAL.**

**THIS GUARD OR DEVICE MUST BE INSTALLED IN A STRUCTURALLY SOUND WINDOW FRAME.**

**NO WINDOW GUARD MAY BE INSTALLED IN WINDOWS PROVIDING ACCESS TO FIRE ESCAPES OR OTHER MEANS OF EMERGENCY ESCAPE AND RESCUE.**

#### **§12-09 Specifications for traditional window guards (TWGs) installed in double hung windows; permanent installation of window air conditioners.**

TWGs installed in double hung windows must meet the following specifications:

(a) *Window and grid openings.* There must be no openings greater than four and one-half (4½) inches (i) between the vertical bars of the installed TWG and the sides of the window frame, (ii) between the lowest horizontal bar of the installed TWG and the window stool, (iii) between any horizontal or vertical bars in the TWG grid, or (iv) between the top of the highest horizontal bar of the installed TWG and the bottom rail of the upper sash.

(b) *Tested to withstand at least 150 pounds impact.* All TWGs must be tested by an independent testing laboratory to show that they are able to withstand the impact of a 150-pound load at center span when the guard is extended to maximum width without increasing any opening in the grid more than four and one-half (4½) inches. A test with the TWG attached in accordance with the manufacturer's installation instructions must be performed and the results, including information as to temporary or permanent distortion, certified by an independent laboratory or a professional engineer or professional architect when the TWG is registered. When a TWG is manufactured in more than one size, each size must be tested, and all test results must be submitted to the Department with the manufacturer's application for registration.

(c) *Height.* TWGs must be a minimum of 15 inches high measured along the vertical bars.

(d) *Mounting holes.* The outer vertical bars must each have at least two holes for permanent mounting in the window opening frame or window jamb. If TWGs are more than 15 inches high, additional mounting holes are required to provide no more than a maximum interval of 18 inches between mounting holes.

(e) *Non-telescoping bars.* TWGs with non-telescoping bars must have a permanent spot weld on at least two of the horizontal bars to provide a minimum of two inches overlap when the guard is fully extended.

(f) *Telescoping bars.* A TWG with telescoping bars extended to their maximum allowable width must have:

(1) A minimum overlap of five inches or one-third of the length of each horizontal bar, whichever is greater;

(2) An additional rigid vertical support at the telescopic opening of the outer tubing of the bars, that prevents spreading of the bars; and

(3) The following permanent label must be affixed on at least one horizontal bar on each facing surface where the (\*) indicates the number of inches appropriate to the specific model:

#### **WARNING**

#### **EXTENSION OF THIS BAR BEYOND (\*) INCHES IS DANGEROUS AND ILLEGAL**

(g) *Stops.*

(1) In double hung windows, rigid metal "L" shaped stops that are at least one-half the width of the window track and each leg of which measures at least two inches must be installed securely with two screws in the upper tracks of each side of the bottom window to prevent the lower window from being raised more than four and one-half (4½) inches above the lowest section of the top horizontal bar of the TWG.

(2) Where "L" shaped stops cannot be placed in the window track without interfering with the normal operation of the window, a rigid metal strip may be securely fastened across the track of the bottom window to prevent the lower window from being raised more than four and one-half (4½) inches above the lowest section of the top horizontal bar of the TWG. Strips must be mounted on each of the windows and secured by two screws on each side of the window track.

(3) Where neither of the stops described in paragraphs (1) and (2) above can be used, such as in ballast balanced windows, rigid metal "L" shaped stops may be securely fastened to the frame of the window to prevent the lower window from being raised more than four and one-half (4½) inches above the lowest part of the top horizontal bar of the TWG. A stop must be mounted on each side of the exterior lower window frame and secured by two screws in each stop.

(4) Stops are not required where TWGs are installed that are of sufficient height to prevent an opening of more than four and one-half (4½) inches above the lowest section of the top horizontal bar of the TWG when the lower window is raised to its maximum open position.

(h) *Instructions.* In addition to the instructions required for all window guards set forth in §12-08, instructions for installation of TWGs must specify that:

(1) TWGs must be installed so that the bottom horizontal bars are mounted no more than four and one-half (4½) inches above the window stool; and

(2) "L" shaped stops supplied by the device manufacturer, or alternative stopping devices, must be installed with the screws provided to limit movement of the bottom sash so it cannot be raised more than four and one-half (4½) inches above the highest horizontal bar of the TWG.

(i) *Window air conditioning units.* Additional window guards are not required for windows in which air conditioning units have been permanently installed in double hung windows as follows:

(1) The air conditioning unit is securely bolted into the window stool or sill using tamper-resistant one-way screws without leaving any open space greater than four and one-half (4½) inches;

(2) Two metal "L" shaped stops or brackets are installed in the window frame (one on each side of the bottom sash) to prevent the

lower window sash from opening more than four and one-half (4½) inches above the air conditioner unit;

(3) If the installed unit does not extend to cover the full width of the window opening, then permanent barriers such as secure rigid metal panels, able to withstand 150 pounds of pressure when installed without bending or breaking, are installed on either or both sides of the air conditioner unit to allow a space of no more than four and one-half (4½) inches on either side of the installed unit; and

(4) The building owner has arranged for, inspected and approved the permanent installation and has a reasonable belief that the air conditioning unit cannot be removed or dislodged and will remain in place despite exertion of at least 150 pounds of pressure from within the dwelling unit.

(j) *Ornamental and security bars.* When a child resides or will reside in a dwelling unit in which windows are equipped with permanently affixed exterior metal ornamental or security bars, an owner who wishes to allow such bars to serve as window guards must test such bars and apply to have them registered in accordance with §12-11 of this Chapter.

#### **§12-10 Installation of limiting devices.**

Limiting devices may be used alone only as follows:

(a) *Sliding windows.* A solid metal block, measuring at least one-half the depth of the window jamb track and one-half the width of the track, must be securely fastened by two screws into the bottom window jamb track, and a solid metal block or an "L" shaped metal stop must be securely fastened by two screws into the upper jamb window track, to prevent the window from opening more than four and one-half (4½) inches.

(b) *Vertical pivoting windows.* Metal stopping devices must be securely fastened to the upper and lower window frames by two screws so as to prevent the window from pivoting open more than four and one-half (4½) inches. The height of the stopping devices must extend no less than one inch nor more than two inches beyond the window frame as needed to stop the window. The protruding edge of the stopping device must be smooth and rounded.

(c) *Upper sash of double hung windows.* Limiting devices may be installed to the upper sash of a double hung window to prevent the sash from being opened by more than four and one-half (4½) inches from the top rail of the window opening, provided that a TWG or air conditioner is installed in the lower sash of the window in accordance with section 12-09.

#### **§12-11 Registration of window guards.**

(a) *Registration required.* The manufacturer of a window fall prevention device that such manufacturer intends to sell in or for use in New York City must register such device with the Department using the Department website prior to its installation for use as a window guard.

(b) *Required submissions.* Applications for registration must be submitted on forms provided by the Department and include the following:

(1) *Certification.* A signed certification from a New York state licensed professional engineer or professional architect registered in the state of New York stating that the guard, device or window has been tested by an independent testing laboratory and complies with the standards specified in section 12-08.

(2) *Applicable window types.* Detailed descriptions and drawings of the types and sizes of windows in which the guard or device is to be installed.

(3) *Installation instructions, warnings and hardware.* Copies of instructions for installation, warnings about limitations and mounting hardware for each specific type of window, including screws to be used.

(4) *Testing results.* Proposed window guards must be tested using simulated installation conditions showing that they limit window openings and withstand the weight stress specified by this Chapter and that the guard or device or window complies with all other applicable provisions. Laboratory certified test results must demonstrate the integrity of each size of guard or device after impact with a 150-pound weight and the guard or device's ability to maintain no more than four and one-half (4½) inch opening in any direction. "L-shaped" stops used with TWGs do not require testing. "L-shaped" and other stops or devices used alone must be tested as required by this section.

(5) *Schematic drawings.* Schematic drawings of the guard, limiting device or window with built-in limiting device, indicating adherence to specifications in section 12-08 and specifying the range of sizes of windows in which such guard, device or window may be used. If the Department determines that the drawings submitted are not sufficient to demonstrate safety and efficacy, it shall require the applicant to submit more detailed information and/or sample prototypes.

(6) *Lead content and corrosion resistance.* A letter from the paint manufacturer stating that the paint used to coat the guard, device or window, if any, is not lead-based paint and is corrosion resistant.

(7) *Permanent identification.* Manufacturer's identification number, coding symbol and dating code for each size and model.

(c) *Method of application.*

(d) *Requests for additional information or materials.* When deemed





Contract Type	RFQ Issued	SOQ Due
Architectural Design Requirements Contract (Architect Prime)	Mid-July 2025	Late-August
Technical Design Requirements Contract (Architect Prime)	Mid-July 2025	Mid-September
Engineering Design Requirements Contract (Engineer Prime)	Mid-July 2025	Mid-October

### Background

As New York City's leading capital design and construction agency, DDC builds world-class public buildings and infrastructure on behalf of over 20 sponsoring City agencies, ultimately serving more than 8.5 million New Yorkers. To deliver on its over 20-year commitment to Design and Construction Excellence, DDC partners with a diverse group of creative and experienced design professionals to execute

top-quality capital projects safely, on time, and on budget.

DDC seeks partners that are dedicated, responsive, and collaborative, exemplifying Design and Construction Excellence as described in the link below. This will be reflected in the qualitative evaluation factors of the RFQs and in the subsequent RFPs. Information on Design and Construction Excellence can be found at:

[https://www.nyc.gov/site/ddc/projects/design\\_construction\\_excellence.page](https://www.nyc.gov/site/ddc/projects/design_construction_excellence.page)

### Procurement

For each Requirements Contract opportunity, DDC will utilize a two-stage, quality-based selection that prioritizes design, quality, qualifications, and experience. The objective of the first phase of the procurement is to create a shortlist of the most highly qualified proposers with the capability, capacity, qualifications, experience, and past performance necessary to successfully undertake and provide design services for the projects assigned under the Requirements Contract. Only proposers who demonstrate a capability to provide the required design services in their entirety will be eligible for the shortlist.

### Contracts

DDC intends to issue RFQs for the following Requirements Contracts:

Contract Type	Category	Firm Size	Estimated Construction Cost Range		Number of Firms per Category	Project Assignment Categories	Scope of Design Services
			Minimum	Maximum			
Architectural Design Requirements Contract  (Architect Prime)	Small	3-9	\$100,000	\$20,000,000	Up to 8	Small Category Projects Only	New Construction, Major Renovation, and Capital Project Scope Development Studies
	Medium	10-49	\$20,000,001	\$50,000,000	Up to 4	Medium and Large Categories Combine for Project Assignments	
	Large	50+	\$50,000,001	No Maximum	Up to 4		
Technical Design Requirements Contract  (Architect Prime)	Small	3-9	\$100,000	\$20,000,000	Up to 4	Small Category Projects Only	Multi-System Upgrades (Envelope, Roof, Historic Preservation, Landscape, Structural, and MEP/FP with Complex Coordination)
	Medium	10-49	\$20,000,001	\$50,000,000	Up to 2	Medium and Large Categories Combine for Project Assignments	
	Large	50+	\$50,000,001	No Maximum	Up to 2		
Engineering Design Requirements Contract  (Engineer Prime)	Small	3-9	\$100,000	\$20,000,000	Up to 2	Small, Medium, and Large Categories Combine for Project Assignments	Single-System Upgrades (MEP/FP)
	Medium	10-49	\$20,000,001	\$50,000,000	Up to 2		
	Large	50+	\$50,000,001	No Maximum	Up to 2		

### Joint Ventures (JV)

SOQs for the Requirements Contracts may be submitted by JV partners. For the Architectural Design Requirements Contract and the Technical Design Requirements Contract, JVs must comply with New York State Requirements and be authorized to provide architectural services in New York State. For the Engineering Design Requirements Contract, JVs must comply with New York State Requirements and be authorized to provide engineering services in New York State.

JVs are not required to be legally formed when submitting an SOQ, however, the JV must be formed prior to award. DDC does not recognize the corporate configuration wherein one company is "in association with" another. Relationships between two or more firms shall be either as JV partners or as prime consultant/subconsultant.

### New York State Requirements

For the Architectural Design Requirements Contract and the Technical Design Requirements Contract, only firms authorized to provide architectural services in New York State, in accordance with Article 147 of the New York State Education Law, are eligible for award. For the Engineering Design Requirements Contract, only firms authorized to provide architectural services in New York State, in accordance with Article 145 of the New York State Education Law, are eligible for award.

### Minority- and Women-Owned Business Enterprises (M/WBE)

It is the goal of the City to partner with qualified firms that have a demonstrated history of hiring, training, developing, promoting, and retaining minority and women staff and to encourage participation by City- and State-certified M/WBE firms.

Each task order assigned to a requirements contract will be subject to M/WBE participation goals. Only work performed by M/WBE entities certified by the City's Department of Small Business Services (SBS) or by Empire State Development's Division of Minority and Women's Business Development, in accordance with Article 15-A of the New York State Executive Law, will be counted towards project goals. Eligible firms are encouraged to become certified, and/or to get their eligible trade partners certified, well in advance of SOQ submission. To learn more about how eligible firms can become certified as an M/WBE, please visit: <https://www.nyc.gov/assets/mwbe/>

### PASSPort Registration

Entities submitting SOQs will be required to create an online account and file an online disclosure application with the NYC Mayor's Office of Contract Services (MOCS) in the Procurement and Sourcing Solutions Portal (PASSPort). Entities interested in submitting an SOQ as a joint venture will not be required to file the online disclosure application as the joint venture at the time of SOQ submission, but each member of the joint venture will be required to be registered. To file an application



or register for PASSPort, please visit: <https://www.nyc.gov/site/mocs/passport/about-passport.page>

### Additional Information

DDC reserves the sole right, without incurring any liability, to change any aspect of the proposed procurement described above, including the right to not proceed with the procurement and/or the right to proceed in a different manner or on a different timeline than as described above. DDC will not respond to any inquiries for information about the projects or the intended solicitations. Additional information will be publicly announced at a later date and interested vendors are advised to closely watch DDC's website and PASSPort for announcements.

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## 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 to partner with an organization to provide tenant-based vouchers to existing renters who are rent burdened in the HPD-HDC portfolio, through the HOME-Tenant Based Rental Assistance (HOME-TBRA) program. HOME-TBRA is a United States Department of Housing and Urban Development (HUD)-funded rental assistance program designed to help people afford the cost of rent by making up the difference between what a household can afford to pay for housing and the local rent standards.

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 April 25, 2025 to June 8, 2025.

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 June 8, 2025. Comments may also be submitted via email to [warrena@hpd.nyc.gov](mailto:warrena@hpd.nyc.gov). Indicate "Concept Paper – HOME-TBRA" in the subject line of the email.

a18-24

## CHANGES IN PERSONNEL

#### BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 02/28/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MATTHEWSON	ANEATTRA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MATTOCKS JR	SAHRENE J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAXWELL	JUSTIN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAYMI	ANDRE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAYNARD-RICHARD	GWENETH	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAYO	KEITH	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAYO	TYRELL X	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAYORGA	EMMANUEL C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MAYORGA	VANESSA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MBAH	MARY N	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MBAYE	AYANA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MBAYE	BOUSSO M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MBOGU	CHIMEZIE B	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCALLISTER	ADRIENNE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCALLISTER	JOYCE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCALLISTER LEA	REMY R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MALPIN WILSON	AVERY J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCBRIDE	OASIS A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCAFFREY	DENISE S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCALLA	RACHEL A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCARTHY	CORNELIU	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCLARY	AMAUURI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCLELLAN	ZEBRENA D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCLYMONT	CHRISTIN A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCOOK	MARVIN M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCORMACK	ANN M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCRABE	WANDA L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCRAY	SHAWNNTY M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCREE	YUL O	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCULLOUGH	ROBERT M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCCUMMINGS	ANGELENE N	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCDONALD	CHRISTIA N	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

MCDONALD	KRISTI M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCDONALD	LAIMANT J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCDONALD	MELISSA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCDONALD	STEVEN D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCDOWELL	ALFRED D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCDUFFY	ASHLEY S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

#### BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 02/28/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MCDUFFY	CHELSEA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCEACHERN	JULIANN E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCFALINE	DAVID E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCFARLANE	JANAE A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCFARLANE	SAMANTHA E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCFARLANE	YVONNE E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCGEARY	KAYLA A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCGHEE	NATALIE M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCGLOTHIN	THOMAS	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCINTOSH	JALEN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCINTOSH	PATRICIA M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKAY	SAMARA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKAY	TOREE C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKENZIE	MYRYCLE F	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKENZIE	TONIA L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKIE	SHANEZ D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKIERNAN	JOAN M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKINLEY	SHONELL S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKINNEY	BARBARA- L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKINNEY	ELIZABET	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKINNON	KELLY T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKNIGHT	TAYQUAN D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKOY	STEPHEN C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCKOY-DIAZ	CYNTHIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCLAURIN	SHATIVA L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCLEOD-GREENE	DEBORAH	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCMAHON	SHARON	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCMILLON	ERIC	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MENAIR	BRANDI J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MENAIL	ANDREA W	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCPHERSON	CATHERIN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCRABE	BYRCE I	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCRABE	DEBBIE R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCRABE	SIERRA M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MCMILLIS	CHELSEA J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEADE	DEBRA C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDFORD	MAYA A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDINA	DIANA Y	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDINA	JOSE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDINA	KELVIN E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDINA	TATIANA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDINA AVILA	WHITNEY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDRANO	CARMEN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDRANO MATIAS	MOISES	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEDULA	MOST M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEGALLY	TOMAS	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEHL	MAX M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEHZABIN	KAYANAT	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEIGHAN	MARVIN A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	CHRISTIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	JONATHAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

#### BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 02/28/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MEJIA	JOSE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	MANUEL I	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	MARI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	PABLO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	SANTA C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	SARAY Z	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA	VICTOR A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEJIA JR	ROBERTO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MELLENDEZ	ROSEMARY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MENDEZ	YELUDIS	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MENDOZA	ANGELICA M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MERCADO	RAYNALDO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MERCHARLES	AMARANTE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MERRITT	LAKIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MEYER	JONATHAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MIKELL	MONICA L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MILES	ADORNE R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MIMOUNI	HAJAR	9POLL	\$1.0000	APPOINTED	YES	01/01/24	300
MIMS	BEVERLY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MIMS	THERESA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MINTO	TRIANE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MITCHELL	ROBERT G G	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MITCHELL	SHAQUILL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MODICA	SERENITY C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOLINA	JASMINE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOLLIKA	HAFTZA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MONJU	SHAKIRA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MONK	COY E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

MOODY	JAMES		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOORE	ASHAWN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOORE	CEQUYNA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOORE	DONNA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOORE	ELEANOR	D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MORA	GALO		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MORA	KATHERIN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MORALES	CORA	R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MORRIS	NOVLETTE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOSELEY	KENT		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MOSES	JACQUELI		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MURRAY	MARIE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
MYRICK	BRANDON		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NA AATA	ABU	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NABIE	BINTU		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NADDEO	MARIA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NAIRNE	SANDIA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NAJERA SALAS	ZOE	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NALPANTIDIS	ELISEOS		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NANABAWA	HAROON	H	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NANCY	NANCY	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NARANJO	PABLO	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NARDINI	DARIO		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 02/28/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
NARDONI	MATTHEW	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NASIF	ARIF	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NATAL	BIANCA	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NATERA	JOEL	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NATERA	KEVIN		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NATHAN	SAUL		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAVARRO	BRANDON		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAVARRO	JARITZA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAVARRO	OSCARLYN		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAVAS	SANDRA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAYEM	SHAMSUR		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAYIM	ANIQA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAZARIO	JULIA	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NAZARIO ALCANTA	STEPHANE	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NDIAYE	AMADOU		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NDIAYE	FALOU		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NDIAYE	HABYBATO		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEAL	MIANGEL		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	ANTONIA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	CRYSTAL	N	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	HECTOR	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	JESMARIE		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	MARIA	E	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	PABLO	B	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEGRON	VALERIE		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	HUBERT	O	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	JESSIE		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	KAYA	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	NECHI	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	REGINA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	SANDRA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	SHANEICE	T	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	SHAREEN	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	SHEREIKA	B	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON	SHERESE	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON-FERGUSON	ANNE MAR		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON-LOTT	DESIREE	E	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NELSON-STIMPSON	GARSHIA	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEPOMUCENO	JUANA	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NERETTE	RUBY		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NESA	FAYZATUN		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NESA	SEFATUN		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NESBETH	VICTORIA	B	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NESBITT	THEODOSI	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NESBY	BARBARA	E	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEVAREZ	LESLEY		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEW	MAURICE	W	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEWELL	PAULINE	P	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEWMAN	MARONDA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEWMAN	STEVEN	D	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NEWMAN	TIFFANY		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 02/28/25

FOR PERIODS ENDING 01/01/25

NAME	TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY
NGHISHAKENWA	JAMES	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NI	SHIRLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NIANG	AICHA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NIANG	AMADOU	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NIANG	KHOUDIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NIBBS	SHENIQUE	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NICHOLS	NICOLE	D 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NICKENS	JULISSA	C 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NICKLE	CRYSTAL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NIEVA HERNANDEZ	ERIKA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
NIEVES	ANA	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

NIEVES	ANGEL	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIEVES	CHARLENE		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIEVES	LOUIS		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIEVES	NYEMA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIKQI	MERITA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIMAGA	BITA		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIRANJAN	BHARAT		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIVAL PAREDES	MELANY		9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIVAR SANCHEZ	RAICHY	E	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300
NIXON	CARIB	C	9POLL	\$1.0000	APPOINTED	YES	01/01/25 300

## LATE NOTICE

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

### CORRECTED NOTICE

PLEASE TAKE NOTICE that a public hearing will be held on May 14, 2025 at 10:00 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time those wishing to be heard will be given an opportunity to be heard concerning the proposed disposition of the real property identified below. The public hearing will be held via Conference Call. Call-in #: 1-646-992-2010; Access Code 717 876 299. Pursuant to Section 695(2)(b) of the General Municipal Law and Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development (“HPD”) of the City of New York (“City”) has proposed the sale of the following City-owned property (collectively, “Disposition Area”) in the Borough of Brooklyn:

Address	Block/Lot(s)
581 Grant Avenue	4223/1

Under HPD’s Extremely Low and Low Income Affordability Program, sponsors purchase City-owned or privately owned land or vacant buildings and construct multifamily buildings in order to create affordable rental housing. Construction and permanent financing is provided through loans from private institutional lenders and from public sources including HPD, the New York City Housing Development Corporation, the State of New York, and the federal government. Additional funding may also be provided from the syndication of low-income housing tax credits. The newly constructed buildings provide rental housing to low-income families with a range of incomes from 30% to 80% of the Area Median Income (“AMI”). Projects may include tiers of units with rents affordable to households earning up to 100% of AMI. Subject to project underwriting, up to 30% of the units may be rented to formerly homeless families and individuals.

Under the proposed project, the City will sell the Disposition Area to TB Grant Housing Development Fund Corporation (“Sponsor”) for the nominal price of one dollar per tax lot. The Sponsor will also deliver an enforcement note and mortgage for the remainder of the appraised value (“Land Debt”). The Sponsor will then construct one building containing up to 213 dwelling units, plus one unit for a superintendent and approximately 10,326 square feet of community facility space on the Disposition Area. The proposed project will also provide open space.

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

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

To make a request for accommodation, such as sign language interpretation services, please contact the Mayor’s Office of Contract Services (“MOCS”) via e-mail at disabilityaffairs@mocs.nyc.gov or via phone at (212) 298-0734. TDD users should call Verizon relay services.

## READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

### NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov); and click on Prevailing Wage Schedules to view rates.

### CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination.

### VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc). To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

### SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit [www.nyc.gov/html/sbs/nycbiz](http://www.nyc.gov/html/sbs/nycbiz) and click on Summary of Services, followed by Selling to Government.

### PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc).

### NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these

entities directly at the addresses given in the Vendor Information Manual.

### PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit [www.nyc.gov/mocs](http://www.nyc.gov/mocs).

### ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and click on M/WBE Certification and Access.

### PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

### PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc)

### COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

### KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
SS	Procurement from a Required Source/ST/FED
RS	Negotiated Acquisition
NA	For ongoing construction project only:
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default
	For Legal services only:

NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances (Client Services/CSB or CSP only)
WA1	Prevent loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only):
	An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only)
	anti-apartheid preference
OLB/a	local vendor preference
OLB/b	recycled preference
OLB/c	other: (specify)

### HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE

## POLICE

### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM**  
-Competitive Sealed Bids- PIN#056020000293 -  
DUE 04-21-03 AT 11:00 A.M.

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

*NYPD, Contract Administration Unit,  
51 Chambers Street, Room 310, New York, NY 10007.  
Manuel Cruz (646) 610-5225.*

◀m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
Use the following address unless otherwise specified or submit bid/proposal documents; etc.	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record

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1 Centre Street, Room 2170, New York, NY 10007-1602

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Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip+4: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Note: This item is not taxable and non-refundable. The City Record is published five days a week, except legal holidays. For more information call: 212-386-0055, fax: 212-227-7987 or email [crsubscriptions@dcas.nyc.gov](mailto:crsubscriptions@dcas.nyc.gov)