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# THE CITY RECORD

Official Journal of The City of New York

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## THE CITY RECORD

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## 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 pre-registering, 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

3. the elimination of 145th Road between Byron Street and 155th Street; and
4. 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:

1. the narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and
2. the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and
3. the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and
4. 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 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](#) 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:

1. 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;
2. 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
3. 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

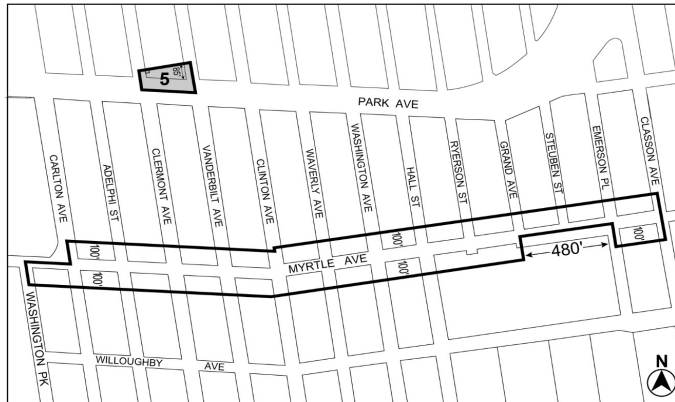
## Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

## 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

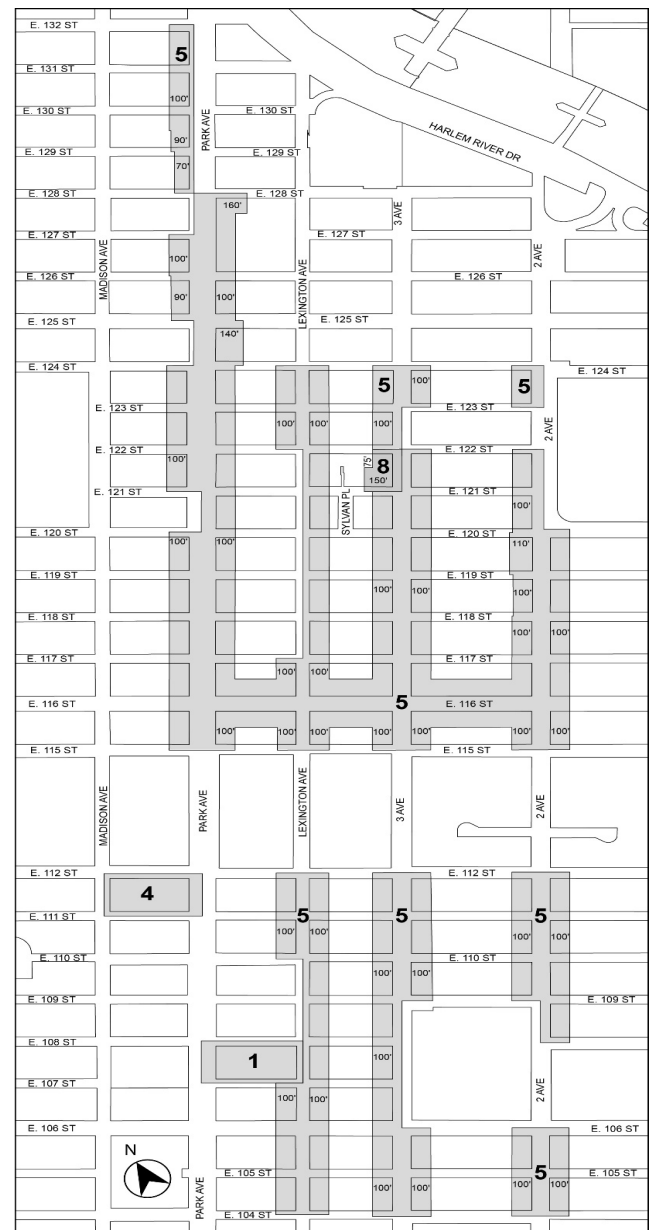
## Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

## MANHATTAN

## Manhattan Community District 11

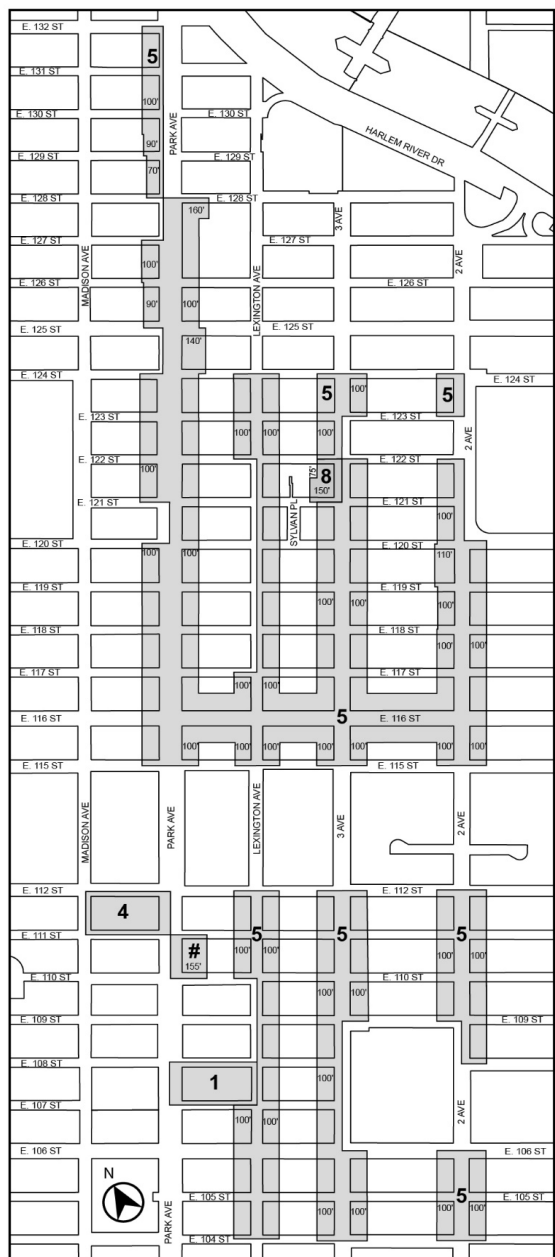
Map 5 – [date of adoption]

[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 southwest 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

- c. 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 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;
  - 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
  - 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 unit#.
  - (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 unit#;
  - (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 <u>M1-8A M1-9A</u>	11	14
C4-7 C5-2 C5-4 C6-4 C6-5 C6-8 <u>M1-6A M1-7A</u>	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:

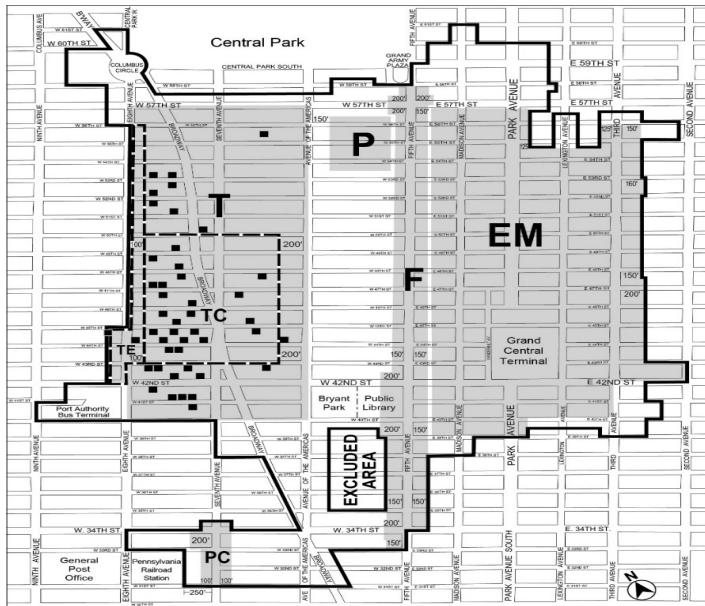
- (1) how and to what extent the proposed rehabilitation will improve the theater's suitability for #use# as a legitimate theater;
- (2) how the proposed rehabilitation will contribute toward satisfying the needs of the Theater Subdistrict;
- (3) whether the bonus #floor area# will unduly increase the #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#.

Appendix A  
Midtown District Plan Maps

[REVISING MAPS 1, 3, AND 4]

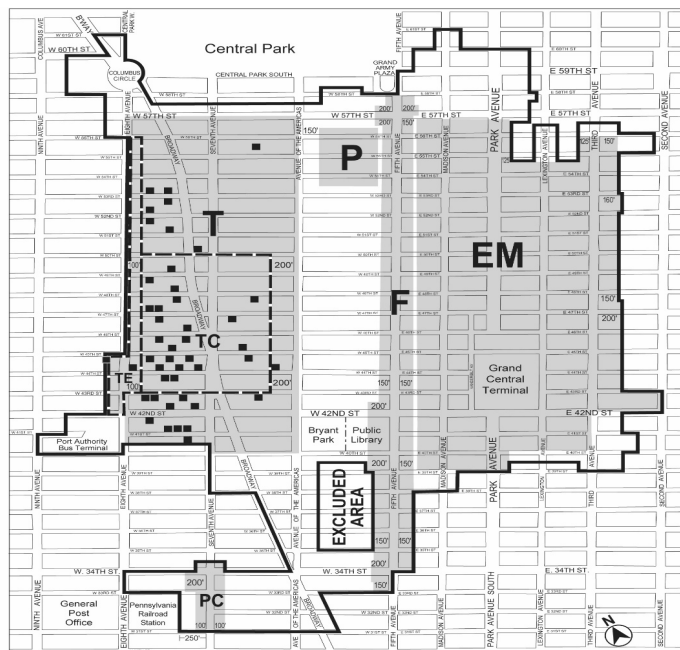
Map 1: Special Midtown District and Subdistricts

[EXISTING MAP]



- |                                    |  |
|------------------------------------|--|
| <b>F</b> Fifth Avenue Subdistrict  | <b>TC</b> Theater Subdistrict Core                   |
| <b>EM</b> East Midtown Subdistrict | <b>TE</b> Theater Subdistrict Eighth Avenue Corridor |
| <b>PC</b> Penn Center Subdistrict  | ■ Listed Theaters                                    |
| <b>P</b> Preservation Subdistrict  | — Special Midtown District                           |
| <b>T</b> Theater Subdistrict       |  |

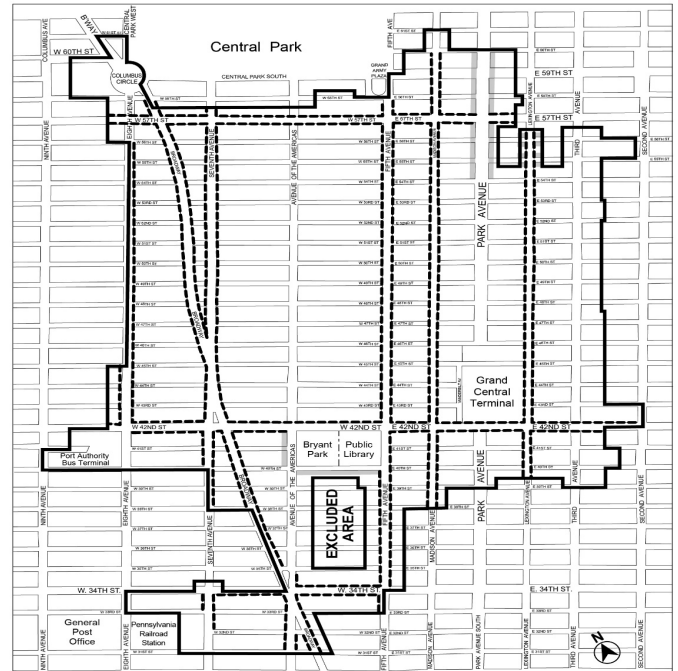
[PROPOSED MAP]



- |                                    |  |
|------------------------------------|--|
| <b>F</b> Fifth Avenue Subdistrict  | <b>TC</b> Theater Subdistrict Core                   |
| <b>EM</b> East Midtown Subdistrict | <b>TE</b> Theater Subdistrict Eighth Avenue Corridor |
| <b>PC</b> Penn Center Subdistrict  | ■ Listed Theaters                                    |
| <b>P</b> Preservation Subdistrict  | — Special Midtown District                           |
| <b>T</b> Theater Subdistrict       |  |

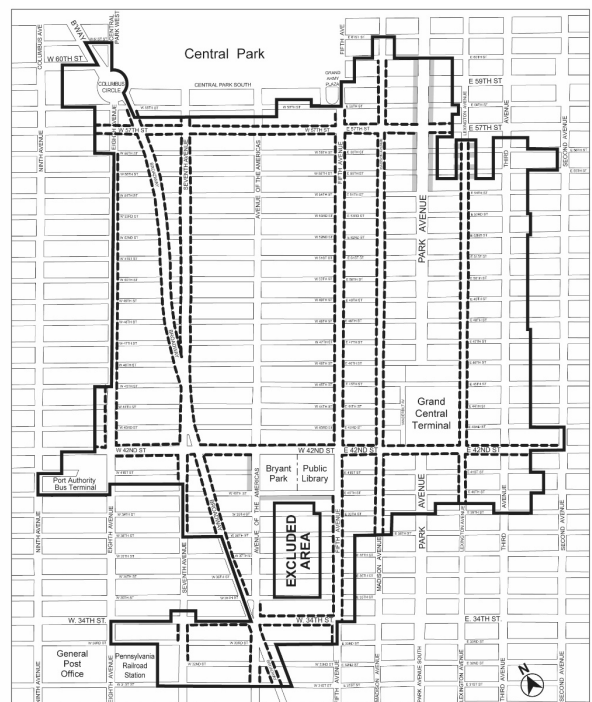
Map 3: Retail and Street Wall Continuity

[EXISTING MAP]



- |  |
|--|
| — Special Midtown District                       |
| - - - Retail and Street Wall Continuity required |
| — Only Street Wall Continuity required           |

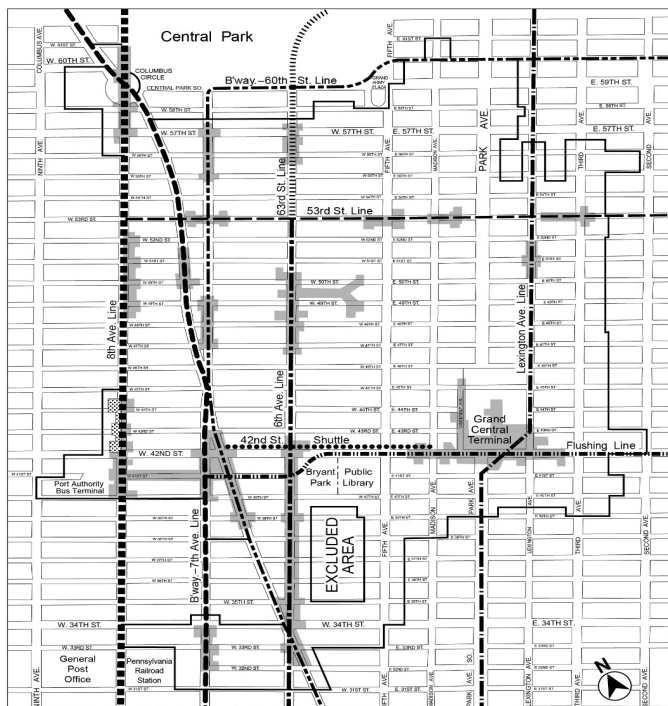
[PROPOSED MAP]



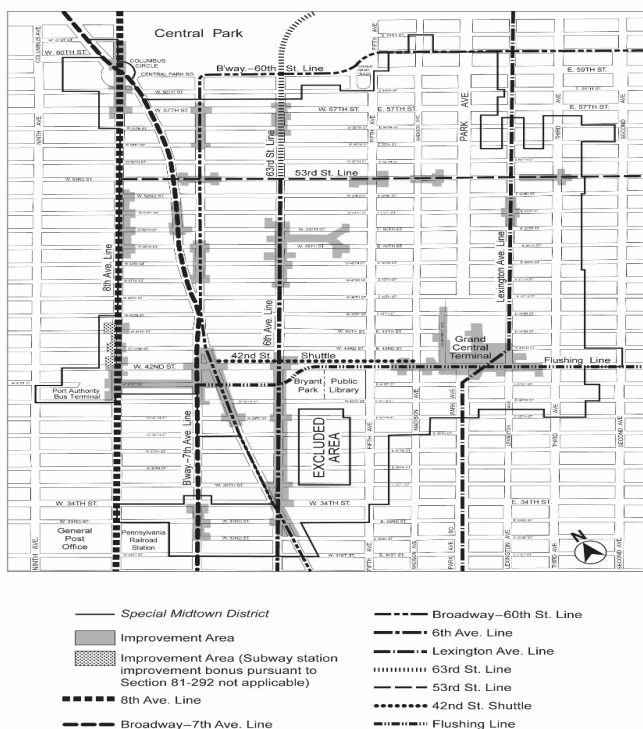
- |  |
|--|
| — Special Midtown District                       |
| - - - Retail and Street Wall Continuity required |
| — Only Street Wall Continuity required           |

Map 4: Subway Station and Rail Mass Transit Facility Improvement Areas

## [EXISTING MAP]



## [PROPOSED MAP]



\* \* \*

ARTICLE IX  
SPECIAL PURPOSE DISTRICTSChapter 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**

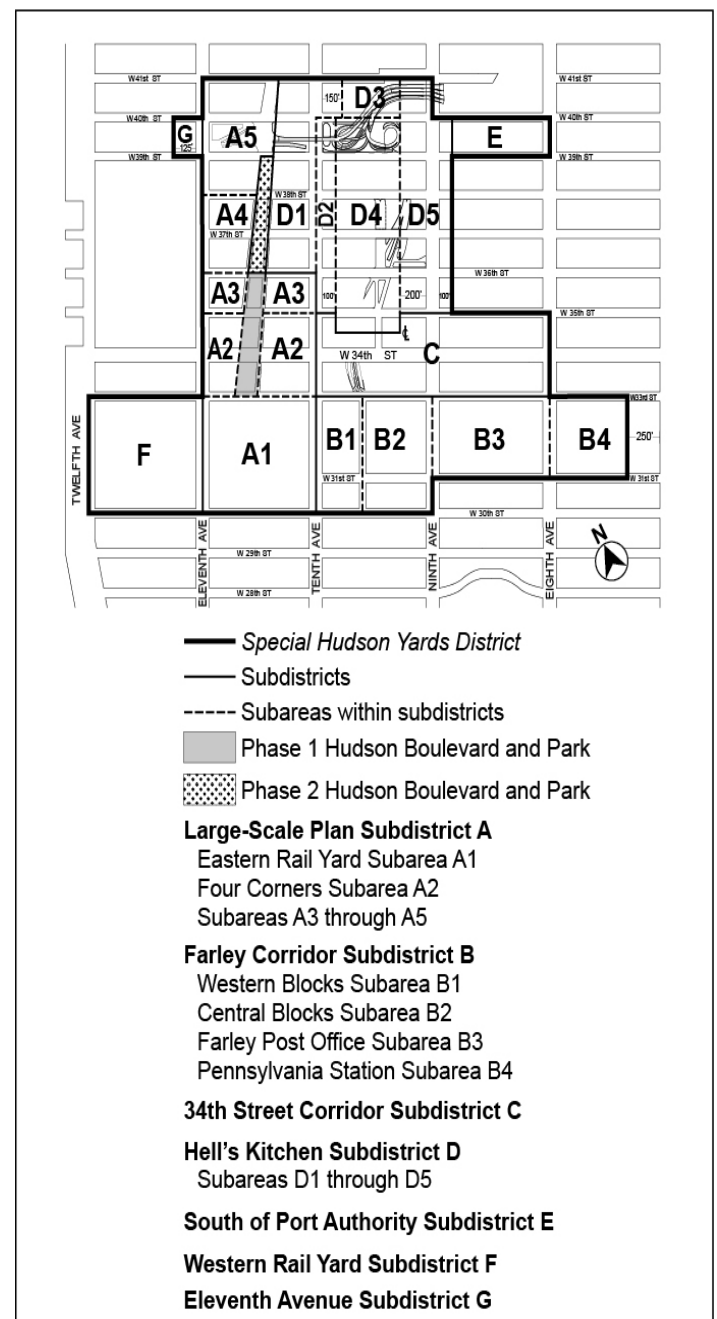
[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT AND ADDING MENTION OF SUBDISTRICT H OF SPECIAL HUDSON YARDS DISTRICT]

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:

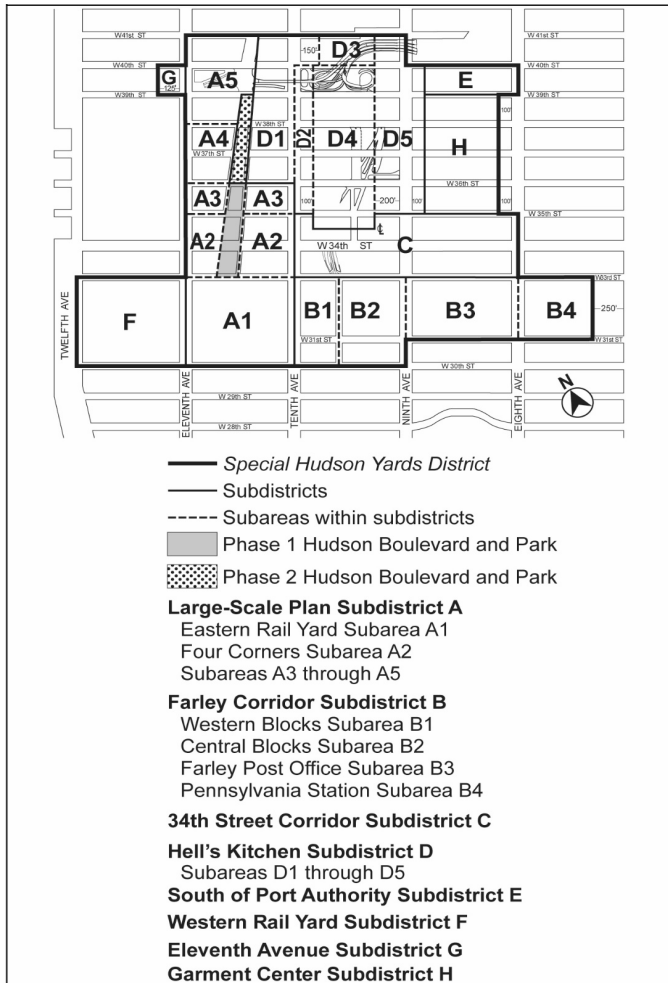
\* \* \*

**Appendix A  
Special Hudson Yards District**

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

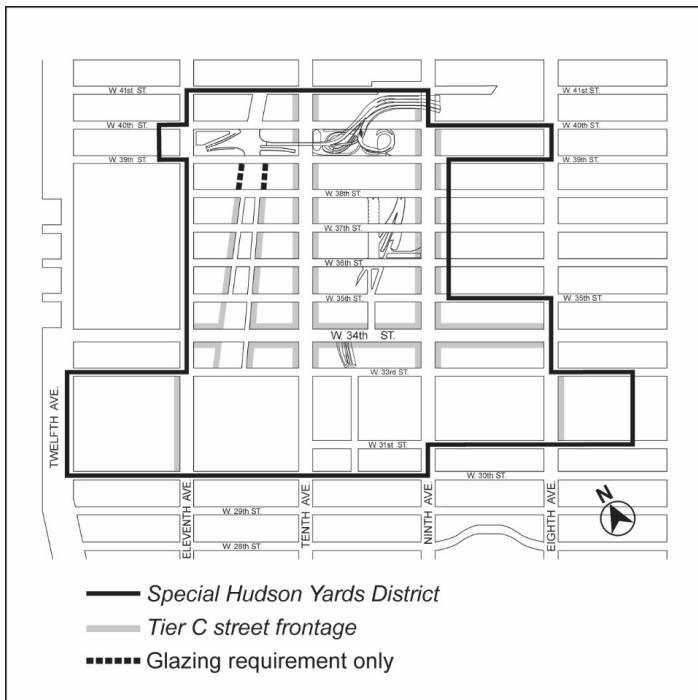


[PROPOSED MAP]

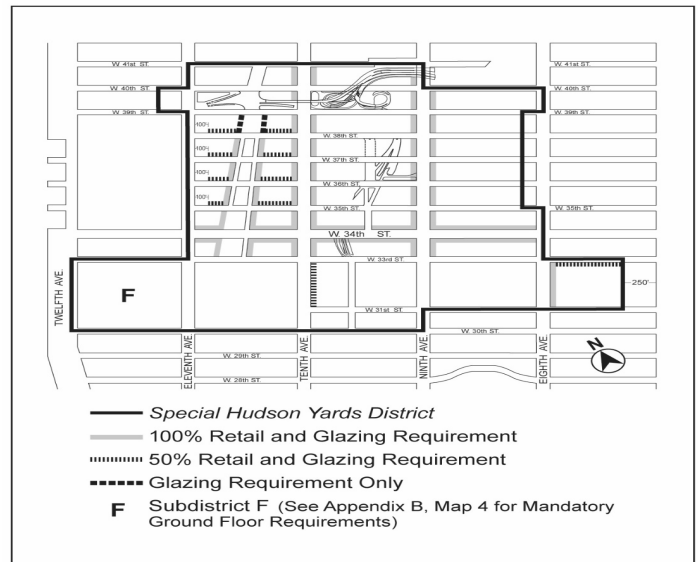


Map 2 — Mandatory Ground Floor Retail

[EXISTING MAP]

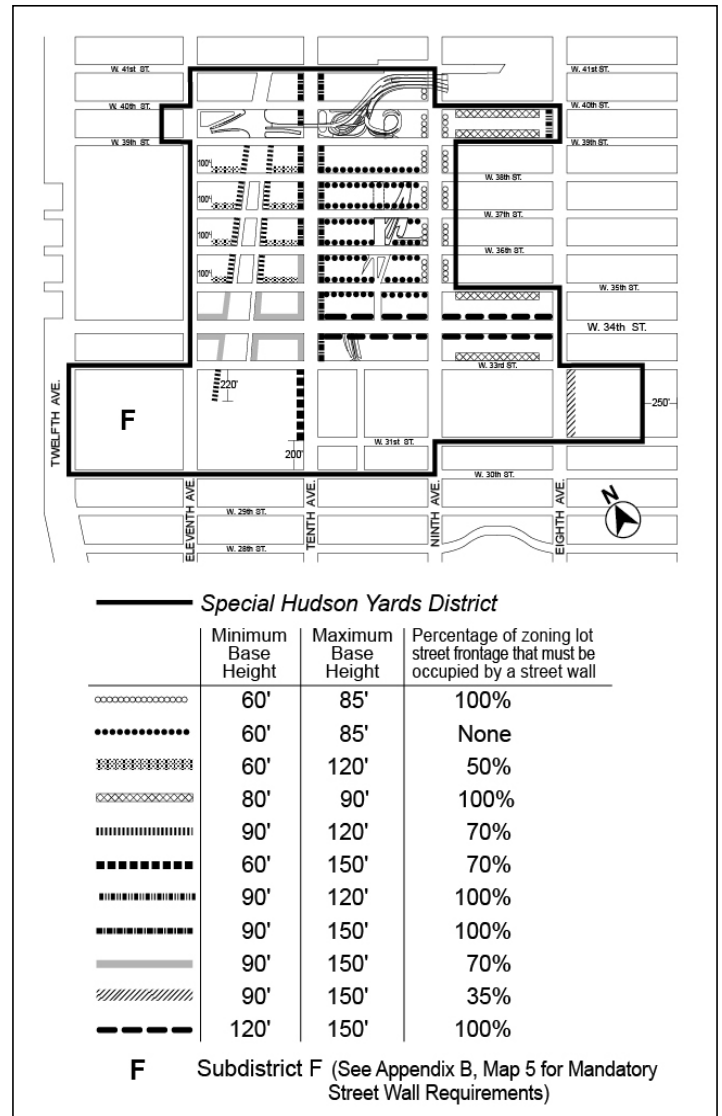


[PROPOSED MAP]

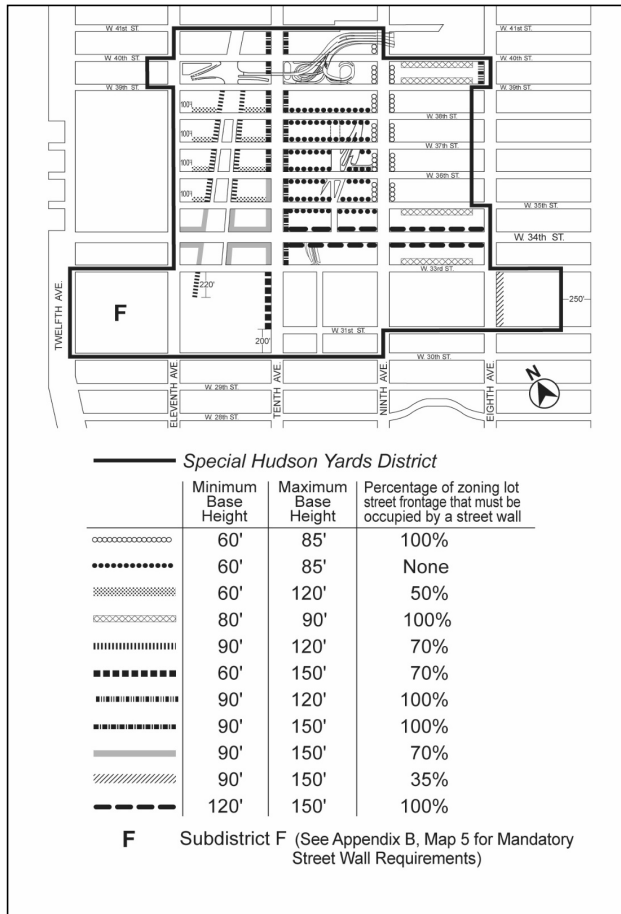


Map 3 — Mandatory Street Wall Requirements

[EXISTING MAP]

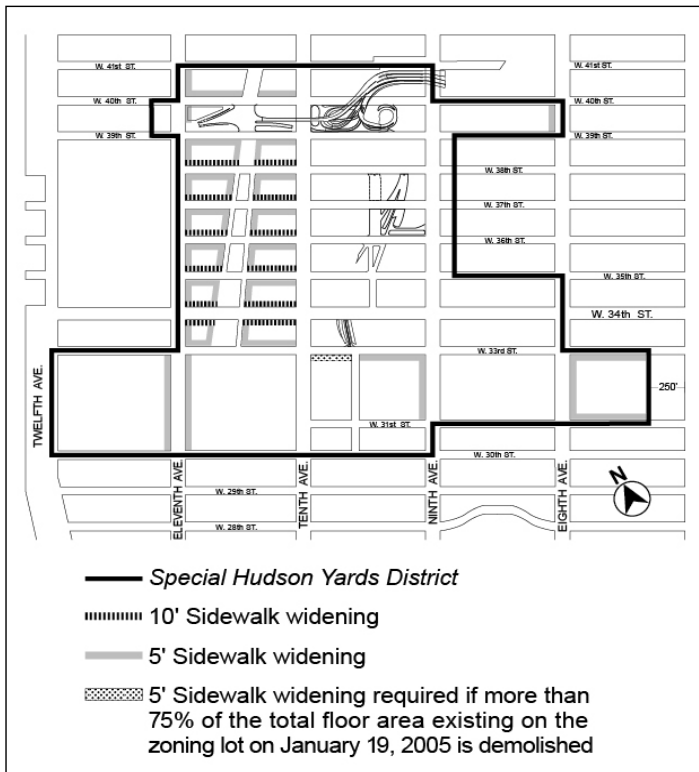


[PROPOSED MAP]

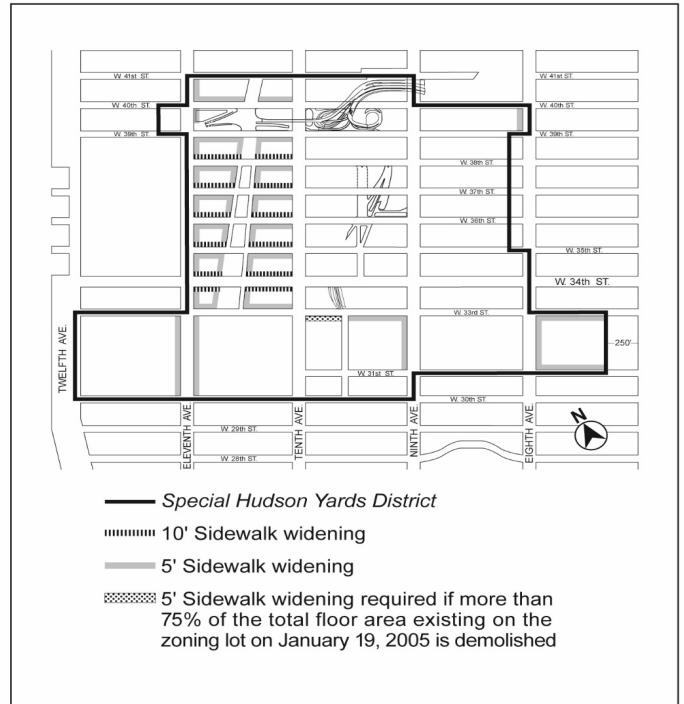


Map 4 — Mandatory Sidewalk Widening

[EXISTING MAP]

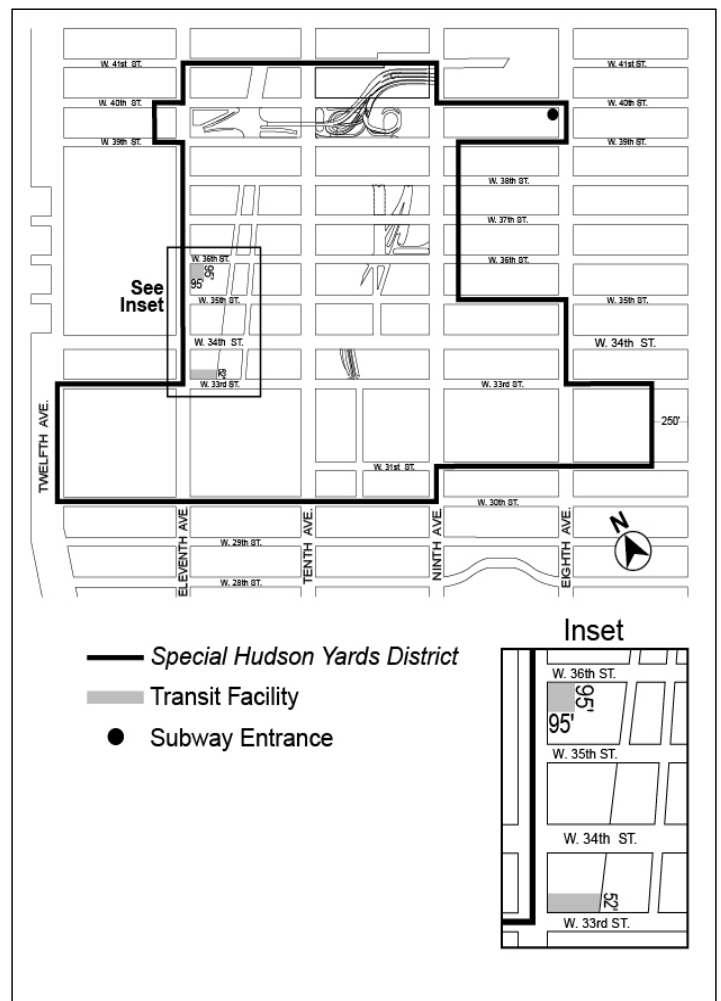


[PROPOSED MAP]



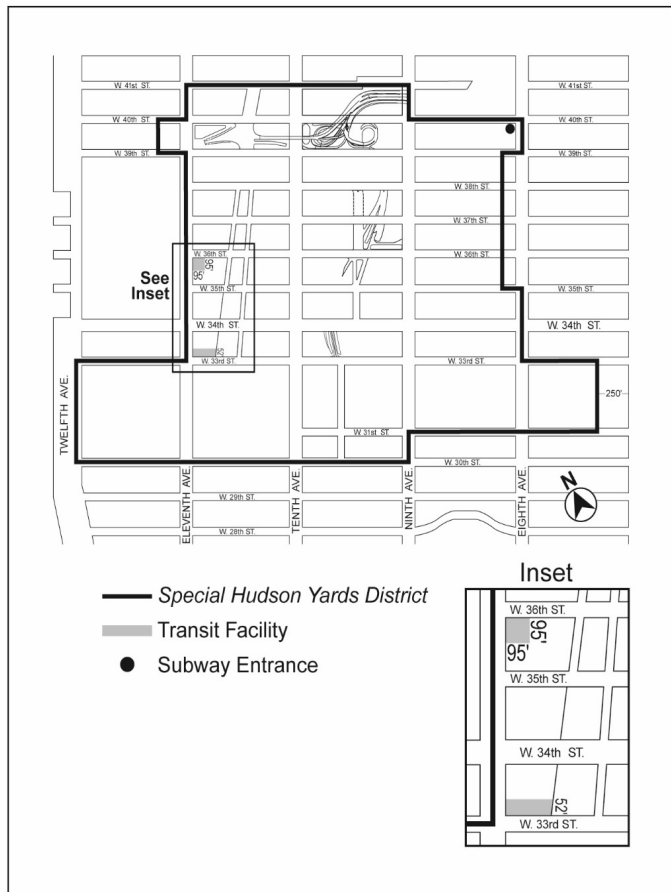
Map 5 — Transit Facilities

[EXISTING MAP]



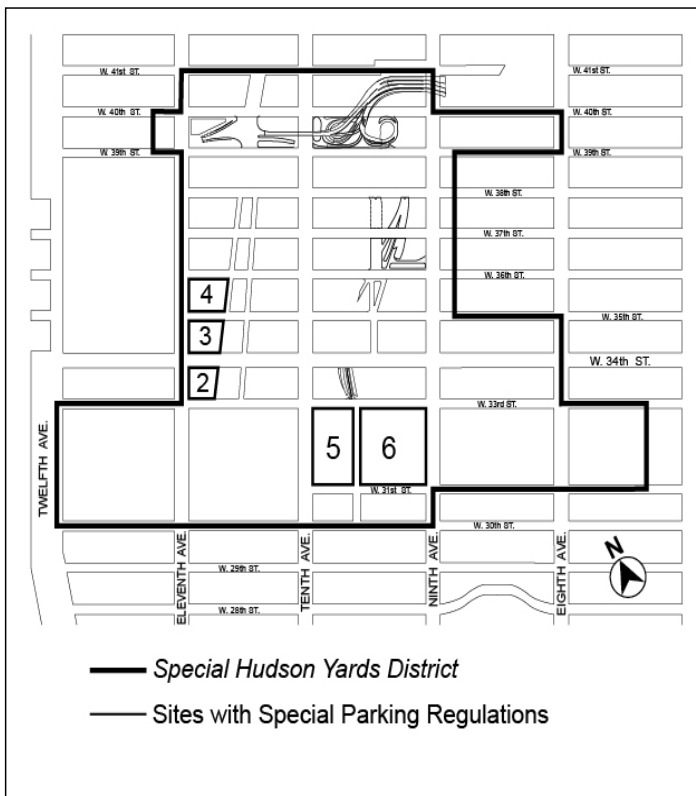


[PROPOSED MAP]

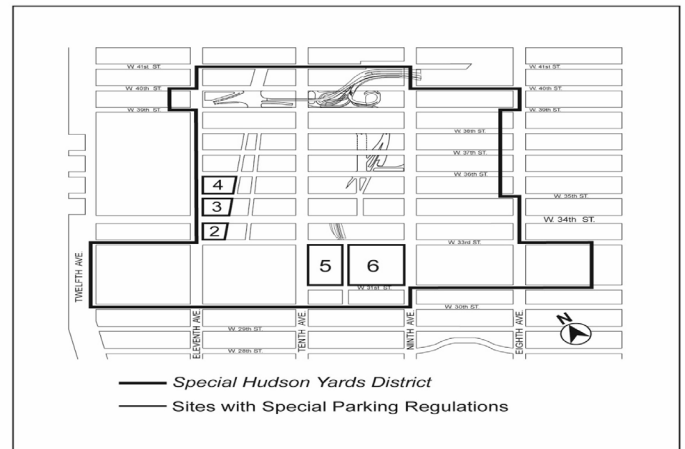


Map 6 — Sites Where Special Parking Regulations Apply

[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:
- 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
  - 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:

- 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.

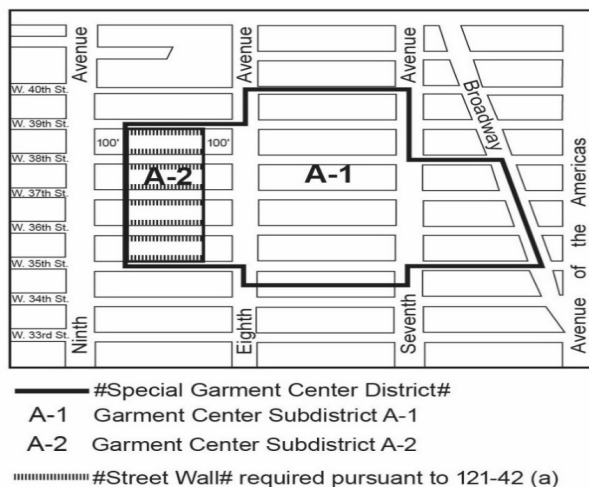
#### 121-60

#### **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**

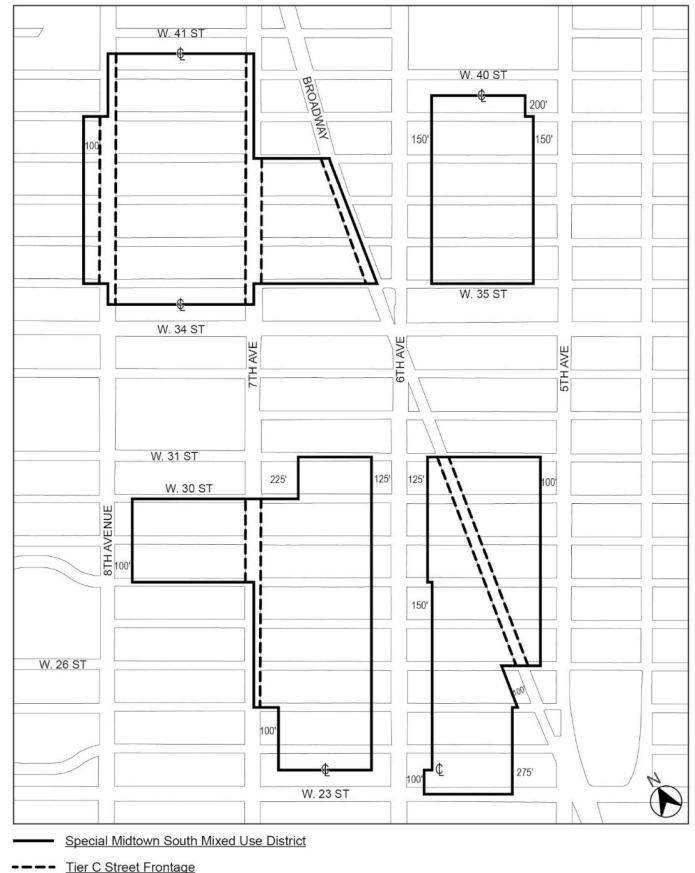
For #zoning lots# existing on [date of enactment] containing landmark #buildings# or other structures#, where more than 50 percent of the #lot area# is located within the #Special Midtown South Mixed Use District#, the provisions of Section 77-22 (Floor Area Ratio) shall be modified to permit the distribution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

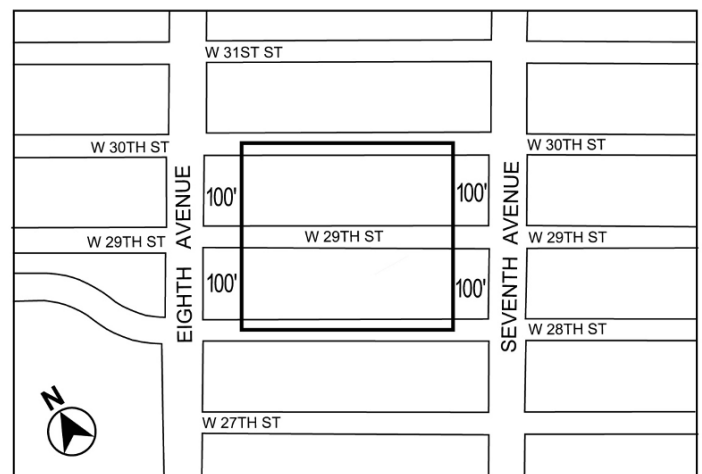
#### MANHATTAN

\* \* \*

##### **Manhattan Community District 5**

Map 1—(9/21/11)

#### [EXISTING MAP]

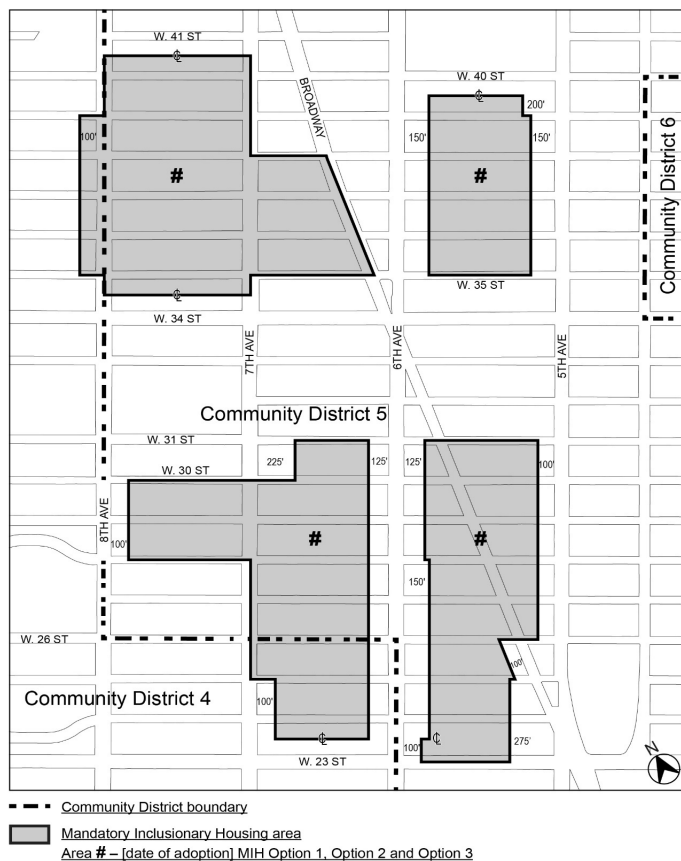


Portion of Community District 5, Manhattan

**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, 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, May 6  
5:00-7:00 P.M.**

**Restoration Plaza, Multi-Purpose Room  
1368 Fulton Ave, Brooklyn**

This meeting is open to the public. **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/rJWrm49c8>). 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 7:00PM. 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/87694005517>)

*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 Thursday, May 1st 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.

a30-my6

## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, May 5, 2025, 7:30 P.M.,  
Korean Community Services 203-05 32 Avenue, Bayside, NY 11361.

#764-56BZ

An application to the NYC Board of Standards and Appeals for an extension of the term of a previously-granted variance. This request includes the previously approved enlargement of the building, completed in accordance with Section 11-412 of the NYC Zoning Resolution.

Accessibility questions: Joseph Marziliano, (718) 225-1054, QN11@cb.nyc.gov, by: Monday, May 5, 2025, 3:00 P.M.



a29-my5

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for a public hearing by Community Board:

#### BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 10 - Thursday, May 1, 2025, 7:00 P.M., Jeanne Jugan Residence, 2999 Schurz Avenue, Bronx, NY 10465.

A public hearing with respect to an application received from the New York State Office of Cannabis Management for an adult-use retail dispensary at 3653 East Tremont Avenue, 10465, Victory Dispensary LLC.

a28-my1

## BOARD OF EDUCATION RETIREMENT SYSTEM

### ■ MEETING

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Tuesday, May 6, 2025, from 12:30 P.M. - 3:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

a28-my6

## 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 on May 28, 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)
425 Mother Gaston Blvd.	Block 3743 Lot 12
546 Thomas S Boyland St.	Block 3518 Lot 63
1733-1735 Saint Marks Ave.	Block 1455 Lots 65, 66, 79

Under HPD's Neighborhood Construction Program, sponsors purchase City-owned or privately owned land or vacant buildings and construct multifamily buildings in order to create up to 80 units of affordable rental housing on infill sites. Construction and permanent financing is provided through loans from private institutional lenders and from public sources including HPD, the New York City Housing Development Corporation, the State of New York, and the federal government. Additional funding may also be provided from the syndication of low-income housing tax credits. The newly constructed buildings provide rental housing to low income, moderate income, and

middle income families. Subject to project underwriting, up to 30% of the units may be rented to formerly homeless families and individuals.

Under the proposed project, the City will sell the Disposition Area to FAC Brownsville Housing Development Fund Corporation ("Sponsor") for the nominal price of one dollar per tax lot. The Sponsor will also deliver an enforcement note and mortgage for the remainder of the appraised value ("Land Debt"). The Sponsor will then construct three buildings containing up to 74 rental dwelling units, plus one unit for a superintendent, and approximately 2,912 square feet of community facility or commercial space in the Disposition Area.

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, 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. 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.

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## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, 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/nycipc](http://www.youtube.com/nycipc) 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 re clad 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. Jones & 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.



**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 13, 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/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**35 Remsen Street - Brooklyn Heights Historic District**

**LPC-25-02663** - Block 247 - Lot 12 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style house built between 1861-1879. Application is to alter the oriel and remove special windows.

**310 Malcolm X Boulevard (aka 373 Decatur Street, 310-318 Malcolm X Boulevard)**

**- Bedford-Stuyvesant/Expanded Stuyvesant**

**LPC-25-02849** - Block 1676 - Lot 47 - **Zoning:** R6A

**CERTIFICATE OF APPROPRIATENESS**

An altered Renaissance Revival style flats building designed by Thomas Miller and built in 1881. Application is to install storefront infill, awnings, lighting, mechanical equipment, and signage and to modify masonry openings.

**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 c. 2000 pursuant to Certificate of Appropriateness 00-1382. Application is to reclad the building, and install storefront infill, signage and banners.

**430 Lafayette Street - NoHo Historic District**

**LPC-24-11008** - Block 545 - Lot 39 - **Zoning:** M1-5/R9A

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style townhouse designed by Seth Greer and built in 1832-33. Application is to install a barrier-free access lift.

**284 Fifth Avenue - Individual Landmark**

**LPC-25-09203** - Block 832 - Lot 39 - **Zoning:** C5-2

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style apartment hotel building designed by D.&J. Jardine and built in 1888-90. Application is to legalize the replacement of display windows without Landmarks Preservation Commission permit(s), modify display windows, replace infill and cladding and install an interior display structure and signage.

**140 East 74th Street - Upper East Side Historic District**

**LPC-25-09579** - Block 1408 - Lot 57 - **Zoning:** C1-8X

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse designed by John G. Prague and built in 1871-75. Application is to construct a rooftop bulkhead and install railings.

**228 Lenox Avenue - Mount Morris Park Historic District**

**LPC-25-08473** - Block 1720 - Lot 39 - **Zoning:** R7-2

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by F. Charles Merry and built in 1888-1889. Application is to build a rooftop bulkhead and replace windows installed without Landmarks Preservation Commission Permits(s).

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## PARKS AND RECREATION

### ■ PUBLIC HEARINGS

**NOTICE OF A JOINT PUBLIC HEARING** of the Franchise and Concession Review Committee and New York City Department of Parks & Recreation ("Parks") to be held on 5/12/2025, at 22 Reade Street, Spector Hall, in Manhattan commencing at 2:30 P.M. relative to:

**INTENT TO AWARD** as a concession a License Agreement ("License") to Tillary Plaza Concessions, Corp. for the development, operation, and maintenance of a cafe at Cadman Plaza Park, located at Tillary Street and Cadman Plaza West, Brooklyn.

The License will provide for a term of fifteen (15) years.

Compensation to the City will be as follows:

The Greater of Annual Minimum Fee (increasing 5% every 2 years) vs 10 % of Gross Receipts

Year 1	\$ 40,000.00	vs 10% of Gross Receipts
Year 2	\$ 40,000.00	vs 10% of Gross Receipts
Year 3	\$ 42,000.00	vs 10% of Gross Receipts
Year 4	\$ 42,000.00	vs 10% of Gross Receipts
Year 5	\$ 44,100.00	vs 10% of Gross Receipts
Year 6	\$ 44,100.00	vs 10% of Gross Receipts
Year 7	\$ 46,305.00	vs 10% of Gross Receipts
Year 8	\$ 46,305.00	vs 10% of Gross Receipts
Year 9	\$ 48,620.00	vs 10% of Gross Receipts
Year 10	\$ 48,620.00	vs 10% of Gross Receipts
Year 11	\$ 51,051.00	vs 10% of Gross Receipts
Year 12	\$ 51,051.00	vs 10% of Gross Receipts
Year 13	\$ 53,603.00	vs 10% of Gross Receipts
Year 14	\$ 53,603.00	vs 10% of Gross Receipts
Year 15	\$ 56,284.00	vs 10% of Gross Receipts

Written testimony may be submitted in advance of the hearing electronically to [ferc@mocs.nyc.gov](mailto:ferc@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 Parks at [luigi.almanzar@parks.nyc.gov](mailto:luigi.almanzar@parks.nyc.gov) from 4/25/2025 through 5/12/2025.
2. Submit a written request by mail to NYC Department of Parks and Recreation, Revenue Division, 830 Fifth Avenue, Room 407, New York, NY 10065. Written requests must be received by 5/12/2025. For mail-in requests, please include your name, return address, and B113A-O-SB-2022.
3. Download from Park's website at <https://www.nycgovparks.org/opportunities/concessions/rfps-rfbs-rfeis> from 4/25/2025 through 5/12/2025.

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.

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## BOARD OF STANDARDS AND APPEALS

### ■ PUBLIC HEARINGS

**May 19th, 2025 and May 20th, 2025, 10:00 A.M. and 2:00 P.M.**

**NOTICE IS HEREBY GIVEN** of teleconference public hearings, Monday May 19th, 2025, at 10:00 A.M. and 2:00 P.M., and Tuesday May 20th, 2025, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website ([www.nyc.gov/bsa](http://www.nyc.gov/bsa)), with remote public participation and in-person portion, on the following matters:

### SOC CALENDAR

**595-44-BZIV**

APPLICANT – Fox, Rothschild LLP, by Jerald Johnson, for Unit

Owners of Central Park South Medical Condominium, owners.  
 SUBJECT – Application March 10, 2025 – Extension of Term (§11-411) of a previously approved variance which permitted Office Use which will expire on July 12, 2025 R10H zoning district.  
 PREMISES AFFECTED – 30 Central Park South, Block 1274, Lot 7501, Borough of Manhattan.  
**COMMUNITY BOARD #5M**

**827-55-BZIV**

APPLICANT – Vassalotti Associates Architects, LLP, for Spartan Petro Corp. (Henry Alpert), owner.  
 SUBJECT – Application February 13, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance which permitted the operation of an Automotive Service Station expired on March 16, 2024; Waiver of the Board's Rules. R3-2 zoning district.  
 PREMISES AFFECTED – 245-20 139th Avenue, Block 13614, Lot 23, Borough of Queens.  
**COMMUNITY BOARD #13Q**

**308-79-BZIV**

APPLICANT – Goldman Harris, LLC, for St. George Tower & Grill Owners Corp., owner; TRL 43 Clark LLC, lessee.  
 SUBJECT – Application February 27, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the operation of a Physical Cultural Establishment which expires on July 10, 2025, Amendment to permit a change in operator. R7-1 (Limited Height Special Purpose District) (Brooklyn Heights Historic).  
 PREMISES AFFECTED – 43 Clark Street (aka 111 Hicks Street), Block 231, Lot(s) 17, 19, Borough of Brooklyn.  
**COMMUNITY BOARD #3BK**

**139-84-BZII**

APPLICANT – Ronald D. Victorio, R.A., for MaryLou Hasson, owner.  
 SUBJECT – Application March 11, 2025– Amendment to Board's condition of term to permit the re-instatement of a previously approved Special Permit 73-52 permitting commercial accessory parking extending beyond the district boundary into a residence district which expired on January 22, 2000, Waiver of the Board's Rules of Practice and Procedures. C2-1/R3-1 & R3X zoning district.  
 PREMISES AFFECTED – 1887 Victory Boulevard, Block 373, Lot 25, Borough of Staten Island.  
**COMMUNITY BOARD #1SI**

**ZONING CALENDAR****2024-50-BZ**

APPLICANT – Medina Energy Group, LLC, for Theresa Peters, owner.  
 SUBJECT – Application October 9, 2024 – Variance (§72-21) to permit the development of a single-family residence contrary to underlying bulk requirements. R3X zoning district.  
 PREMISES AFFECTED – 238-15 149th Avenue, Block 13747, Lot 80, Borough of Queens.  
**COMMUNITY BOARD #13Q**

**2024-59-BZ**

APPLICANT – Law Office of Jay Goldstein, PLLC, for Bayis Ne'emon, owner; Bais Esther, lessee.  
 SUBJECT – Application December 3, 2014 – Variance (§72-21) to permit the enlargement of an existing school contrary to underlying bulk requirements. R6 zoning district.  
 PREMISES AFFECTED – 1343-1353 50th Street, Brooklyn - Block 5642, Lot(s) 53&59  
**COMMUNITY BOARD #13Q**

**2025-02-BZ**

APPLICANT – Seyfarth Shaw LLP by Neil Weisbard, for 3680 Tremont Realty, LLC, owner; McDonald's Corporation, lessee.  
 SUBJECT – Application February 3, 2025 – Special Permit (§73-311) to allow for an eating and drinking establishment (McDonald's) with an accessory drive-through facility contrary to ZR §32-15. C1-2/R4-1 zoning district.  
 PREMISES AFFECTED – 3660 East Tremont Avenue, Block 5543, Lot 86, Borough of Bronx.  
**COMMUNITY BOARD #10BX**

**2025-03-BZ**

APPLICANT – Eric Palatnik, P.C., for McDonald's Corporation, owner; Team Hendel, LLC, lessee.  
 SUBJECT – Application February 12, 2025 – Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment (Use Group VI). C1-2/R4 zoning district.  
 PREMISES AFFECTED – 3540 Nostrand Avenue, Block 7386, Lot (s) 114 & 117, Borough of Brooklyn.  
**COMMUNITY BOARD #15BK**

**2025-06-BZ**

APPLICANT – Eric Palatnik, P.C., for White Castle, System, Inc., owner; 8808 Chicken Corp., lessee.  
 SUBJECT – Application February 28, 2025 – Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C1-2/R4 zoning district.  
 PREMISES AFFECTED – 88-02 Northern Boulevard, Block 1436, Lot 1, Borough of Queens.  
**COMMUNITY BOARD #3Q**

**2025-07-BZ**

APPLICANT – Eric Palatnik, P.C., for Joseph LaForgia, owner; Starbucks Corporation, lessee.  
 SUBJECT – Application February 28, 2025 – Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C1-2/R1-2 zoning district.  
 PREMISES AFFECTED – 1717 Richmond Road, Block 887, Lot 7, Borough of Staten Island.  
**COMMUNITY BOARD #2SI**

Shampa Chanda, Chair/Commissioner



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**TRANSPORTATION****■ PUBLIC HEARINGS**

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

**The public hearing will be held remotely via Zoom, commencing on 5/6/2025, at 11:00 A.M., on the following petition for revocable consent:**

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar. Join Zoom Meeting: [zoom.us/j/91467302621](https://zoom.us/j/91467302621) Meeting ID: 91467302621 To join the hearing only by phone, use the following information to connect: Phone: +1-929-205-6099 Meeting ID: 914 6730 2621

1. Kazuza to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 107 Avenue A in the borough of MANHATTAN.

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**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

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## 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>

**CITY UNIVERSITY****FACILITIES PLANNING CONSTRUCTION AND MANAGEMENT****■ SOLICITATION***Construction / Construction Services*

**CUNY SCHOOL OF LAW-CAMPUS SAFETY & SECURITY UPGRADES** - Competitive Sealed Bids - PIN# CL-CUCF-17-25 - Due 5-15-25 at 11:59 P.M.

The City University Construction Fund (CUCF), on behalf of the City University of New York (CUNY) and through CUNY's Office for Facilities Planning, Construction, and Management (FPCM), is seeking bids from qualified contractors to enhance campus safety and security through technology upgrades and expansions. The specific goals include upgrading and expanding technology, improving emergency Communications, expanding surveillance coverage, and establishing a secondary command center for the CUNY School of Law.

Pursuant to State Finance Law § 139-j and § 139-k, this solicitation includes and imposes certain restrictions on communications between CUCF and a Proposer during the procurement process. A Proposer is restricted from making contacts from the earliest posting on the CUNY Builds, the City Record, or the New York State Contract Reporter websites of its intent to solicit offers/bids/proposals through final award and approval of Procurement Contract(s) by CUCF/CUNY and, if applicable, the Office of the State Comptroller ("restricted period") to other than Designated Contact(s) unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law § 139-j(3)(a). Designated Contact(s), as of the date hereof, are identified in Section I.C. above. CUCF/CUNY employees are also required to obtain certain information when contacted during the restricted period and to make a determination of the responsibility of the Proposer pursuant to State Finance Law §139-j and §139-k. Certain findings of non-responsibility can result in rejection for Contract award and, in the event of two findings within a four-year period, the Proposer is debarred from obtaining governmental Procurement Contracts for four years. Further information about these requirements can be found on the New York State Office of General Services (OGS) website at: <https://www.ogs.ny.gov/acpl/>.

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.  
City University, 555 W 57th Street, New York, NY 10019. Michelle Harris (646) 664-2700; CUNY.Builds@cuny.edu

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**CITYWIDE ADMINISTRATIVE SERVICES****ENERGY MANAGEMENT****■ AWARD***Construction Related Services*

**ENERGY RELATED TECHNICAL SERVICES** - Competitive Sealed Proposals - Other - PIN# 85624P0002017 - AMT: \$6,000,000.00 - TO: NORESCO LLC, One Research Drive, Suite 400C, Westborough, MA 01581.

DCAS is seeking multiple qualified firms to enter into an agreement to provide energy related technical services geared towards the City's efficiency efforts, with a scope of services that includes four (4) focus areas.

Judgment is required in evaluating competing proposals, and it is in the best interest of the City to require a balancing of price, quality and other factors.

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**HUMAN CAPITAL****■ AWARD***Services (other than human services)*

**PAY EQUITY ANALYSIS AND REPORT** - M/WBE Noncompetitive Small Purchase - PIN# 85625W0016001 - AMT: \$1,000,000.00 - TO: Elicit Consulting LLC, 319 Avenue C, Apartment 3H, New York, NY 10009-1619.

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**CORRECTION****NUTRITIONAL SERVICES****■ AWARD***Goods*

**CAMBRO CAFETERIA ITEMS** - M/WBE Noncompetitive Small Purchase - PIN# 07225W0039001 - AMT: \$100,000.00 - TO: Simbio USA Inc, 45 SW 20th Road, Miami, FL 33129.

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**DESIGN AND CONSTRUCTION****■ AWARD***Construction / Construction Services*

**SAFE ROUTES TO SCHOOLS - PHASE 4D** - Competitive Sealed Bids - PIN# 85024B0028002 - AMT: \$22,955,815.00 - TO: JR Cruz Corp, 33 W. Main Street, Holmdel, NJ 07733.

HWCSCH4D Safe routes to schools in the vicinity of the following schools: P.S./I.S. 218, 1220 Gerard Avenue Rosalyn Yalow Charter School, 116 East 169th Street P.S.85, 2400 Marion Avenue P.S.307, 124 Eames Place including corner reconstructions, curb extensions, pavement markings, pedestrian ramps, catch basins, bus pads, street lighting, and traffic signal work together with all work incidental thereto Borough of The Bronx, City of New York FHWA FUNDED - NYSDOT PIN : X773.82

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

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**ECONOMIC DEVELOPMENT CORPORATION****CONTRACTS****■ SOLICITATION***Goods and Services*

**LEASING OPPORTUNITIES FOR SOLAR PV SYSTEM DEVELOPMENTS AT CERTAIN SITES IN BRONX, NEW YORK RFP** - Request for Proposals - PIN# 11203 - Due 7-10-25 at 11:59 P.M.

New York City Economic Development Corporation (NYCEDC), on behalf of the City of New York, the Department of Small Business Services and on its own behalf, invites developers to submit proposals for one or more leases for the design, finance, install, own, operate, repair, maintain, and ultimately decommission roof-mounted and/or carport-mounted solar photovoltaic (PV) systems on one or more of three sites in Bronx, New York – (1) 600 Food Center Drive, (2) 1625 Bathgate Avenue and (3) 1701 Bathgate Avenue.

As part of its commitment to New York City's Green Economy Action Plan and meeting the emissions reduction targets set by New York City Local Law 97, NYCEDC has developed a Strategic Energy Master Plan to guide the decarbonization of its leased, owned, and managed real estate portfolio. Through this initiative, numerous strategic pillars have been identified to create a glidepath to net zero, including energy conservation measures, deep energy retrofits, and the deployment of solar PV systems and Battery Energy Storage Systems (BESS), as determined through audits conducted across NYCEDC's portfolio. Implementing these strategies is projected to bring the portfolio 80% of the way toward achieving net zero emissions. This RFP represents one of many necessary steps in reaching that goal.

NYCEDC plans to select a developer(s) on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal, experience of key teams identified in the proposal, program design, construction plan, operations and maintenance plan, project financials, and broader economic impact and workforce development plans.

It is the policy of NYCEDC to comply with all federal, state and City laws and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, age, disability, marital status and other protected category and to take affirmative action in working with contracting parties to ensure certified Minority and Women-owned Business Enterprises (MWBEs) share in the economic opportunities generated by NYCEDC's projects and initiatives.

Companies who have been certified with the New York City Department of Small Business Services as MWBEs are strongly encouraged to apply. To learn more about M/WBE certification, NYCEDC's M/WBE program, and programs to assist M/WBE in navigating current and upcoming opportunities on NYCEDC projects, please visit <https://sbsconnect.nyc.gov/certification-directory-search/> and [edc.nyc.gov/opportunity-mwdb](https://edc.nyc.gov/opportunity-mwdb).

An optional site visit to relevant Sites will be held on Tuesday, May 20, 2025 at 10:00 A.M. and Wednesday, May 21, 2025 at 10:00 A.M. Those who wish to attend should RSVP by email to [BronxSolarRFP@edc.nyc](mailto:BronxSolarRFP@edc.nyc) on or before Friday, May 16, 2025 by 5:00 P.M.

Respondents may submit questions and/or request clarifications from NYCEDC by no later than 5pm Friday, June 13, 2025. Questions regarding the subject matter of this RFP should be directed to [BronxSolarRFP@edc.nyc](mailto:BronxSolarRFP@edc.nyc). Answers to all questions will be posted by Friday, June 27, 2025, to <https://edc.nyc/rfps>. Questions regarding the subject matter of this RFP will not be accepted after 5:00 P.M. on Friday, June 13, 2025, however, technical questions pertaining to downloading and submitting proposals to this RFP may be directed to [RFPRequest@edc.nyc](mailto:RFPRequest@edc.nyc) on or before Thursday, July 10, 2025.

Detailed submission guidelines and requirements are outlined in the RFP, available as of Wednesday, April 30, 2025. To download a copy of the solicitation documents please visit <https://edc.nyc/rfps>. **RESPONSES ARE DUE NO LATER THAN Thursday, July 10, 2025 at 11:59 P.M.** Please click the link in the "Deadlines" section of this project's web page (which can be found on <https://edc.nyc/rfps>) to electronically upload a proposal for this solicitation. Please upload your response as a .zip file with your company name and the title of this project.

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.

*Economic Development Corporation, 1 Liberty Plaza, 12th Floor, New York, NY 10006. Hugo Job (212) 618-5462; [RFPRequest@edc.nyc](mailto:RFPRequest@edc.nyc)*

Accessibility questions: Equal Access Office, [equalaccess@edc.nyc](mailto:equalaccess@edc.nyc), 212-312-6602, by: Thursday, July 10, 2025, 11:59 P.M.



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## EDUCATION

### CENTRAL OFFICE

#### ■ AWARD

#### *Human Services/Client Services*

**FY25 COMMUNITY SCHOOL SERVICES - R1191** - Renewal - PIN# 04020I0001033R001 - AMT: \$1,734,375.00 - TO: Samuel Field YM & YWHA Inc., 58-20 Little Neck Parkway, Little Neck, NY 11362.

The New York City Department of Education (DOE) is seeking qualified community-based organizations (Lead CBOs) to work with schools to implement the community school strategy in approximately 165 DOE schools ranging from elementary, middle, and high schools. Robust school and community partnerships will create supportive school environments and coordinate personalized social, emotional, and academic supports that are responsive to identified needs and build on the strengths of students, families, and communities. While there may be multiple partners working in DOE schools, the Lead CBO coordinates all partners and aligns services with the DOE school's goals.

The DOE recommends the use a new award selection method for this RFP to be released through PASSPort, the City's digital Procurement and Sourcing Solutions Portal. This new method will allow for principals or his or her authorized representative, as well as at least two additional representatives from the School Leadership Team (SLT) to make an award selection (subject to a responsibility determination) after all proposals have been evaluated by a committee, following Section 3-03(i)(1) of the PPP rules.

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## EMERGENCY MANAGEMENT

#### ■ AWARD

#### *Human Services/Client Services*

**CONSULTING SERVICES** - Renewal - PIN# 01721P0001026R001 - AMT: \$1,099,000.00 - TO: Nodi Solutions LLC, 1680 E Gude Drive, Suite 200, Rockville, MD 20850.

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

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## ENVIRONMENTAL PROTECTION

#### ■ AWARD

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

**AIR MONITORING AND ANALYSIS IN DEP FACILITIES AND LOCATIONS DOWN STATE AND UPSTATE** - Renewal - PIN# 82622B8042KXLR001 - AMT: \$366,407.00 - TO: The Saban Engineering Group Inc, 201 Stuyvesant Avenue, Lyndhurst, NJ 07071.

Contract number AIRMON2-19(R), EPIN: 82619B0030001. Duration of contract is for 3 years with a 1-year renewal option. Total contract not to exceed \$1,099,220.

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## WATER SUPPLY

#### ■ AWARD

#### *Goods*

**BWS OGS DIESEL FUEL DELIVERY (DUTCHESS, ORANGE, WESTCHESTER) 5010573X** - Intergovernmental Purchase - PIN# 82625O0005001 - AMT: \$90,000.00 - TO: Sprague Operating Resources LLC, 185 International Drive, Portsmouth, NH 03801.

OGS Contract Award 23343 Group: 05602

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## HOMELESS SERVICES

### ADULT SERVICES

#### ■ AWARD

#### *Human Services/Client Services*

**SHELTER SERVICES FOR HOMELESS SINGLE ADULTS - 53RD STREET** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 07122P0012022 - AMT: \$37,270,279.00 - TO: Samaritan Daytop Village Inc., 138-02 Queens Boulevard, Briarwood, NY 11435.

The Department of Homeless Services works to prevent homelessness before it occurs, address street homelessness, and assist New Yorkers in transitioning from shelter and street homelessness to permanent housing. DHS collaborates with non-profit partners to provide temporary shelter and services that homeless New Yorkers need to achieve and maintain housing permanency. The goals and objectives of these shelters are to provide transitional housing for Single Adults without other housing options, as well as services that help secure viable housing in the community and maintain independent living arrangements. These shelters shall provide structure and an atmosphere which facilitates assessment of the clients' needs, the provision of case management and other social services, referrals to appropriate community based services and assistance in securing alternative housing. The goal of this RFP is to procure high-quality, borough-based shelters for Homeless Single Adults that will enable these clients to quickly obtain viable housing within the community. Round 16.

This is an open-ended RFP for shelter facilities for homeless single adults; judgement is necessary in evaluating proposals to ensure the appropriateness of the facility and provision of client services.

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## FACILITIES, MAINTENANCE AND REPAIR

### ■ AWARD

#### *Goods*

**FY25 DHS BLANKET PURCHASE ORDER FOR HOUSEHOLD APPLIANCES** - M/WBE Noncompetitive Small Purchase - PIN# 07125W0011001 - AMT: \$100,000.00 - TO: Kemlot Global Associates Inc, 648 Dorothea Lane, Elmont, NY 11003-4520.

FY25 OMO for appliances total \$100,000.00

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## HUMAN RESOURCES ADMINISTRATION

### ■ AWARD

#### *Human Services/Client Services*

### CASE COORDINATION SERVICES - 205 HOUSEHOLDS

- Renewal - PIN# 06920N8211KXLR001 - AMT: \$2,695,684.00 - TO: Samaritan Daytop Village Inc., 138-02 Queens Boulevard Briarwood NY 11435.

Case coordination for Cluster Conversion Program. The proposed contract renewal will allow Samaritan Daytop Village, Inc to continue to provide Case Coordination Services for formerly homeless families at 708-710 & 740 East 243rd St, Bronx, NY 10470; 475 West 145th St New York, NY 10031; 108 East 116th St, New York, NY 10029; 110 East 116th St, New York, NY 10029; 77 East 125th St, New York, NY 10035; 79 East 125th St, New York, NY 10035; 2153 Fifth Ave; New York, NY 10037; 27 East 131st St New York, NY 10037; 2093 Madison Ave, New York, NY 10037; 148 West 124th St, New York, NY 10027. The term of the proposed renewal contract will be from April 1, 2025, through March 31, 2028.

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

**IT CONSULTING FOR ENTERPRISE SOLUTIONS MANAGEMENT (ESM) & ITD** - Intergovernmental Purchase - PIN# 06925G0015001 - AMT: \$2,254,260.00 - TO: ManpowerGroup Public Sector, Inc., 6400 Arlington Blvd, 3rd Floor, Falls Church, VA 22042.

The period of performance will be for thirty-six (36) months from January 1, 2025 to December 31, 2027.

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## LAW DEPARTMENT

### ■ INTENT TO AWARD

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

**NEGOTIATED ACQUISITION EXTENSION ("NAE") CONTRACT FOR PROVISION OF STENOGRAPHIC REPORTING SERVICES** - Negotiated Acquisition - Other - PIN# 02525N0079 - Due 5-14-25 at 4:00 AM.

IT IS THE INTENT of the New York City Law Department ("Department") to enter into a one year extension contract with the firm Veritext LLC ("Veritext"), pursuant to PPB Rules Section 3-04(b) (2)(iii). Under the current contract, Veritext provides stenographic reporting services. The purpose of this extension contract is to maintain continuity of services while the Department completes the procurement of a new stenographic reporting services contract. The contract term of the extension contract will commence as of April 15, 2025 and continue through April 14, 2026, at which time the newly procured contract for these services will commence. The cost of the contract is in an amount not-to-exceed \$1,500,000.

The Department's Agency Chief Contracting Officer ("ACCO") has determined (1) that there is a compelling need to extend the contract beyond the permissible cumulative twelve-month limit; (2) that the proposed term of the extension is the minimum necessary to meet the need; and (3) that award of the contract is in best interest of the City of New York. The ACCO certifies, further, that Veritext's performance has been satisfactory or better throughout the term of the current contract.

Stenographic Firms that believe they are qualified to provide these services and wish to be considered for future procurements for the same or similar services should send an expression of interest to the Department's ACCO at the following address: Jared Bretas, Senior Counsel, New York City Law Department, 100 Church Street, Room 5-207, New York, NY 10007; Fax 212-356-1148; E-Mail jrbretas@law.nyc.gov.

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## PARKS AND RECREATION

### CAPITAL PROGRAM MANAGEMENT

#### ■ AWARD

#### *Construction/Construction Services*

### R089-122M RECONSTRUCTION OF GREENCROFT

**PLAYGROUND, STATEN ISLAND** - Competitive Sealed Bids - PIN# 84624B0108001 - AMT: \$5,018,074.00 - TO: Verdugos General Contractors Corp., 608 Liberty Avenue, Brooklyn, NY 11207.

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### Q007-120M MICHAELIS-BAYSWATER PARK

**RECONSTRUCTION, LOCATED AT BEACH CHANNEL DRIVE, BAY 32ND STREET, NORTON AVENUE, QUEENS** - Competitive Sealed Bids - PIN# 84623B0051001 - AMT: \$27,878,175.00 - TO: Jr Cruz Corp, 33 W. Main Street, Holmdel, NJ 07733.

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## SANITATION

### SUPPORT SERVICES

#### ■ AWARD

#### *Construction Related Services*

### VEEDER ROOT TANK LEVEL SYSTEM REPAIR RENEWAL #1

- Renewal - PIN# 82720B8160KXLR001 - AMT: \$1,393,140.00 - TO: The Franklin Company Contractor Inc., 2244 119th Street, College Point, NY 11356-2516.

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## SCHOOL CONSTRUCTION AUTHORITY

### CONTRACT ADMINISTRATION

#### ■ SOLICITATION

#### *Construction/Construction Services*

**FIORIELLO LAGUARDIA HS (HS485M) (MANHATTAN)/ STAIRWELL WALLS** - Competitive Sealed Bids - PIN# SCA25-22161D-1 - Due 5-12-25 at 11:30 A.M.

Pre-Bid Walk through Date and Time: April 30, 2025, at 10:00 A.M. at: 100 Amsterdam Avenue, New York, NY 10023. Potential bidders are encouraged to attend but this walkthrough is **NOT MANDATORY**. Meet at the Custodian's Office.

Bid Opening Date and Time: May 12, 2025 at 11:30 A.M. ALL BIDDERS MUST BE PRE-QUALIFIED AT THE TIME OF THE BID OPENING.

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.

School Construction Authority, 25-01 Jackson Avenue, 16th Floor, Long Island City, NY 11101. Zaneta Jackman (718) 472-8189; zjackman@nycsca.org

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## YOUTH AND COMMUNITY DEVELOPMENT

### ■ AWARD

#### *Human Services/Client Services*

**WORKFORCE DEVELOPMENT SERVICES** - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26024N0526008 - AMT: \$2,537,625.00 - TO: United Activities Unlimited Inc., 1200 South Avenue, Suite 304, Staten Island, NY 10314.

The New York City Department of Youth and Community Development (DYCD) is seeking to identify organizations with experience providing workforce development and wraparound services to underemployed or unemployed participants, ages 18 to 40, involved in the criminal justice system or impacted by community violence. In the Community Resources for Employment and Development Program (CRED), participants will be offered work readiness training, occupational training, and internships for in-demand sectors for up to 24 weeks, with 3 months of follow-up services, including job placement, after completing training. In addition, participants will have access to a myriad of supportive services throughout the program, including mental health counseling and connections to social services, resources, and benefits that would enable them to successfully engage in the program activities (e.g., housing, life coaching, academic support, legal support, access to healthcare, etc.). The goal of the program is to provide pathways to employment and economic mobility for people who reside in communities where community violence is most prevalent, including neighborhoods identified as priority areas by the Gun Violence Prevention Taskforce. Community violence compounds neighborhood and racial income inequality by curtailing economic activity and development in neighborhoods where it is common, reducing home values, job opportunities, and access to capital to develop new ventures.

In accordance with section 3-04 (b)(2)(i)(D) and 3-16(a)(1) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Community Resources for Employment and Development Program (CRED) through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate with our Workforce program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(D) as a compelling need for goods, services, construction, and/or construction-related services exists that cannot be timely met through competitive sealed bidding or competitive sealed proposals.

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### WORKFORCE

### ■ AWARD

#### *Human Services/Client Services*

**TRAIN AND EARN RFP** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26024P0003017 - AMT: \$5,476,275.00 - TO: Chinatown Manpower Project Inc., 55 Chrystie Street, 2nd Floor, New York, NY 10002.

DYCD is seeking qualified vendors to implement Train & Earn, one of DYCD's federally-funded Workforce Innovation and Opportunity Act (WIOA) programs for out-of-school, out-of-work (OSOW) youth in New York City. Through this RFP, DYCD aims to fund integrated and holistic program models that will strengthen New York City's (City) workforce development system and help young people gain the support, educational credentials and skills needed to succeed in today's economy.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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**LEARN AND EARN RFP** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26024P0002003 - AMT: \$2,286,638.00 - TO: New York Edge, Inc., 58-12 Queens Blvd, Suite 1, 59th Street Entrance, Woodside, NY 11377.

DYCD is seeking qualified vendors to implement Learn & Earn, one of DYCD's federally-funded Workforce Innovation and Opportunity Act (WIOA) programs for in-school youth in New York City. Through this RFP, DYCD aims to fund integrated and holistic program models that will strengthen New York City's (City) workforce development system and help young people gain the support, educational credentials and skills needed to succeed in today's economy.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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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](mailto:DISABILITYAFFAIRS@MOCs.NYC.GOV) OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCs AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**



## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Wednesday, May 21, 2025 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and Royal Exterminating Co Inc located at 108-44 172nd Street, Jamaica, NY, 11433. EPIN: #06825W0028001, in the amount of \$198,000.00. The proposed contract is for On-Call Pest Management Services, Brooklyn & Staten Island with a term of July 1, 2025, to June 30, 2028.

The proposed contractor has been selected by means of the M/WBE Small Purchase procurement method, pursuant to Section 3-08 (c)(1) (iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID# 2333 999 1503 no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Joyce Caballero at [joyce.caballero@acs.nyc.gov](mailto:joyce.caballero@acs.nyc.gov), no later than three business days before the hearing date.

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**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 12, 2025 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed Preferred Source contract between the Administration for Children's Services and New York State Industries for the Disabled, located at 11 Columbia Circle Drive, Albany, NY, 12203; EPIN: 06825M0001001, in the amount of \$5,164,705.09 to provide Janitorial Services at ACS' Division of Youth and Family Justice's (DYFJ) Secure Detention Sites with a term of April 1, 2025 through March 31, 2028.

The proposed contract is a Required Method (Preferred Source) contract pursuant to Section 3-01 of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by following the link:

<https://nycacs.webex.com/nycacs/j.php?MTID=ma12cf427283dc2950a5a1a9c2e3f6e66>

or calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2349 715 3959 no later than 9:50 A.M. on the date of the hearing. If you require further accommodations, please contact Doron Pinchas at [Doron.Pinchas@acs.nyc.gov](mailto:Doron.Pinchas@acs.nyc.gov) or Rachel Pauley at Rachel.Pauley@acs.nyc.gov no later than three business days before the hearing date.

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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 20, 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 Center for Community Alternatives Inc., located at 115 East Jefferson Street, Suite 200, Syracuse, New York 13202, to provide Individual/Group Counseling, Case Management, Methadone Maintenance, Mental Health Assessments and Medication Management to ages 18 & over to New York City Residents living in Brooklyn, Manhattan, Queens, Bronx and Staten Island, and by TeleHealth (via hipaa compliant platform). The contract term shall be from July 1, 2024 to June 30, 2027, with no option to renew. The contract amount will be \$1,875,000.00. PIN # 25AS027601R0X00 / EPIN # 81625L0155001.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

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

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## PARKS AND RECREATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on May 14, 2025, at 2:00 P.M. The Public Hearing will be held via Zoom.

In order to access the Public Hearing and testify, please join our Zoom Virtual Meeting link.  
<https://us02web.zoom.us/j/2290435542?pwd=VFovbDI6UTVFNXl3ZGxPYUVsQU5kZz09>

Meeting ID: 229 043 5542 Passcode: 763351

(929) 205-6099,,2290435542#,,, \*763351#

**IN THE MATTER OF** a proposed contract between the New York City Department of Parks and Recreation and Paul Bunyon Tree Care, Inc located at 33 Kirkwood Rd, Port Washington, NY 11050, for BG-724M Brooklyn Street Tree Planting Fiscal Year 2024 in Community Boards 7 and 10, Brooklyn. The amount of this contract is \$999,000.00. The term shall be 365 consecutive calendar days from the Order to Work Notice. EPIN# 84625W0035001.

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.

A draft copy of the Contract will be available for public inspection at the Department of Parks and Recreation located at 117-02 Roosevelt Ave, Corona, NY 11368 from April 30, 2025, through May 14, 2025, excluding weekends and holidays from 9:00 A.M. -3:00 P.M. (EST).

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if Parks does not receive by May 7, 2025, from any individual a written request to speak at this hearing, then Parks need not conduct this hearing. Requests should be made to Jia Mei via email at [Jia.Mei@parks.nyc.gov](mailto:Jia.Mei@parks.nyc.gov).

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## SANITATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, May 19th, 2025, at 10:00 A.M. The Public Hearing will be held via Teams Meeting ID: 298 210 042 350 4; Passcode: QM7BW97g or Call-in by Phone: 1 646-893-7101, Access Code: 112 582 775.

**IN THE MATTER OF** a Purchase Order/Contract between the Department of Sanitation (DSNY) and Franklin Equipment Services Corp, located at 22-48 119th St, College Point, NY, 11356, for Genuine Replacement Parts Gasboy and Gilbarco. The amount of this Purchase Order/Contract will be \$900,000.00. The term shall be from May 23, 2025 to May 22, 2030. E-PIN #: 82725W0030001.

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.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DSNY does not receive, by May 7, 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 Sonny Chen, via email to [sochen@dsny.nyc.gov](mailto:sochen@dsny.nyc.gov).

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## AGENCY RULES

## CIVILIAN COMPLAINT REVIEW BOARD

### ■ NOTICE

#### CAPA REGULATORY AGEND FY 2026 CIVILIAN COMPLAINT REVIEW BOARD

Pursuant to §1042 of the Charter, the New York City Civilian Complaint Review Board, sets forth below its regulatory agenda for the City's fiscal year of 2026.

1. **SUBJECT:** Officer Interview Practices
  - A. **Reason:** The Civilian Complaint Review Board ("CCRB") proposes to amend Rule §1-24(e) ("Conduct of Interviews") to make the process more applicable to modern technology and consistent with post-Covid Agency practices.
  - B. **Anticipated Contents:** Amendment of §1-24(e) ("Conduct of Interviews").
  - C. **Objectives:** The objective of the proposed rule change is to provide officers with more access to the Agency.
  - D. **Legal Basis:** NYC Charter § 440.
  - E. **Types of Individuals and Entities Likely to be Affected:** General Public, NYPD.
  - F. **Other Relevant Laws:** N/A.
  - G. **Approximate Schedule:** First Quarter of FY 2026.

Agency Contacts: Heather Cook  
212-912-2031  
Matthew Kadushin  
212-912-2013

2. **SUBJECT:** Civilian Interview Practices
  - A. **Reason:** The Civilian Complaint Review Board ("CCRB") proposes to amend Rule §1-24(l) ("Conduct of Interviews") to make the process more applicable to modern technology and consistent with post-Covid Agency practices.
  - B. **Anticipated Contents:** Amendment of §1-24(l) ("Conduct of Interviews").
  - C. **Objectives:** The objective of the proposed rule change is to provide civilians with more access to the Agency.
  - D. **Legal Basis:** NYC Charter § 440.
  - E. **Types of Individuals and Entities Likely to be Affected:** General Public.
  - F. **Other Relevant Laws:** N/A.
  - G. **Approximate Schedule:** First Quarter of FY 2026.

Agency Contacts: Heather Cook  
212-912-2031  
Matthew Kadushin  
212-912-2013

3. **SUBJECT:** Case Dispositions

- A. **Reason:** The Civilian Complaint Review Board (“CCRB”) proposes to amend Rule § 1-33 (e)(6) (“Case Dispositions”) to comply with the January 2024 court decision Police Benevolent Assn. of the City of N.Y., Inc. v. New York City Civilian Complaint Review Bd., 2024 NY Slip Op 30003(U).
- B. **Anticipated Contents:** Amendment of § 1-33(e)(6) (“Case Dispositions”).
- C. **Objectives:** The objective of the proposed rule change is to comply with the court order to remove the term “Unable to Investigate”, and reinstate the previous definitions used: “Complainant Unavailable,” “Alleged Victim Unavailable,” “Complainant Uncooperative,” “Alleged Victim Uncooperative,” and “Alleged Victim Unidentified.”
- D. **Legal Basis:** Police Benevolent Assn. of the City of N.Y., Inc. v. New York City Civilian Complaint Review Bd., 2024 NY Slip Op 30003(U).
- E. **Types of Individuals and Entities Likely to be Affected:** General Public, NYPD.
- F. **Other Relevant Laws:** N/A.
- G. **Approximate Schedule:** First Quarter of FY 2026.

Agency Contacts: Heather Cook  
212-912-2031  
Matthew Kadushin  
212-912-2013

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## ENVIRONMENTAL PROTECTION

### ■ NOTICE

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

**What are we proposing?** The Department of Environmental Protection is proposing to promulgate a rule to amend the Air Asbestos Penalty Schedule, codified in Chapter 53 of Title 15 of the Rules of the City of New York, to conform to changes made to the Asbestos Control Program Rules.

**When and where is the hearing?** DEP will hold a public hearing on the proposed rule online. The public hearing will take place at 1130 am on June 4, 2025. To participate in the public hearing, please follow these instructions:

#### Microsoft Teams

#### Join the meeting now

Meeting ID: 268 438 427 860 0

Passcode: My9hj3yw

#### Dial in by phone

+1 347-921-5612,,116718844#

#### Find a local number

Phone conference ID: 116 718 844#

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

- **Website.** You can submit comments to the DEP through the NYC rules web site at <http://rules.cityofnewyork.us>.
- **Email.** You can email written comments to [nycrules@dep.nyc.gov](mailto:nycrules@dep.nyc.gov).
- **Mail.** You can mail written comments to the DEP Bureau of Legal Affairs, 59-17 Junction Boulevard, 19th Floor, Flushing, NY 11373.
- **Fax.** You can fax written comments to the DEP Bureau of Legal Affairs, at 718-595-6543.

- **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 718-595-6531. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

**Is there a deadline to submit written comments?** Yes, you must submit written comments by June 4, 2025.

**What if I need assistance to participate in the hearing?** You must tell DEP’s Bureau of Legal Affairs if you need a reasonable accommodation because 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 718-595-6531, or by email at [nycrules@dep.nyc.gov](mailto:nycrules@dep.nyc.gov). Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by May 28, 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/>. A few days after the hearing, a transcript of the hearing and copies of the written comments will be available to the public at the Department’s Bureau of Legal Affairs at the physical address given above or upon request by email [nycrules@dep.nyc.gov](mailto:nycrules@dep.nyc.gov).

**What authorizes the DEP to make this rule?** Section 1049-a of the City Charter and section 24-178 of the Administrative Code authorize DEP to make this proposed rule. This proposed rule was included in DEP’s regulatory agenda for this fiscal year.

**Where can I find DEP’s rules?** DEP’s rules are in Title 15 of the Rules of the City of New York.

**What rules govern the rulemaking process?** DEP must meet the requirements of Section 1043(c) 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 Rules

On February 15, 2025, amendments to DEP’s Asbestos Control Program Rules (15 RCNY Chapter 1) went into effect. Some of these amendments necessitate changes to the Air Asbestos Penalty Schedule (15 RCNY Chapter 53), which sets forth penalties for violations of the Asbestos Control Program Rules. These penalties may be imposed at hearings held at the Office of Administrative Trials & Hearings (OATH).

The proposed rule would make the following changes to the Air Asbestos Penalty Schedule:

- A new penalty would be added to address situations where the contractor applies for a variance but then proceeds with the work without generating an approved variance in violation of section 1-03(a).
- A new penalty would be added for failure to place a project in postponed status while a variance application is pending in violation of section 1-03(j).
- A new penalty would be added for failure to store required records in a manner that minimizes the possibility of water damage in violation of section 1-29(e).
- A new penalty would be added for contractors who proceed with asbestos abatement without an air monitoring technician present or without air monitoring in violation of section 1-32.
- A new penalty would be added for collection of a sample by an unauthorized person or by a person not in the physical presence of the DEP-certified investigator in violation of section 1-38(d).

Pursuant to section 1043(d)(4)(ii), this rule is exempt from review under Charter section 1043(d).

#### New material is underlined.

Section 1. The table set forth in subdivision (a) of section 53-02 of Chapter 53 of Title 15 of the Rules of the City of New York is amended by adding five additional rows, to be placed in the table in alphanumeric order, to read as follows:

Section	Violation Description	1 <sup>st</sup> Offense Penalty	1 <sup>st</sup> Offense Stipulation	2 <sup>nd</sup> Offense Penalty	2 <sup>nd</sup> Offense Stipulation
15 RCNY § 1-03(a)	Failed to generate an approved variance (v2 Form) by entering start date in ARTS	1200	1000	2400	1500
15 RCNY § 1-03(j)	Failed to place ACP-7 in postponed status in ARTS until variance application approved	1200	1000	2400	1500
15 RCNY § 1-29(e)	Failed to store records to minimize possibility of water damage	1200	1000	2400	1500
15 RCNY § 1-32	Performed abatement activities without air monitoring	4800	3000	9600	6000
15 RCNY § 1-38(d)	Sample collected by unauthorized person or outside physical presence of certified asbestos inspector	4800	3000	9600	6000

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

**What are we proposing?** The Department of Environmental Protection (DEP) proposes to promulgate rules to establish a Water Penalty Schedule for violations of the Water Supply Code (Title 24, Chapter 3 of the Administrative Code) and rules promulgated thereunder, including the Water Shortage Regulations. The Office of Administrative Trials and Hearings' Environmental Control Board (OATH ECB) is proposing a companion rule removing the Water Penalty Schedule from Title 48 of the Rules of the City of New York (RCNY).

**When and where is the Hearing?** DEP will hold a public hearing on the proposed rule. The public hearing will take place from 11:00 a.m. through 11:30 a.m. on June 4, 2025. The hearing will be conducted by video conference and is accessible by:

#### Microsoft Teams

#### Join the meeting now

Meeting ID: 237 245 170 566 8  
Passcode: Yd2Mt38Q

#### Dial in by phone

+1 347-921-5612,,22216197#

#### Find a local number

Phone conference ID: 222 161 97#

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

- **Website.** You can submit comments to DEP through the NYC rules website at <http://rules.cityofnewyork.us/>.
- **Email.** You can email written comments to [nycrules@dep.nyc.gov](mailto:nycrules@dep.nyc.gov).
- **Mail.** You can mail written comments to DEP Bureau of Legal Affairs, 59-17 Junction Boulevard, 19<sup>th</sup> Floor, Flushing NY 11373.

- **Fax.** You can fax written comments to the DEP Bureau of Legal Affairs at (718) 595-6543.
- **By Speaking at the Hearing.** Anyone who wants to comment on the proposed rules at the public hearing may speak for up to three minutes. Please access the public hearing by internet video and audio or by telephone using the instructions above. 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?** You may submit written comments until 5:00 p.m. on June 4, 2025.

**What if I need assistance to participate in the hearing?** You must tell us if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You may contact us by email at [nycrules@dep.nyc.gov](mailto:nycrules@dep.nyc.gov) or by telephone at (718) 595-6531 to request a reasonable accommodation. Please tell us by May 28, 2025.

**Can I review the comments made on the proposed rules?** You can review the comments that have been submitted online by visiting the NYC rules website at <http://rules.cityofnewyork.us/>. Shortly after the public hearing, a summary of oral comments and copies of all written comments will be available to the public on DEP's website.

**What authorizes DEP to make these rules?** Section 1403 of the New York City Charter. These proposed rules were included in DEP's regulatory agenda for this Fiscal Year.

**Where can I find DEP's rules?** DEP's rules are located in Title 15 of the Rules of the City of New York.

**What laws govern the rulemaking process?** This notice is made according to the requirements of Section 1043 of the New York City Charter.

### Statement of Basis and Purpose of Proposed Rule

On December 5, 2024, the Office of Administrative Trials and Hearings Environmental Control Board (OATH ECB) passed a resolution to provide for the delegation of its authority to establish a schedule of civil penalties in accordance with Administrative Code Section 24-346(b) to the Commissioner of the Department of Environmental Protection (DEP). Pursuant to this resolution, OATH ECB will repeal its Water Penalty Schedule, currently found at 48 RCNY § 3-126. Concurrently, DEP will enact a penalty schedule within its own rules in Title 15.

The proposed rule continues the effort to repeal penalty schedules from OATH ECB's rules. Although OATH ECB is empowered to impose penalties under Section 1049-a of the New York City Charter and Section 24-346 of the Administrative Code of the City of New York, the regulatory and enforcement agencies have the expertise to recommend appropriate penalties based on the severity of each violation and its effect on City residents. Moving the Water Penalty Schedule will also make it easier for the public to find the penalties, since the Water Penalty Schedule will now be located within the same title as the rules supporting the violations alleged in the summonses. Finally, the amendment will speed up the rulemaking process by eliminating the need for approval by OATH ECB of proposed or amended penalties for DEP rules that have already gone through the City Administrative Procedure Act rulemaking process. The delegation of authority will not affect the right of the public to comment during the rulemaking process.

The proposed rule will be the same as the Water Penalty Schedule currently found in OATH ECB's rules except that several of the section numbers for the Drought (now Water Shortage) Regulations will be changed to reflect renumbering which occurred when such regulations were amended in 2022. No substantive changes are being made to any of the penalties in the existing Water Penalty Schedule.

Deleted material is in [brackets].

New material is underlined.

"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. Title 15 of the Rules of the City of New York is amended by adding a new Chapter 66 to read as follows:**

### Chapter 66. Water Penalty Schedule

#### § 66-01 Water Penalty Schedule.

All citations preceded by "A.C." are to the New York City Administrative Code. All other citations are to Title 15 of the Rules of the City of New York.

\* If a respondent charged with a violation of 15 RCNY § 20-04(e) submits the annual test report by the first hearing date, the penalty

shall be mitigated from \$500 to \$50. For 15 RCNY § 20-04(e), the possibility of such mitigation exists only in connection with the first summons issued to a given respondent.

Pursuant to 48 RCNY § 3-17, a late admit fee of \$30.00 will be added to all the below listed penalties for a failure to submit a payment by mail, as per 48 RCNY § 6-09(a), within 30 days of the mailing date of the default order issued against respondent.

Section	Description	Penalty	Default
-	<b>Stage I Water Shortage Emergency</b>	-	-
Admin. Code § 24-337	Waste of city water (commercial or industrial)	\$400	\$1,000
Admin. Code § 24-337	Waste of city water (residential)	\$250	\$1,000
15 RCNY § 21-06	Failure to post "Save Water" signs	\$100	\$1,000
15 RCNY § 21-07	Failure to post Water-Conserving Irrigation System sign	\$100	\$1,000
15 RCNY § 21-08	Improper use of well water	\$250	\$1,000
15 RCNY § 21-09(a)(1)	Allowing leak or waste of water from faucets, valves, pipes etc.	\$250	\$1,000
15 RCNY § 21-09(a)(2)	Using public water to wash vehicles	\$250	\$1,000
15 RCNY § 21-09(a)(3)	Using water to spray or wash sidewalk, street	\$250	\$1,000
15 RCNY § 21-09(a)(4)	Using any water for ornamental purposes	\$250	\$1,000
15 RCNY § 21-09(a)(5)	Using water for lawns, golf course, plants, trees	\$250	\$1,000
15 RCNY § 21-09(a)(6)	Illegal use of fire hydrants	\$750	\$1,000
15 RCNY § 21-09(a)(7)	Serving water without request	\$250	\$1,000
15 RCNY § 21-09(a)(8)	Use of public water for pools	\$250	\$1,000
-	<b>Stage II Water Shortage Emergency</b>	-	-
Admin. Code § 24-337	Waste of city water (commercial or industrial)	\$500	\$1,000
Admin. Code § 24-337	Waste of city water (residential)	\$350	\$1,000
15 RCNY § 21-06	Failure to post "Save Water" signs	\$200	\$1,000
15 RCNY § 21-07	Failure to post Water-Conserving Irrigation System sign	\$200	\$1,000
15 RCNY § 21-08	Improper use of well water	\$350	\$1,000
15 RCNY § 21-10(a)(1)	Allowing leak or waste of water from faucets, valves, pipes etc.	\$350	\$1,000
15 RCNY § 21-10(a)(2)	Using public water to wash vehicles	\$350	\$1,000
15 RCNY § 21-10(a)(3)	Using water to spray or wash sidewalk, street	\$350	\$1,000
15 RCNY § 21-10(a)(4)	Using any water for ornamental purposes	\$350	\$1,000
15 RCNY § 21-10(a)(5)	Using water for lawns, golf course, plants, trees	\$350	\$1,000
15 RCNY § 21-10(a)(6)	Illegal use of fire hydrants	\$750	\$1,000
15 RCNY § 21-10(a)(7)	Serving water without request	\$350	\$1,000
15 RCNY § 21-10(a)(8)	Use of public water for pools	\$350	\$1,000
-	<b>Stage III Water Shortage Emergency</b>	-	-
Admin. Code § 24-337	Waste of city water (commercial or industrial)	\$600	\$1,000
Admin. Code § 24-337	Waste of city water (residential)	\$450	\$1,000

15 RCNY § 21-06	Failure to post "Save Water" signs	\$300	\$1,000
15 RCNY § 21-07	Failure to post Water-Conserving Irrigation System sign	\$400	\$1,000
15 RCNY § 21-08	Improper use of well water	\$550	\$1,000
15 RCNY § 21-11(a)(1)	Allowing leak or waste of water from faucets, valves, pipes etc.	\$550	\$1,000
15 RCNY § 21-11(a)(2)	Using public water to wash vehicles	\$550	\$1,000
15 RCNY § 21-11(a)(3)	Using water to spray or wash sidewalk, street	\$550	\$1,000
15 RCNY § 21-11(a)(4)	Using any water for ornamental purposes	\$550	\$1,000
15 RCNY § 21-11(a)(5)	Using water for lawns, golf course, plants, trees	\$550	\$1,000
15 RCNY § 21-11(a)(6)	Illegal use of fire hydrants	\$750	\$1,000
15 RCNY § 21-11(a)(7)	Serving water without request	\$550	\$1,000
15 RCNY § 21-11(a)(8)	Use of public water for pools	\$950	\$1,000
15 RCNY § 21-11(a)(9)	Use of non-air cooled air conditioning system using public water with temperature below 79 F.	\$550	\$1,000
-	<b>Other Water Regulations</b>	-	-
Admin. Code § 24-303.1	Illegal discharge of fracking waste	\$2,500	\$10,000
Admin. Code § 24-308	Illegal Use of Hydrant(s)	\$750	\$1,000
Admin. Code § 24-337	Illegal waste of water (Residential)	\$250	\$1,000
Admin. Code § 24-339	Distribution/Sale/Import/Installation of water wasting plumbing fixtures	\$475	\$1,000
Admin. Code § 24-346(b)	Failed to comply with Commissioner's Order	\$750	\$1,000
15 RCNY § 20-01(b)(1)	Plumbing work w/o permit	\$250	\$1,000
15 RCNY § 20-01(e)	Failed to produce permit on demand	\$150	\$1,000
15 RCNY § 20-01(f)	Failed to obtain/return emergency permit	\$250	\$1,000
15 RCNY § 20-02(b)	Unlawful connection to City main	\$700	\$1,000
15 RCNY § 20-03(k)(4)	Failed to protect curb valve/box from damage	\$250	\$1,000
15 RCNY § 20-03(w)	Failed to replace old service pipes upon establishment of new water service	\$250	\$1,000
15 RCNY § 20-03(x)	Failed to install meter on unmetered property when service pipe is replaced/repared/re-laid/installed	\$350	\$1,000
15 RCNY § 20-04(d)	Failed to install a backflow preventer or submit initial test report	\$700	\$1,000
15 RCNY § 20-04(e)	Failed to submit an annual test report for a backflow preventer	\$500 or mitigation penalty of \$50*	\$1,000
15 RCNY § 20-04(i)	Removed / swapped / bypassed backflow device without DEP approval	\$700	\$1,000
15 RCNY § 20-05(a)	No meter in place	\$250	\$1,000
15 RCNY § 20-05(b)(1)	Meter repair/removal w/o permit	\$350	\$1,000
15 RCNY § 20-05(b)(2)	Failed to return meter permit	\$350	\$1,000
15 RCNY § 20-05(d)(5)	No reading receptacle for remote pad	\$250	\$1,000

15 RCNY § 20-05(g)	Improper size/type of meter	\$250	\$1,000
15 RCNY § 20-05(i)(1)	Meter not readily accessible	\$250	\$1,000
15 RCNY § 20-05(i)(2) - (12)	Improper setting of meter	\$250	\$1,000
15 RCNY § 20-05(i)(12)	Failed to design meter setting to ensure electrical continuity	\$150	\$1,000
15 RCNY § 20-05(j)	Prohibited meter bypass	\$500	\$1,000
15 RCNY § 20-05(k)	Improper meter pit / box / vault construction	\$350	\$1,000
15 RCNY § 20-05(m)(1)	Failed to install new meter after unpermitted disconnection of old meter	\$750	\$1,000
15 RCNY § 20-05(n)	Breaking seal on equipment w/o permit	\$500	\$1,000
15 RCNY § 20-05(p)	Inadequate protection of meter/remote receptacle / AMR Transmitter / wiring	\$250	\$1,000
15 RCNY § 20-05(p)(2)	Relocated remote receptacle or AMR transmitter without permit	\$250	\$1,000
15 RCNY § 20-05(t)	Failed to submit photo of meter to DEP	\$350	\$1,000
15 RCNY § 20-06	A.C./refrigeration violation	\$350	\$1,000
15 RCNY § 20-07(c)	Failed to submit self-certification of domestic water service pipe installation	\$250	\$1,000
15 RCNY § 20-08(a)(6)	Lawn / garden watering prohibited time/manner	\$150	\$1,000
15 RCNY § 20-08(a)(7)	Sidewalk flushing prohibited time / manner	\$150	\$1,000
15 RCNY § 20-08(a)(9)	Prohibited use of water for car washing	\$150	\$1,000
15 RCNY § 20-08(b)(4)	Failed to install backflow preventer on hose connected to fire hydrant	\$300	\$600
15 RCNY Chapter 20	Violation of miscellaneous rules regarding use and supply of water	\$150	\$1,000
-	<b>Drilling &amp; Excavation Rules</b>	-	-
15 RCNY § 57-03	Drilling or excavating in restricted area without permit	\$900	\$1,000
15 RCNY § 57-05(b)	Violating general condition(s) of drilling / excavation permit	\$900	\$1,000
15 RCNY § 57-05(b)(1)	Failure to notify DEP 30 days prior to commencement of drilling or excavation	\$900	\$1,000
15 RCNY § 57-05(b)(2)	Failure to drill/excavate only to depth specified in permit	\$900	\$1,000
15 RCNY § 57-05(b)(3) and (b)(5)	Failure to abandon and/or seal any unpermitted borehole or well	\$900	\$1,000
15 RCNY § 57-05(b)(4) and (b)(6)	Failure to abandon and/or fill any unpermitted excavation	\$900	\$1,000
15 RCNY § 57-05(b)(7)	Failure to use blowout preventer when required	\$900	\$1,000
15 RCNY § 57-05(b)(10)	Failure to provide required, certified documentation within 30 days of completion of drilling or excavation	\$900	\$1,000
15 RCNY § 57-05(b)(11)	Failure to conduct required deviation survey	\$900	\$1,000

**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: Penalties for Violations of Water Supply Code and Corresponding Rules**

**REFERENCE NUMBER: DEP-110**

**RULEMAKING AGENCY: Department of Environmental Protection**

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 include a cure period but provides for mitigated penalties for certain infractions where applicable.

/s/ Lisa Taapken  
Mayor's Office of Operations

March 12, 2025  
Date

**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: Penalties for Violations of Water Supply Code and Corresponding Rules**

**REFERENCE NUMBER: 2025 RG 019**

**RULEMAKING AGENCY: Department of Environmental Protection**

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: March 12, 2025

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**HUMAN RESOURCES ADMINISTRATION**

■ PUBLIC HEARINGS

**Notice of Public Hearing and Opportunity to Comment on Proposed Amendments to Chapters 10 and 11 of Title 68 of the Rules of the City of New York and to Chapter 60 of Title 28 of the Rules of the City of New York**

**What are we proposing?** The New York City Human Resources Administration ("HRA") and the Department of Housing Preservation and Development ("HPD") propose to amend the CityFHEPS Rules by establishing the Creating Real Impacts at Birth Pilot, changing the contribution for some households renewing with good cause, and increasing the maximum reimbursement for the Unlocking Doors Initiative. HRA's Pathway Home Rule will also be modified to establish the Creating Real Impacts at Birth Pilot.

The public hearing will take place remotely via Zoom on May 30, 2025, at 1:00pm. Those wishing to attend the hearing may join by:

**Zoom (video and audio):** <https://www.zoomgov.com/j/1602048034>

Or go to [www.zoom.us](http://www.zoom.us), click on “join a meeting” and enter Meeting ID: 160 204 8034

**Phone (audio only): 1-646-828-7666**

When prompted, enter meeting ID: is 160 204 8034

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

- **Website.** You can submit comments to HRA through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to [NYCRules@hra.nyc.gov](mailto:NYCRules@hra.nyc.gov). Please include “CityFHEPS Rule Changes” in the subject line.
- **Mail.** You can mail comments to:  
HRA Rules  
c/o Office of Legal Affairs  
150 Greenwich Street, 38<sup>th</sup> Floor  
New York, NY 10007  
Please make clear that you are commenting on the CityFHEPS Rule Changes.
- **Fax.** You can fax comments to 917-639-0413. Please include “CityFHEPS Rule Changes” in the subject line.
- **By speaking at the hearing.** You may sign up to speak at the hearing by calling 929-221-7220 or emailing [NYCRules@hra.nyc.gov](mailto:NYCRules@hra.nyc.gov) on or before the start of the hearing on May 30, 2025. Speakers will be called in the order that they signed up and will be able to 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?** The deadline to submit comments is midnight on May 30, 2025. Comments, including those sent by mail, must be received by HRA on or before May 30, 2025.

**What if I need assistance to participate in the hearing?** You must tell us if you need language interpretation services or a reasonable accommodation to participate in the hearing. You can tell us by email at [NYCRules@hra.nyc.gov](mailto:NYCRules@hra.nyc.gov). You may also tell us by telephone at 929-221-7220. Advance notice is requested to allow sufficient time to make arrangements. Please tell us by Monday, May 26, 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/>. Shortly after the hearing, 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 on HRA’s website.

**What authorizes HRA to make this rule?** Sections 603 and 1043 of the City Charter. This proposed rule was not included in HRA’s regulatory agenda for this fiscal year.

**Where can I find the HRA rules?** The HRA rules are in Title 68 of the Rules of the City of New York. HPD rules are in Title 28 of the Rules of the City of New York.

**What rules govern the rulemaking process?** HRA must meet the requirements of section 1043 of the City Charter when creating or changing rules. Sections 603, 1043 and 1802 of the City Charter and Sections 34, 56, 61, 62, 77, and 131-a of the New York Social Services Law authorize HRA to promulgate this rule.

#### **New York City Human Resources Administration Department of Housing Preservation and Development Statement of Basis and Purpose**

The Human Resources Administration proposes further innovations to the City Fighting Homelessness and Eviction Prevention Supplement (CityFHEPS) and Pathway Home rental assistance programs to establish the Creating Real Impact at Birth (“CRIB”) pilot and to change the household contribution for those who renew beyond year five of the CityFHEPS subsidy and have earned income. Additional changes to the CityFHEPS rules are made as described below, and a corresponding change to HPD’s rules is also proposed.

#### **Creating Real Impacts at Birth**

In Fiscal Year 24, over 2,000 babies were born in the shelter system. This administration firmly believes that no child should ever be born into New York City’s shelter system. To that end, the Department of Social Services is proposing a research study designed to track outcomes for pregnant people who present at DHS’ Prevention Assistance and Temporary Housing (“PATH”) intake center to understand the most effective ways to move new families into stable homes more quickly and prevent lifelong cycles of poverty and housing instability before they begin.

A subset of pregnant people presenting at PATH will now be immediately eligible to receive CityFHEPS as part of the study and another subset will be eligible for Pathway Home. Households may be eligible to participate in the CRIB pilot if they are ineligible for NoVA services (which address the needs of domestic violence victims seeking temporary emergency shelter), their income is at or below 200% FPL, and the household includes a pregnant person.

A random number generator will be used to assign pilot-eligible households to one of three groups: control, CityFHEPS or Pathway Home until the pilot reaches its target of 500 participating households. The DSS Office of Research & Policy Innovation will track the three groups over time, measuring factors such as days in shelter and housing placements.

#### **Households with Earned Income Renewing with Good Cause in Year 6**

CityFHEPS is a 5-year subsidy, intended to provide critical housing support to New Yorkers transitioning from temporary housing or to those most at risk of losing their homes in the community. It is meant to provide stability in that 5-year period so that households can get back on their feet and attend school, find jobs and establish connections within their communities.

Currently, CityFHEPS households who include a member who is at least 60 years old or those who receive federal disability benefits may renew beyond year 5. Certain other CityFHEPS households may renew for additional years where the agency finds that there is good cause. DSS is proposing to change the baseline household contribution from 30% of the household’s monthly income to 40% for households which have earned income and are granted additional renewals for good cause. This change is meant to assist those households with a gradual transition off CityFHEPS as they achieve self-sufficiency.

#### **Unlocking Doors Initiative**

In 2023, NYC created the “Unlocking Doors” initiative to reimburse owners for the costs of rehabilitating rent stabilized dwellings in need of repair, on the condition that the rehabilitated units are leased to New Yorkers experiencing homelessness who have CityFHEPS vouchers. The pilot focused on the small number of rent stabilized apartments that are chronically vacant and need significant repairs.

The original pilot allowed for a maximum reimbursement of \$25,000 per unit. To strengthen the pilot and promote needed repairs to eligible vacant units, the City committed to increasing the reimbursement amount from a \$25,000 to a maximum of \$50,000, upon matching a CityFHEPS-voucher holder with a formerly vacant unit. A corresponding edit is proposed with respect to HPD’s rules governing the “Unlocking Doors” initiative.

Sections 603, 1043 and 1802 of the City Charter and Sections 34, 56, 61, 62, 77, and 131-a of the New York Social Services Law authorize HRA to promulgate this rule.

New material is underlined.

Deleted material is [bracketed].

Asterisks indicate unamended text.

**Section 1. Section 10-01 of chapter 10 of Title 68 of the Rules of the City of New York is amended by adding a new subdivision (k), repealing subdivision (xx) and re-lettering subdivisions (k) through (ww) as subdivisions (l) through (xx), to read as follows:**

(k) “CRIB” means the Creating Real Impacts at Birth pilot program.

**§ 2. Paragraphs 4 and 8 of subdivision (a) of section 10-04 of chapter 10 of Title 68 of the Rules of the City of New York are amended to read as follows:**

(4) If a household is potentially eligible for any federal or State housing benefits, including Section 8 [or the HRA HOME TBRA program described in 68 RCNY Ch. 9], at HRA’s request, the household may be required to apply for such benefits and accept them if offered.

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(8) The household must be street homeless, reside in a DHS shelter that has been identified for imminent closure, or belong to [Group] Groups A [or], B or C below:

(A) *Group A:* A household will belong to Group A if it satisfies any of the criteria set forth below and either: (1) currently resides in a DHS shelter; or (2) currently resides in an HRA shelter:

(i) The household is collectively working at least 10 hours per week in unsubsidized employment or in a qualifying subsidized employment program and can demonstrate income from such employment for the last 30 days. However, the Commissioner may waive the requirement that the household collectively work at least 10 hours per week for good cause where the household has a demonstrated, consistent work

history and has experienced a recent loss in number of hours worked due to circumstances that are likely to be temporary;

(ii) The household includes a member who receives federal disability benefits or receives a recurring monthly PA grant and has been determined by HRA to be potentially eligible for federal disability benefits based on their own documented disability;

(iii) The household includes a member who is 60 years of age or older; or

(iv) The household includes a member 18 years of age or older who is exempt from PA work activities, pursuant to Section 385.2(b)(5) of Title 18 of the New York Codes, Rules and Regulations.

(B) *Group B*: A household will belong to Group B if it currently resides in an HRA or DHS shelter and satisfies any of the criteria set forth below:

(i) The household includes a veteran; or

(ii) The household includes an individual who has been referred by a City agency through a CityFHEPS qualifying program and the Commissioner has determined that due to the particular circumstances of the household, CityFHEPS rental assistance is needed to abbreviate the household's stay in an HRA or DHS shelter.

(C) *Group C*: A household will belong to Group C if it includes a pregnant person who presents at DHS' Prevention Assistance and Temporary Housing (PATH) intake center and is selected to participate in the CRIB Pilot.

(i) A household is eligible to participate in such pilot if such household has an income at or below 200% FPL and includes a pregnant person. A random number generator will be used to assign pilot-eligible households to one of three groups: control, CityFHEPS or Pathway Home. A household that is eligible for NoVA services is not eligible for participation in the CRIB pilot program. For purposes of this section, the term NoVA services means the program that assists domestic violence survivors seeking emergency housing from the department of homeless services by providing assessment, crisis counseling, shelter referral and placement in shelters.

(ii) Households in Group C may receive a shopping letter notwithstanding the criteria set forth in paragraph 7 of this subdivision.

**§ 3. Subdivisions (b) and (e) of section 10-06 of chapter 10 of Title 68 of the Rules of the City of New York are amended to read as follows:**

(b) Where the CityFHEPS unit is an apartment, the monthly CityFHEPS rental assistance payment amount will equal the actual monthly rent for the CityFHEPS unit, up to the maximum monthly rent less the utility allowance, as described in 68 RCNY § 10-05, minus the base program participant contribution as calculated pursuant to paragraphs (1) and (2) of this subdivision.

(1) Where no members of the household receive PA, the base program participant contribution is 30 percent of the household's total monthly gross income at the time of approval or renewal. [However] Provided, however, that, if at renewal, or at the time of a recalculation of the CityFHEPS rental assistance amount pursuant to 68 RCNY § 10-09(a) or RCNY § 10-09(b), the household reports no income, the base program participant contribution will equal the maximum PA shelter allowance for the household size. If monthly rent for the CityFHEPS unit is greater than the payment standard set in 68 RCNY § 10-05(a) for the household size and the household demonstrates the ability to pay the excess rent over the payment standard, the household may be permitted to pay no more than 40% of the monthly household income total (30% of income + excess rent over the payment standard). Provided further that the base program participant contribution for households with earned income who renew beyond such participant's fifth year in the CityFHEPS program pursuant to subdivision (c) of section 10-08 will be 40 percent of the household's total monthly gross income.

(2) Where the household includes one or more members receiving PA, the base program participant contribution is the sum of the following:

(A) 30 percent of the PA household's total monthly gross income at the time of approval or renewal, or the maximum monthly PA shelter allowance for the total number of PA household members, whichever is greater; and

(B) 30 percent of the monthly gross income of any NPA members.

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(e) After making the payments described in 68 RCNY § 10-06(d), HRA will pay the CityFHEPS rental assistance payments directly to the landlord each month as long as the household remains eligible and funding for the program remains available, except that HRA may in its discretion pay additional months of CityFHEPS rental assistance payments in advance where [needed to address the goals set forth in

the plan entitled Turning the Tide on Homelessness in New York City] such payments will facilitate the household remaining in permanent housing or otherwise further the goals of the CityFHEPS program.

**§ 4. Paragraph 2 of subdivision (a) of section 10-24 of chapter 10 of Title 68 of the Rules of the City of New York is amended to read as follows:**

(2) The unit must be vacant at the time of application for a preliminary certificate of eligibility pursuant to 28 RCNY Chapter 60, and must have been timely registered as vacant in its [2022 and] 2023 and 2024 annual rent registrations with the New York State Division of Housing and Community Renewal; and

**§ 5. Subdivision (e) of section 10-24 of chapter 10 of Title 68 of the Rules of the City of New York is amended to read as follows:**

(e) The Subchapter C Unit Repair Grant will not exceed [\$25,000] \$50,000 per dwelling unit.

**§ 6. Section 11-01 of chapter 11 of Title 68 of the Rules of the City of New York is amended by adding a new subdivision (b) and re-lettering subdivisions (b) through (q) as subdivisions (c) through (r), to read as follows:**

(b) "CRIB" means the Creating Real Impacts at Birth pilot program.

**§ 7. Subdivisions (a) and (b) of section 11-03 of chapter 11 of Title 68 of the Rules of the City of New York are amended and a new subdivision (e) is added, to read as follows:**

(a) To be eligible for Pathway Home, a household must meet one of the following eligibility requirements:

(1) [The household must meet one of the following conditions:

(A)] The household resides in DHS shelter [and

(i) has a qualifying shelter stay as defined in subdivision (b) of this section; or

(ii) has a CityFHEPS shopping letter pursuant to 68 RCNY § 10-04(c);

(B)] ; or (2) The household is street homeless; [or]

[(C)](3) The household includes an individual with a significant prior stay in DHS shelter who was discharged from the custody of the New York City Department of Correction, and the Commissioner has determined that Pathway Home is needed to avert the individual's re-entry to a DHS shelter; or

(4) the household includes a pregnant person who presents at DHS' Prevention Assistance and Temporary Housing (PATH) intake center and is selected to participate in the CRIB Pilot. A random number generator will be used to assign pilot-eligible households to one of three groups: control, CityFHEPS or Pathway Home. A household that is eligible for NoVA services is not eligible for participation in the CRIB pilot program. For purposes of this section, the term NoVA services means the program that assists domestic violence survivors seeking emergency housing from the department of homeless services by providing assessment, crisis counseling, shelter referral and placement in shelters.

(b) Households must meet all of the additional eligibility requirements set forth below:

[(2)] (1) The household must have total gross income that does not exceed 200 percent of the federal poverty level as established annually by the United States Department of Health and Human Services.

[(3)] (2) If the household is not currently in receipt of PA, the household must apply for any assistance available under Part 352 of Title 18 of the New York Codes, Rules and Regulations that HRA has determined the household may be eligible for.

[(4)] (3) All members of the household who are eligible for PA must be in receipt of PA.

[(5)] (4) If the household is currently in a DHS family shelter, the household must be eligible for shelter as determined by DHS pursuant to Parts 351 and 352 of Title 18 of the New York Codes, Rules and Regulations; except if the household is eligible pursuant to 68 RCNY § 11-03(a)(4).

[(6)] (5) HRA must not have previously made Pathway Home payments on the household's behalf.

[(7)] (6) The household must have identified a host family, [consisting of relatives or friends of the household] who live in the City of New York, that has agreed to permit the household to reside in its residence and to receive a monthly payment from HRA on the household's behalf that does not exceed the amounts set forth in the table in 68 RCNY § 11-04.

[(8)] (7) The host family and the host family's residence must meet the requirements of 68 RCNY § 11-07(h). [(b) Qualifying Shelter Stay and Limitations.

(1) Qualifying Shelter Stay. A resident of a DHS family shelter will have a qualifying shelter stay for purposes of 68 RCNY § 11-03(a)(1)(A) (i) if the household has resided in an HRA or DHS shelter for at least 90 days prior to approval, excluding gaps of up to ten calendar days. A resident of a DHS single adult shelter will have a qualifying shelter stay for purposes of 68 RCNY § 11-03(a)(1)(A)(i) if the individual has resided in an HRA or DHS shelter for at least 90 of the 365 days prior to approval.

(2) Qualifying Shelter Stay Limitations. The Commissioner may set a date by which qualifying shelter stays must commence, for purposes of 68 RCNY § 11-03(b)(1), upon an evaluation of: housing market conditions, shelter utilization rates, and the availability of funding, when the Commissioner determines that a limiting date in necessary to maintain the program's viability. The Commissioner may remove such a limiting date upon further review of housing market conditions, shelter utilization rates, and the availability of funding.]

(c) Applications must be submitted on a form and in a format established by HRA.

(d) At the time of approval, HRA will calculate the household's Pathway Home payments pursuant to 68 RCNY § 11-04. Payments will be approved for one year and, except as provided in 68 RCNY § 11-05 and 68 RCNY § 11-07(g), the payments will not change during the household's participation in the program.

(e) Eligible households may also have a CityFHEPS shopping letter pursuant to 68 RCNY § 10-04(c).

**§ 8. Subdivision (a) of section 11-04 of chapter 11 of Title 68 of the Rules of the City of New York is amended to read as follows:**

(a) Except as provided in subdivisions (b) and (c) of this section or where the host family has requested to receive a lower monthly payment, HRA shall pay the host family [the following amounts per month] for up to one year for as long as the household continues to reside in the residence in accordance with the Pathway Home maximum monthly rent amounts published on HRA's website.

[

Pathway Home Payments			
Household Size	1 or 2	3 or 4	5+
Monthly Payment to Host	\$1,200	\$1,500	\$1,800

]

**§ 9. Subdivisions (a) and (h) of section 11-07 of chapter 11 of Title 68 of the Rules of the City of New York are amended and a new subdivision (l) is added, to read as follows:**

(a) Households in the Pathway Home Program [will] may be referred to service providers who will help connect them to appropriate services in their communities.

\*\*\*

(h) Any host family residence must pass a safety and habitability [inspection] assessment.

\*\*\*

(l) The household must not have resided with the host family at any point during the prior year, except that the Commissioner, in the exercise of discretion, may allow a household to move into such residence in extraordinary circumstances, including but not limited to where the family was evicted, constructively evicted, or otherwise forced to leave due to the condition of the unit, and the landlord has made all repairs to bring the apartment into compliance with applicable codes; or where the means of ingress and egress are accessible for a person with a disability and/or the apartment unit has structural accessibility features that comport with the needs of a person with mobility disabilities.

**§ 10. Paragraph 5 of subdivision (c) of section 60-02 of chapter 60 of Title 28 of the Rules of the City of New York is amended to read as follows:**

5. After a dwelling unit has passed the BLDS Inspection, HPD will issue a final certificate of eligibility to the applicant and concurrently provide a copy directly to DSS. Such certificate will list the certified reasonable cost of the Eligible Construction; provided that such amount may not exceed [\$25,000] \$50,000 for such dwelling unit.

**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:** Establishment of CRIB Pilot Program Within CityFHEPS

**REFERENCE NUMBER:** 2025 RG 011

**RULEMAKING AGENCY:** Department of Social Services

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: April 25, 2025

**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:** Establishment of CRIB Pilot Program Within CityFHEPS

**REFERENCE NUMBER:** 2025 RG 011

**RULEMAKING AGENCY:** Department of Housing Preservation and Development

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: April 25, 2025

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

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

**RULE TITLE:** Establishment of CRIB Pilot Program Within CityFHEPS

**REFERENCE NUMBER:** HRA-41

**RULEMAKING AGENCY:** Department of Social Services - Human Resources Administration

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 25, 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: Establishment of CRIB Pilot Program Within CityFHEPS**

**REFERENCE NUMBER: HPD-104**

**RULEMAKING AGENCY: Department of Housing Preservation and Development**

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:

- (iii) Is understandable and written in plain language for the discrete regulated community or communities;
- (iv) 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 25, 2025  
Date

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## **MANAGEMENT AND BUDGET**

### **■ NOTICE**

**OFFICE OF THE MAYOR**  
**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**NOTICE OF PROPOSED CDBG ALLOCATIONS FOR THE 2025**  
**CONSOLIDATED PLAN**  
**NOTICE OF AVAILABILITY OF THE PROPOSED CITY FISCAL**  
**YEAR 2026**  
**COMMUNITY DEVELOPMENT BLOCK GRANT -**  
**ENTITLEMENT**  
**PROGRAM DESCRIPTIONS & BUDGET**

TO ALL AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

Modification to the Community Development Block Grant Program (CD)

The Community Development Block Grant (CD or CDBG) is one of four formula Entitlement grants the City of New York receives annually from the U.S. Department of Housing and Urban Development (HUD). Prior to receiving these funds, the City must release for public comment a plan that outlines how it will use the CDBG grant.

Pursuant to Section 91.105(b) of HUD's Consolidated Plan Regulations, the City is notifying the public of its proposed programs and budget allocations for the 2025 Consolidated Plan/Fifty-First Community Development Program Year (CD 51). The programs and budget allocations are identified in the "Proposed City Fiscal Year 2026 Community Development Program." This document contains the Proposed City Fiscal Year 2026 CDBG Entitlement budget, the Proposed Revised CD Year 51 budget (which will be incorporated into the Calendar Year 2025 Consolidated Plan), and the Proposed CD 52 / Calendar Year 2026 budget.

The "Proposed City Fiscal Year 2026 Community Development Program" document will be available by close of business on May 1, 2025 from the City's Consolidated Plan website: [www.nyc.gov/consolidatedplan](http://www.nyc.gov/consolidatedplan). Please email any comments on the proposed budget to [ConPlanNYC@cityhall.nyc.gov](mailto:ConPlanNYC@cityhall.nyc.gov) by 11:59 P.M. on May 31, 2025.

City of New York: Eric Adams, Mayor

Jacques Jiha, Ph.D., Director, Mayor's Office of Management and Budget

Date: April 28, 2025

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## **OFFICE OF THE MAYOR**

### **■ NOTICE**

#### **EMERGENCY EXECUTIVE ORDER NO. 786**

April 23, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which "represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island"; and

WHEREAS, while there has been improvement in excessive staff absenteeism, the Department of Correction's (DOC's) staffing levels

continue to contribute to a rise in unrest and disorder and create a serious risk to the necessary maintenance and delivery of sanitary conditions; access to basic services including showers, meals, visitation, religious services, commissary, and recreation; and prompt processing at intake; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC's staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140; Emergency Executive Order No. 579 of 2024, and Emergency Executive Order 623 of 2024; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 783, dated April 18, 2025 is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams  
 Mayor

◀ a30

#### **EMERGENCY EXECUTIVE ORDER NO. 787**

April 23, 2025

WHEREAS, it is of utmost importance to protect the health and safety of all persons in the custody of the Department of Correction ("DOC"), and of all officers and persons who work in the City of New York jails and who transport persons in custody to court and other facilities, and the public; and

WHEREAS, over 80 provisions in the various Court Orders entered in *Nunez v. City of New York*, 11 CV 5845 (SDNY), require DOC to consult with, and seek the approval of, the *Nunez* Monitor ("Monitor") prior to implementing or amending policies on issues, including but not limited to, matters relating to security practices, the use of restraints, escorts, emergency lock-ins, de-escalation, confinement management of incarcerated individuals following serious acts of violence and subsequent housing strategies, and DOC may be held in contempt of court and sanctioned if it fails to appropriately consult with and obtain approval from the Monitor regarding policies in these areas; and

WHEREAS, as fully detailed in Emergency Executive Order 579 of 2024, DOC is already experiencing a significant staffing crisis, which poses a serious risk to the health, safety, and security of all people in custody and to DOC personnel; and

WHEREAS, attempting to comply with many of the provisions of Local Law 42 and the new BOC regulations, such as transporting individuals to court without restraints, would require a massive increase in staff and other resources, which are not available; and

WHEREAS, even if DOC had such additional staffing and resources, that still would not obviate the direct threat to public safety posed by certain provisions of Local Law 42, nor would it obviate the fact that the Monitor has yet to approve implementation of those provisions as required by the *Nunez* Orders, nor would it obviate the fact that additional time would be needed to safely implement those provisions of Local Law 42 eventually approved by the Monitor, because, as the Monitor has expressly cautioned, the safe implementation of any new requirement or reform in DOC facilities requires planning time to "evaluat[e] the operational impact, update[e] policies and procedures, updat[e] the physical plant, determin[e] the necessary staffing complement, develop[] training materials, and provid[e] training to thousands of staff, all of which must occur before the changes in practice actually go into effect" [11 CV 5845 (SDNY) Dkt No. 758-3 at p. 61]; and

WHEREAS, on July 27, 2024, I issued Emergency Executive Order No. 624, and declared a state of emergency to exist within the correction facilities operated by the DOC, and such declaration remains in effect;

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 625, dated July 27, 2024; and

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 624, dated July 27, 2024, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 784, dated April 18, 2025 is extended for five (5) days

§ 3. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams  
Mayor

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EMERGENCY EXECUTIVE ORDER NO. 788

April 23, 2025

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022, and Emergency Executive Order No. 538, dated December 27, 2023; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby order that section 1 of Emergency Executive Order No. 785, dated April 18, 2025, is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams  
Mayor

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MAYOR’S OFFICE OF CONTRACT SERVICES

■ NOTICE

Notice of Intent to Renew or Amend Contract(s) Not Included in FY25 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be entering into the following renewal (s)/amendment(s) ) of (a) contract(s) not included in the FY 2025 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: NYC Department of Small Business Service  
Vendor: New York Economic Development Corporation  
Description of Services to be Provided: Citywide Economic Development Services.  
Anticipated Procurement Method: Extension  
Anticipated Start Date: 07/01/2024  
Anticipated End Date: 06/30/2026  
Anticipated Modifications to Scope: not applicable  
Reason for Renewal/Amendment: extension of time  
Job Titles: none  
Headcounts: 0

Agency: NYC Department of Small Business Service  
Vendor: New York Economic Development Corporation  
Description of Services to be Provided: Citywide Economic Development Services primarily related to maritime, aviation, rail freight, market and intermodal transportation development.  
Anticipated Procurement Method: Extension  
Anticipated Start Date: 07/01/2024  
Anticipated End Date: 06/30/2026  
Anticipated Modifications to Scope: not applicable  
Reason for Renewal/Amendment: extension of time  
Job Titles: none  
Headcounts: 0

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MAYOR’S OFFICE OF ENVIRONMENTAL COORDINATION

■ NOTICE

Notice for Environmental Review Notifications of Commencement				
Lead Agency Letter	Project Name	CEQR	Date	Borough CD
	105 Unit Single Adult Transitional Residence	25DHS005K	02/03/2025	Brooklyn BK10
	1546 East New York Avenue	20HPD052K	02/05/2025	Brooklyn BK16
	18-15 Francis Lewis Boulevard Commercial Overlay	25DCP050Q	01/02/2025	Queens QN07
	184-17 Horace Harding Expressway	25BSA014Q	03/21/2025	Queens QN11
	280 East 161st Street	25HPD053X	01/23/2025	Bronx BX04
	350 Park Avenue	25DCP055M	02/05/2025	Manhattan MN05
	3540 Nostrand Avenue	25BSA012K	02/12/2025	Brooklyn BK15
	3660 East Tremont Avenue	25BSA011X	02/03/2025	Bronx BX10
	74 Bogart Street Rezoning	25DCP029K	01/02/2025	Brooklyn BK01
	82-Unit Families with Children Transitional Residence	25DHS007K	03/04/2025	Brooklyn BK12
	Broadway Junction Transit Police Relocation and Plaza Project	25NYP001K	03/21/2025	Brooklyn BK16
	Citywide Natural Area Vegetation Management Plan	25DPR011Y	03/05/2025	Citywide
	DEP BPS 7th Precinct	25DEP010U	01/07/2025	Upstate
	DSNY Proposes To Amend Its Collection Rule	25DOS004Y	03/06/2025	Citywide
	DSNY Rules Relating to infrequent Generators of Commercial Waste and Waste Surveys	25DOS005Y	03/27/2025	Citywide

Grand Street Bridge over Newtown Creek Project	25DOT011Y	03/28/2025	Citywide	BK01	QN05
Last-Mile Facility Text Amendment	25DCP067Y	03/28/2025	Citywide		
Metropolitan Museum of Art - Tang Wing	25DPR0Av07M	02/25/2025	Manhattan	MN08	
Monitor Point	25DCP068K	03/21/2025	Brooklyn	BK01	
New Croton Lake Gatehouse, Croton Dam and Arcady Road	25DEP020U	03/28/2025	Upstate		
Newtown Creek CSO Tunnel	24DEP053Y	02/05/2025	Citywide		
Schoharie Roads and Culverts Project	25DEP019U	03/28/2025	Upstate		
Shokan S1 Storage Building Construction	25DEP011U	01/21/2025	Upstate		

**Determinations of Significance****Negative Declaration**

Project Name	CEQR	Date	Borough	CD
100 East 111th Street - Carmen Villages	24HPD010M	01/08/2025	Manhattan	MN11
105 Unit Single Adult Transitional Residence	25DHS005K	02/04/2025	Brooklyn	BK10
236 Gold Street Rezoning	24DCP136K	02/03/2025	Brooklyn	BK02
347 Flushing Avenue	24DCP111K	02/03/2025	Brooklyn	BK01
350 Park Avenue	25DCP055M	03/17/2025	Manhattan	MN05
42-11 30th Avenue Rezoning	24DCP070Q	02/18/2025	Queens	QN01
47 Hall Street Rezoning	25DCP009K	01/21/2025	Brooklyn	BK02
Ashokan Roads and Culverts	24DEP042U	03/17/2025	Upstate	
Claremont House	23HPD093X	03/26/2025	Bronx	BX04
Conveyance of Block 3355, Lot 2 to The City of New York, Richmond County	25DOT007R	02/11/2025	Staten Island	SI02
DSNY Proposes To Amend Its Collection Rule	25DOS004Y	03/06/2025	Citywide	
DSNY Rules Relating to infrequent Generators of Commercial	25DOS005Y	03/27/2025	Citywide	

**Waste and Waste Surveys**

Dunwoodie Field Operations Building	24DEP029U	01/31/2025	Upstate	
North 7th Street Rezoning	21DCP177K	01/06/2025	Brooklyn	BK01
Shokan S1 Storage Building Construction	25DEP011U	03/05/2025	Upstate	
UPS 1806 Anthony Avenue	24HPD071X	02/05/2025	Bronx	BX05

**Negative Declaration (Revised)**

Project Name	CEQR	Date	Borough	CD
100 East 111th Street - Carmen Villages	24HPD010M	03/18/2025	Manhattan	MN11

**Positive Declaration**

Project Name	CEQR	Date	Borough	CD
Kingsbridge Armory Project	25DME006X	01/10/2025	Bronx	BX07
Last-Mile Facility Text Amendment	25DCP067Y	03/28/2025	Citywide	

Metropolitan Museum of Art - Tang Wing	25DPR007M	02/25/2025	Manhattan	MN08
Monitor Point	25DCP068K	03/21/2025	Brooklyn	BK01
Newtown Creek CSO Tunnel	24DEP053Y	02/05/2025	Citywide	

**Scoping****Draft Scope of Work**

Project Name	CEQR	Date	Borough	CD
Kingsbridge Armory Project	25DME006X	01/10/2025	Bronx	BX07
Last-Mile Facility Text Amendment	25DCP067Y	03/28/2025	Citywide	
Metropolitan Museum of Art - Tang Wing	25DPR007M	02/25/2025	Manhattan	MN08
Monitor Point	25DCP068K	03/21/2025	Brooklyn	BK01
Newtown Creek CSO Tunnel	24DEP053Y	02/05/2025	Citywide	

**Final Scope of Work**

Project Name	CEQR	Date	Borough	CD
Bally's Bronx	24DME011X	01/17/2025	Bronx	BX10
Jamaica Neighborhood Plan	24DCP132Q	03/14/2025	Queens	QN08
Lenox Hill Hospital	23DCP079M	01/31/2025	Manhattan	MN08
Midtown South Mixed-Use Plan (MSMX)	24DCP094M	01/17/2025	Manhattan	MN04

**Environmental Impact Statement****DEIS & Notice of Completion**

Project Name	CEQR	Date	Borough	CD
Bally's Bronx	24DME011X	01/17/2025	Bronx	BX10
Jamaica Neighborhood Plan	24DCP132Q	03/14/2025	Queens	QN08
Lenox Hill Hospital	23DCP079M	01/31/2025	Manhattan	MN08
Midtown South Mixed-Use Plan (MSMX)	24DCP094M	01/17/2025	Manhattan	MN04

**FEIS & Notice of Completion**

Project Name	CEQR	Date	Borough	CD
Atlantic Avenue Mixed-Use Plan	24DCP019K	03/07/2025	Brooklyn	BK03
Queens Future	23DME006Q	02/07/2025	Queens	QN07
Western Rail Yard Modifications	24DCP091M	03/28/2025	Manhattan	MN04

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**CHANGES IN PERSONNEL****HOUSING PRESERVATION & DVLPMNT  
FOR PERIOD ENDING 02/28/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY
SALDANA	MIGUELIN M	10124	\$53370.0000	RESIGNED	NO	02/04/25	806	
SETHI	INDERPRE K	06797	\$127308.0000	APPOINTED	YES	02/16/25	806	
TOPALLI	ANDJON	31670	\$69328.0000	RESIGNED	YES	02/19/25	806	
URENA	RAQUEL	56057	\$67578.0000	RESIGNED	YES	02/13/25	806	

**DEPARTMENT OF BUILDINGS  
FOR PERIOD ENDING 02/28/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY
ABREU	LOUIS A	30080	\$55911.0000	APPOINTED	YES	02/09/25	810	
BRUTUS	MAXIENNE F	10251	\$47100.0000	APPOINTED	YES	02/18/25	810	
CADDLE	WILLIAM D	31622	\$69328.0000	INCREASE	NO	02/09/25	810	
DE LA CRUZ MEDR	ADRIAN F	56058	\$60889.0000	APPOINTED	YES	02/18/25	810	
FERRANTELLI	MATEO R	10209	\$17.8500	APPOINTED	YES	02/09/25	810	
GRIECO	MARIA L	10015	\$182656.0000	INCREASE	NO	02/09/25	810	
HINES	KIMBERLY C	10124	\$61376.0000	APPOINTED	NO	02/18/25	810	
KARASU	ADAM	10209	\$17.8500	APPOINTED	YES	02/11/25	810	
LINO	CENIA	12626	\$69631.0000	APPOINTED	NO	02/09/25	810	
MAQSOOD	SHAHID	31622	\$69328.0000	APPOINTED	YES	02/09/25	810	
MCDONALD	RACHEL L	95005	\$136994.0000	INCREASE	YES	02/09/25	810	
PASSANISI	FRANK P	10124	\$68672.0000	APPOINTED	NO	02/16/25	810	
RODRIGUEZ	RAYMOND	31622	\$69328.0000	APPOINTED	YES	02/09/25	810	

ROSARIO	PABLO	31622	\$69328.0000	APPOINTED	YES	02/18/25	810
RUIZ	JOHN	31622	\$69328.0000	APPOINTED	YES	02/09/25	810
SAWYER	MANG SUM W	10004	\$180045.8000	INCREASE	NO	02/09/25	810
STUART	TERESA	10124	\$73426.0000	INCREASE	NO	02/09/25	810
THORPE	AKEEM E	10251	\$40957.0000	APPOINTED	YES	02/09/25	810
YU	YONG	1000A	\$120907.0000	INCREASE	YES	02/09/25	810
ZANETTE	FLAVIO R	31622	\$69328.0000	INCREASE	YES	02/09/25	810

DEPT OF HEALTH/MENTAL HYGIENE  
FOR PERIOD ENDING 02/28/25

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ADDISON-WEATHER	AMITHY N	1002C	\$109093.0000	PROMOTED	NO	08/27/23	816
AGUILAR	BRENDA	21744	\$72190.0000	APPOINTED	YES	02/09/25	816
ASRAF	ANANNA	10209	\$20.9000	APPOINTED	YES	02/11/25	816
AYEDUN	ADEOLA A	21744	\$95070.0000	RESIGNED	YES	02/07/25	816
AYINDE	FATAI O	51193	\$73277.0000	RETIRED	NO	02/22/25	816
BAEZ	ALEXANDR R	12158	\$98000.0000	APPOINTED	YES	02/09/25	816
BAJWA	AZHAD W	13633	\$86101.0000	APPOINTED	YES	02/18/25	816
BAKKER PIERRE	NIKITA A	10251	\$54531.0000	RESIGNED	YES	02/09/25	816
BALSEIRO-ROLLIN	TATYANA J	10209	\$18.3000	APPOINTED	YES	02/11/25	816
BORG	DAMON A	2184C	\$125000.0000	APPOINTED	YES	02/09/25	816
BROCCOLO	FRANK J	2184C	\$132000.0000	APPOINTED	YES	02/09/25	816
BROWN	COURTNEY B	30087	\$83000.0000	APPOINTED	YES	02/09/25	816
CANNADY	KATIMA D	56057	\$32.8400	APPOINTED	YES	02/09/25	816
CARABALLO	MONICA	21849	\$79178.0000	INCREASE	YES	01/19/25	816
CENTONZA	DARIA A	21849	\$79178.0000	INCREASE	YES	01/19/25	816
CRENSHAW	KADIJA D	10209	\$19.3000	APPOINTED	YES	02/09/25	816
CULL	OLIVIA H	10209	\$20.9000	APPOINTED	YES	02/18/25	816
DANIELS	ALEXANDR N	1002C	\$92383.0000	PROMOTED	NO	02/09/25	816
DEBI	POLI	21744	\$97728.0000	INCREASE	YES	02/09/25	816
DURAN	ALAIN A	90510	\$46638.0000	APPOINTED	NO	02/09/25	816
ELIUDI	IBRAHIM M	31215	\$51640.0000	APPOINTED	YES	02/09/25	816
ESHA	DEAN	40910	\$70387.0000	APPOINTED	NO	02/16/25	816
FALK	ALEXANDR L	10232	\$24.7300	RESIGNED	YES	08/30/24	816
FALL	DIKEL	56058	\$70022.0000	INCREASE	YES	02/09/25	816
FERNANDEZ	JENNY	51197	\$119868.0000	APPOINTED	YES	02/16/25	816
FERNANDEZ ISIAN	YENNALY	10209	\$18.3000	APPOINTED	YES	02/18/25	816
FERNANDEZ-BOOKE	JOANNE M	53040	\$84.8600	RESIGNED	YES	02/15/25	816
FRANCOIS	KAYDEAN M	06776	\$99922.0000	INCREASE	YES	02/09/25	816
GEORGE	GENU V	12158	\$108769.0000	INCREASE	NO	02/16/25	816
GEORGE-HILAIRE	KAREN J	81815	\$19.7700	APPOINTED	YES	02/18/25	816
GUZMAN GOMEZ	YORMAN D	21849	\$79178.0000	INCREASE	YES	01/19/25	816
HARRIS	MAGDA S	51191	\$50603.0000	RESIGNED	YES	01/30/25	816
JAHANGIR	MISHAH	2184C	\$111842.0000	INCREASE	YES	09/01/24	816
JAMES	OLIVIA C	31215	\$70381.0000	RESIGNED	YES	02/09/25	816
JENKINS	SHAKAMA	80609	\$25.1100	RESIGNED	NO	02/16/25	816
JOHNSON	SHELBY J	51011	\$94826.0000	RETIRED	NO	02/01/25	816
KAVANAH	TYGER A	21849	\$110132.0000	INCREASE	YES	01/19/25	816
KNATZ	ROBERT M	21849	\$97379.0000	INCREASE	YES	01/19/25	816
LEE	AMANDA N	31215	\$70381.0000	RESIGNED	NO	02/09/25	816
LEON	LYDIA F	21744	\$113607.0000	INCREASE	YES	02/16/25	816
LOSCO	STEVEN J	51191	\$44003.0000	APPOINTED	YES	02/09/25	816
LUTCHMAN ELLISO	KAMINI	40561	\$81752.0000	INCREASE	NO	02/09/25	816
MATTHEWS	RAVYN	81805	\$47265.0000	RESIGNED	NO	02/15/25	816
MCDANIEL	ALEXANDR C	2184C	\$132000.0000	INCREASE	YES	12/08/24	816
MENDEZ	ERIK	21544	\$75000.0000	APPOINTED	NO	02/09/25	816
MENDEZ	IXCHEL J	10209	\$19.3000	APPOINTED	YES	02/18/25	816
MENDOZA	MARIA EL	21514	\$77250.0000	RESIGNED	NO	02/12/25	816
MOHAMMED	CHERISE V	06853	\$85668.0000	RESIGNED	YES	02/09/25	816
MOURIN	HOSNAY	21538	\$51143.0000	APPOINTED	NO	02/16/25	816
NGUYEN	KHOA V	10209	\$20.9000	APPOINTED	YES	02/09/25	816
OMEYOMA	ABRAHAM	56058	\$78786.0000	APPOINTED	YES	02/09/25	816

DEPT OF HEALTH/MENTAL HYGIENE  
FOR PERIOD ENDING 02/28/25

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
PARWANI	WILLIAM S	21849	\$58372.0000	APPOINTED	YES	02/09/25	816
PAULETTA	CARMEN L	1002C	\$102870.0000	PROMOTED	NO	02/16/25	816
PHILLIPS	AMBER L	10209	\$18.3000	RESIGNED	YES	02/05/25	816
PRINCE	NATASHA L	21849	\$79178.0000	INCREASE	YES	01/19/25	816
PUETZ	COLE R	51191	\$53074.0000	INCREASE	YES	02/16/25	816
QUIROZ	JUAN A	21849	\$79178.0000	INCREASE	YES	01/19/25	816
RAMIREZ	JORGE A	13633	\$33.4400	APPOINTED	YES	02/18/25	816
REVAN	GLEN E	21538	\$85313.0000	RETIRED	NO	02/06/25	816
REVAN	GLEN E	31215	\$56405.0000	RETIRED	NO	02/06/25	816
REYES SANTANA	MADDELIN	51191	\$61035.0000	APPOINTED	YES	02/09/25	816
ROSARIO NUNEZ	SOLANLly	10209	\$18.3000	APPOINTED	YES	02/18/25	816
ROSS	MELANIE B	1002C	\$110130.0000	PROMOTED	NO	02/09/25	816
SAMET	HANNA G	51191	\$50603.0000	APPOINTED	YES	02/09/25	816
SANCHEZ SAENZ	NIUDELKA E	21210	\$73878.0000	APPOINTED	YES	02/16/25	816
SARKER	MITALI	31215	\$49961.0000	RESIGNED	YES	01/22/25	816
SCAVONE	MALGORZA J	13633	\$101295.0000	APPOINTED	YES	02/09/25	816
SEENAUTH	ALIYAH P	10209	\$19.3000	APPOINTED	YES	02/18/25	816
SIDDALINGAIAH	SONUM C	10209	\$20.9000	APPOINTED	YES	02/21/25	816
SYKES	MATTIE R	10252	\$55302.0000	RETIRED	NO	02/15/25	816

THOMAS	GUAJIRA P	5304A	\$203500.0000	INCREASE	YES	02/09/25	816
THORPE-NIASSE	PATRICIA C	1002C	\$71921.0000	PROMOTED	NO	06/05/22	816
TYRRELL	LUKE N	1020B	\$18.5400	RESIGNED	YES	02/11/25	816
WILCHCOMBE	TAHNIESH	51195	\$22.0500	RESIGNED	NO	05/22/22	816
WILLIAMS	AMELIA K	56057	\$25.3600	INCREASE	YES	02/09/25	816
WONG	MELISSA	21514	\$86028.0000	RESIGNED	NO	01/28/25	816
YULIANTO	ELIZABET H	21849	\$79178.0000	INCREASE	YES	01/19/25	816

ADMIN TRIALS AND HEARINGS  
FOR PERIOD ENDING 02/28/25

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BOZHINOV	RADOSTIN I	56057	\$49615.0000	APPOINTED	YES	02/09/25	820
GOMEZ	MIGUEL	56058	\$60889.0000	INCREASE	YES	02/16/25	820
LUM	KASSANDR	56058	\$60889.0000	RESIGNED	YES	02/09/25	820
POLANCO	ELAINE M	12626	\$80856.0000	RESIGNED	NO	12/21/24	820

DEPT OF ENVIRONMENT PROTECTION  
FOR PERIOD ENDING 02/28/25

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BHUSAL	REKHA	21822	\$56605.0000	RESIGNED	YES	02/06/25	826
CHAND	CHRISTOP	34615	\$57767.0000	RESIGNED	NO	01/29/25	826
CLARE	ROBERT A	90748	\$65396.0000	TERMINATED	YES	02/02/25	826
COLBERT	ANTONIO J	91011	\$46183.0000	RESIGNED	YES	02/14/25	826
CURTIS	RODNEY	34620	\$63951.0000	PROMOTED	NO	02/09/25	826
D'AGOSTINO	FRANK P	90767	\$446.1600	PROMOTED	NO	02/09/25	826
D'AMICO	JOHN W	90767	\$446.1600	PROMOTED	NO	02/09/25	826
DAYSUDOV	YEFTIM	20210	\$90720.0000	RETIRED	NO	02/21/25	826
DELANEY III	THOMAS P	20215	\$137501.0000	PROMOTED	NO	12/29/24	826
DOLAN	CONOR P	9101A	\$67708.0000	INCREASE	YES	01/05/25	826
FORSYTHE	TAMARA B	10124	\$61376.0000	APPOINTED	NO	02/09/25	826
FRANKE	JESSICA M	91314	\$81738.0000	INCREASE	YES	02/09/25	826
FREDERICKSEN	JACOB S	91011	\$46183.0000	APPOINTED	YES	02/09/25	826
FRISENDA	ANTHONY C	91314	\$97918.0000	INCREASE	NO	02/09/25	826
GIDDINGS	RAMONDA M	12626	\$69631.0000	INCREASE	NO	01/09/25	826
GORRICK	PHILBERT T	20310	\$73878.0000	INCREASE	NO	02/09/25	826
GRELLO	RICHARD M	91314	\$81738.0000	INCREASE	YES	02/09/25	826
GROSSO	MICHAEL A	13136	\$75689.0000	INCREASE	YES	02/09/25	826
GUZMAN	JENNIFER L	10124	\$68672.0000	INCREASE	YES	02/09/25	826
HOYLER	STEVEN C	90767	\$446.1600	PROMOTED	NO	02/09/25	826
ISAAC	FARAG	21538	\$85266.0000	INCREASE	NO	02/09/25	826
JACKSON	ROBERT D	90767	\$446.1600	PROMOTED	NO	02/09/25	826
JAMES	OLIVIA C	31220	\$78226.0000	APPOINTED	YES	02/09/25	826
KHAN	SHOEBA A	20210	\$74908.0000	RESIGNED	NO	02/09/25	826
KRAVTSOVA	ALEKSAND	21744	\$97728.0000	RESIGNED	YES	02/09/25	826
LEE	AMANDA N	31220	\$95368.0000	APPOINTED	YES	02/09/25	826
MACK	DELVON L	90767	\$446.1600	PROMOTED	NO	02/09/25	826
MALTESE	RUSSEL	90767	\$446.1600	PROMOTED	NO	02/09/25	826
MANDER	PARAMIND	90767	\$446.1600	PROMOTED	NO	02/09/25	826
MANSOUR	MAHMOUD M	20410	\$73878.0000	INCREASE	NO	02/09/25	826
MCDONNELL	MATTHEW T	34620	\$63951.0000	PROMOTED	NO	02/09/25	826
MENDEZ	ERIK	21513	\$66712.0000	RESIGNED	YES	02/09/25	826
MILLER TODD	JAYME	13136	\$75689.0000	INCREASE	YES	02/09/25	826
MOLL	CARL F	34615	\$57914.0000	DISMISSED	NO	01/22/25	826
MULANI	HETABEN J	21744	\$97728.0000	INCREASE	YES	02/09/25	826
MULLA	SALIM M	91011	\$46183.0000	APPOINTED	YES	02/09/25	826
PENA	RONALD F	20415	\$87701.0000	APPOINTED	NO	09/29/24	826
PENA REYES	RANELESY	20202	\$66646.0000	INCREASE	YES	10/29/24	826
PEREZ MARTINEZ	MELVIN O	91011	\$46183.0000	APPOINTED	YES	02/09/25	826
QUIGLEY	CHRISTOP H	90767	\$446.1600	PROMOTED	NO	02/09/25	826
RAFI	RAFATUL H	20210	\$73878.0000	INCREASE	YES	01/05/25	826
RAMPAL	VISHNU	90767	\$446.1600	PROMOTED	NO	02/09/25	826
SANG HYUN LEE	THIAGO	22425	\$66703.0000	RESIGNED	YES	02/01/25	826
SANTINI	NICHOLAS M	22427	\$103188.0000	APPOINTED	YES	02/10/25	826
SCHUCK JR	STEPHEN P	90767	\$446.1600	PROMOTED	NO	02/09/25	826
SUN	SHISHUAN	12626	\$69631.0000	INCREASE	NO	01/03/25	826
TAMADROS	SHADY S	20202	\$66546.0000	RESIGNED	YES	02/09/25	826
THIND	HAMAWATI	21822	\$92188.0000	INCREASE	YES	02/18/25	826
VILIUSIS	ERIK	90767	\$446.1600	PROMOTED	NO	02/09/25	826
WILLIAMS	NTGEL J	10124	\$68672.0000	INCREASE	NO	02/09/25	826
ZIBELLA	JOSEPH J	91717	\$466.9700	INCREASE	YES	02/09/25	826

DEPT OF ENVIRONMENT PROTECTION  
FOR PERIOD ENDING 02/28/25

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ZIMROTH	ABRAHAM P	90767	\$446.1600	PROMOTED	NO	02/09/25	

GARCIA	RICARDO	A	70112	\$48619.0000	TERMINATED	NO	02/13/25	827
GILMORE	RAHSHAWN		70112	\$49751.0000	TERMINATED	NO	02/13/25	827
HUSSAIN	ISTIAK		92508	\$48072.0000	APPOINTED	NO	12/08/24	827
KEMRAJ	KRISHNA		92508	\$48072.0000	APPOINTED	NO	02/09/25	827
PLOTNICK	MATTHEW	J	92508	\$48072.0000	APPOINTED	NO	02/18/25	827
SPERRAZZA	JOSEPH	R	92510	\$41.9600	APPOINTED	YES	02/18/25	827
VARGAS	RAFAEL	E	70112	\$49751.0000	TERMINATED	NO	02/13/25	827

DEPARTMENT OF FINANCE  
FOR PERIOD ENDING 02/28/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DWYER	MICHAEL	A	10251	\$47100.0000	RESIGNED	NO	02/11/25	836
EVERETT	SHYLA	S	10251	\$40957.0000	APPOINTED	YES	02/09/25	836
GAO	ANYI		13135	\$90623.0000	APPOINTED	YES	02/09/25	836
HOPSON	TREVENA	S	12626	\$80856.0000	APPOINTED	YES	02/09/25	836
MAK	MEI LEI		12626	\$80856.0000	APPOINTED	YES	02/16/25	836
NASAW	PETER	C	12626	\$78501.0000	RESIGNED	NO	02/15/25	836
RILEY	DUNCAN	D	10049	\$164554.0000	RETIRED	NO	07/02/24	836
SAVARY	TSHANA	J	10026	\$150000.0000	APPOINTED	NO	02/16/25	836
SCHAFER	ROBERT	W	30087	\$72.4100	APPOINTED	YES	02/18/25	836
SPINELLI	ANTHONY		13135	\$109330.0000	APPOINTED	YES	02/09/25	836
ZHU	CATHERIN		56058	\$86520.0000	RESIGNED	YES	02/16/25	836

DEPARTMENT OF TRANSPORTATION  
FOR PERIOD ENDING 02/28/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABEL	CHRISTOP		91529	\$51524.0000	APPOINTED	YES	02/09/25	841
ALTDOR	JOSEPH	E	13652	\$106071.0000	APPOINTED	NO	10/13/24	841
ANTONY	ABRAHAM		90910	\$56076.0000	INCREASE	NO	10/15/23	841
BEATON	CEDRIC	J	12200	\$58533.0000	APPOINTED	NO	02/02/25	841
BORZI	PETER	N	91529	\$51524.0000	APPOINTED	YES	02/18/25	841
CORTAZA	MARITZA	Y	56058	\$80000.0000	APPOINTED	YES	02/09/25	841
D AUGUSTA	VINCENT	J	91650	\$311.4400	RESIGNED	YES	02/09/25	841
DELITERIS	CHARLES	C	92406	\$61441.0000	PROMOTED	NO	01/12/25	841
EDMONDSON	ORLANDO		1002A	\$95051.0000	APPOINTED	NO	12/29/24	841
EHRENFIELD	ANDREW	P	91529	\$51524.0000	APPOINTED	YES	02/09/25	841
HERRERA CARABAL	ALEXANDE		10209	\$18.8000	RESIGNED	YES	02/01/25	841
HETTIARACHCHIGE	SHEHAN	M	91529	\$51524.0000	APPOINTED	YES	02/18/25	841
HUANG	MAGGIE		56058	\$80000.0000	APPOINTED	YES	02/16/25	841
JONES	ANTHONY	D	90642	\$56301.0000	RETIRED	YES	02/10/25	841
LAMA	SONAM	D	20210	\$81266.0000	APPOINTED	YES	01/26/25	841
LEUNG	MING FUN		10209	\$18.8000	RESIGNED	YES	01/01/25	841
LOJEK	KACPER		10209	\$18.8000	RESIGNED	YES	01/11/25	841
MENDES	DINIECE	D	10053	\$169950.0000	PROMOTED	NO	02/02/25	841
NOSEWORTHY	JOHN	W	92310	\$439.6000	RESIGNED	NO	02/13/25	841
PASSANISI	FRANK	P	10251	\$51796.0000	RESIGNED	NO	02/16/25	841
PELLICORE	BRIAN	S	13389	\$151945.0000	RESIGNED	YES	02/14/25	841
PEREZ	MICHAEL	J	91529	\$59253.0000	DISMISSED	NO	01/31/25	841
PEREZ PICHARDO	MELANI		56058	\$80000.0000	APPOINTED	YES	02/09/25	841
SANCHEZ	YARITZA		20210	\$61104.0000	DECREASE	YES	06/30/20	841
SANTANA	MICHELLE	J	10251	\$45040.0000	APPOINTED	YES	02/09/25	841
SILBERSTEIN	ABRAHAM		92406	\$428.4000	RESIGNED	NO	02/18/25	841
STANTON	ROBERT	W	91510	\$141211.0000	INCREASE	YES	02/09/25	841
TERRANERA	RICHARD	F	91616	\$623.6600	INCREASE	NO	02/09/25	841
THURA	KYAW		56058	\$80000.0000	APPOINTED	YES	02/09/25	841
WOODMANSEY	SARAH	L	1003D	\$95000.0000	APPOINTED	YES	02/09/25	841

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 02/28/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACKER	LINDA	M	1002C	\$66.0600	RESIGNED	YES	01/01/25	846
ADAMS JR	ROY	C	22427	\$87701.0000	APPOINTED	NO	01/26/25	846
ALESKI	TAMMY	L	80633	\$18.5400	RESIGNED	YES	02/09/25	846
ANDERSON	EUKLIN	S	80633	\$18.5400	RESIGNED	YES	02/15/25	846
ATES	KAYLA	M	56058	\$60889.0000	INCREASE	YES	12/29/24	846
BALDWIN	SEAN	D	71205	\$22.0000	RESIGNED	YES	02/09/25	846
BLOUNT	SYDNEY	S	06070	\$51211.0000	RESIGNED	YES	02/09/25	846
BOISSIERE	JOSLYN		91406	\$15.4500	RESIGNED	YES	08/13/20	846
BRITT II	JEFFREY	D	81111	\$81810.0000	INCREASE	YES	01/26/25	846
BROOKER	NAIYIRI-		56058	\$60889.0000	APPOINTED	YES	02/09/25	846
BUTLER	SAINT	J	80633	\$18.5400	RESIGNED	YES	02/09/25	846

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 02/28/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CAMPBELL	CHARLENE	D	80633	\$18.5400	RESIGNED	YES	02/14/25	846
CASIMIR	NATASHA	D	60421	\$56991.0000	RESIGNED	YES	02/09/25	846
CENAT	JEAN		90641	\$44935.0000	RETIRED	YES	02/11/25	846
CIUCCIO	KRISTI		80633	\$18.5400	RESIGNED	YES	02/09/25	846
CRIBB	LUDNER	M	90641	\$44935.0000	RETIRED	YES	02/15/25	846
DALEY	PAUL	J	92237	\$104097.0000	RETIRED	NO	02/21/25	846
DECKER	MATTHEW	R	22427	\$87701.0000	APPOINTED	NO	01/26/25	846
DELVALLE	AMANDA	L	80633	\$18.5400	RESIGNED	YES	01/07/25	846

ELERYAN	NABIL	H	22427	\$87701.0000	APPOINTED	NO	01/26/25	846
FLANNIGAN	THOMAS	A	06070	\$28.0300	RETIRED	YES	02/15/25	846
FLYNN	DARRION	D	71205	\$22.0000	RESIGNED	YES	02/09/25	846
GIORDANO	LOUIS	J	91769	\$502.8800	INCREASE	YES	02/09/25	846
GONZALEZ	GILBERT		60440	\$66707.0000	RETIRED	NO	02/21/25	846
GONZALEZ	REBECCA	M	56058	\$70022.0000	INCREASE	YES	02/09/25	846
GRILLO JR	MICHAEL	R	90698	\$264.4000	DISMISSED	NO	03/23/23	846
HUNCOSKY	BRITNEY	M	80633	\$18.5400	RESIGNED	YES	02/09/25	846
HUNT	TREVOR	C	81303	\$76653.0000	RESIGNED	YES	02/19/25	846
HUSSAIN	ARIF		22427	\$87701.0000	APPOINTED	NO	01/26/25	846
ISOLDI	DANIEL	A	22427	\$92169.0000	APPOINTED	NO	01/26/25	846
LANDERS	TYSON	C	56058	\$70022.0000	INCREASE	YES	02/09/25	846
LEWIS	JOSEPH	A	80633	\$18.5400	RESIGNED	YES	02/12/25	846
LIM	JACYLIN	S	1007C	\$91555.0000	RESIGNED	YES	02/12/25	846
LIM	JACYLIN	S	81361	\$66964.0000	RESIGNED	NO	02/12/25	846
LORING	MITCHEL	L	21744	\$109330.0000	RESIGNED	YES	02/12/25	846
LORING	MITCHEL	L	22122	\$92144.0000	RESIGNED	NO	02/12/25	846
LYNCH	MARY KAT		80633	\$18.5400	RESIGNED	YES	02/04/25	846
MAFLA POTES	JUAN	S	56058	\$70022.0000	INCREASE	YES	02/09/25	846
MANGAN	TERESA		60440	\$84460.0000	RESIGNED	NO	02/13/25	846
MILES	SYDNEY	E	80633	\$18.5400	RESIGNED	YES	02/03/25	846
MOORE	JASEAN	T	80633	\$18.5400	RESIGNED	YES	02/11/25	846
NETTLES	ASHANTI	Q	80633	\$18.5400	RESIGNED	YES	02/02/25	846
OLIBRICE	WILLHELM		22427	\$87701.0000	APPOINTED	NO	01/26/25	846
ONEGA	MICHELLE		80633	\$18.5400	RESIGNED	YES	02/05/25	846
PAUL	JASMIN		22427	\$76262.0000	APPOINTED	NO	01/26/25	846
PETIT	LUDJA	S	60421	\$56991.0000	RESIGNED	YES	02/14/25	846
POTTINGER	CAMILLE	M	56058	\$75000.0000	INCREASE	YES	02/09/25	846
RAQIB	MOHAMMED	H	22427	\$87701.0000	APPOINTED	NO	01/26/25	846
RIDGE	CHASE	J	22427	\$87701.0000	APPOINTED	NO	01/26/25	846
SCRUBB	JAMIR	D	80633	\$18.5400	RESIGNED	YES	02/13/25	846
SOLORZANO	ALEXIS	L	22427	\$87701.0000	APPOINTED	NO	01/26/25	846
TUCKER	LAUREN	R	22427	\$76262.0000	APPOINTED	NO	01/26/25	846
TYNES	TAWANA	M	80633	\$18.5400	RESIGNED	YES	02/11/25	846
ULMER	ESSENCE	I	80633	\$18.5400	RESIGNED	YES	02/04/25	846
VILLANUEVA	RICARDO		06070	\$44524.0000	RESIGNED	YES	02/09/25	846
WANG	TIFFANY	S	10004	\$160000.0000	INCREASE	YES	12/08/24	846
WILSON	MELISSA	A	80633	\$18.5400	RESIGNED	YES	02/20/25	846

DEPT. OF DESIGN & CONSTRUCTION  
FOR PERIOD ENDING 02/28/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABDELTAWAB	MOHAMED	M	34202	\$96472.0000	INCREASE	YES	02/02/25	850
DALEY	ANDREW	C	10004	\$148388.0000	APPOINTED	YES	02/18/25	850
GRANDA	BORIS	A	20210	\$73878.0000	APPOINTED	YES	02/09/25	850
ISLAM	NEYAMUL		20210	\$73878.0000	RESIGNED	YES	02/09/25	850
KHAN	SHOEB	A	22427	\$96621.0000	APPOINTED	NO	02/09/25	850
KIM	LYU	K	56058	\$79310.0000	RESIGNED	YES	02/09/25	850
KRAVTSOVA	ALEKSAND		22427	\$100857.0000	APPOINTED	YES	02/09/25	850
LASKY	DAPHNE		8299A	\$127720.0000	INCREASE	YES	01/19/25	850
PERSAUD	SURENDRA		21015	\$80785.0000	APPOINTED	YES	02/09/25	850
PETERSON	DAVID	S	8299A	\$127720.0000	PROMOTED	NO	02/16/25	850
PROCTOR-DIA	GIZELLE	R	56057	\$55316.0000	RESIGNED	YES	11/17/24	850
ROMERO	GENESIS		20202	\$66546.0000	APPOINTED	YES	02/09/25	850
SAWAQED	BESHER	S	34202	\$101150.0000	INCREASE	YES	01/19/25	850
TADROS	ASHRAF	M	95048	\$236722.0000	RESIGNED	YES	02/09/25	850
TAWADROS	SHADY	S	20210	\$73878.0000	APPOINTED	YES	02/09/25	850
ZUBAIR	FAIZAN		1002D	\$129491.0000	RESIGNED	NO	02/09/25	850

TECHNOLOGY & INNOVATION  
FOR PERIOD ENDING 02/28/25

		TITLE						
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CADENILLAS	MICHAEL	M	8298A	\$107000.0000	APPOINTED	YES	02/18/25	858
DIAZ	DINEIL	N	95005	\$270000.0000	INCREASE	YES	12/10/24	858
DILLON	EMMA	E	54745	\$92000.0000	APPOINTED	YES	02/18/25	858
EINHORN	LINDSAY	M	95710	\$160000.0000	APPOINTED	YES	02/09/25	858
EPSTEIN	RHODA	L	10260	\$45409.0000	RETIRED	NO	02/13/25	858
GLAZER	HILARY	H	82984	\$154500.0000	APPOINTED	YES	02/18/25	858
GREENE	DENISE	F	10271	\$63296.0000	PROMOTED	NO	02/09/25	858
HARRINGTON	KRISTEN	M	56057	\$50470.0000	APPOINTED	YES	02/18/25	858
JACKSON	NANCY	E	10260	\$39486.0000	RESIGNED	NO	02/09/25	858
LUNDI	ELIZABET	T	95005	\$198000.0000	APPOINTED	YES	02/09/25	858
MARTINEZ	ANDREA		13633	\$80000.0000	APPOINTED	YES	02/18/25	858
PAULINO	CARLOS		90411	\$63138.0000	RETIRED	NO	02/20/25	858
RAYMOND	MARCIA	A	56057	\$50470.0000	APPOINTED	YES	02/18/25	858
RENGARAJAN	SAMPATH	S	10050	\$223110.0000	INCREASE	NO	12/10/24	858
RYAN	JOHN	P	13633	\$87550.0000	RESIGNED	YES	02/22/25	858
SHEPERD	SALLY	A	82984	\$178000.0000	APPOINTED	YES	02/09/25	858
SIMS	AISHA		13611	\$103577.0000	INCREASE	NO	02/09/25	858
SINGH	AMRIT	P	13632	\$94244.0000	RESIGNED	NO	02/09/25	858
SMITH	BRITTON	E	56057	\$50470.0000	APPOINTED	YES	02/18/25	858
SPELLMAN	OSAYOMI		10260	\$39486.0000	TERMINATED	NO	02/12/25	858
VELLER	DAVID	L	13633	\$88684.0000	APPOINTED	YES	02/18/25	858
WONGHEYWARD	HEAVEN		56057	\$50470.0000	APPOINTED	YES	02/18/25	858

## 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