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THE CITY RECORD

Official Journal of The City of New York

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THE CITY RECORD

ERIC L. ADAMS
Mayor

LOUIS A. MOLINA
Commissioner, Department of
Citywide Administrative Services

JANAE C. FERREIRA
Editor, The City Record

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matters below in person, at 6:00 P.M. on Wednesday, May 7, 2025, in the Borough Hall

Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may watch a livestream of the hearing on WebEx at: <https://nycbp.webex.com/nycbp/j.php?MTID=meacc6aa1e3a42b73decf7d383cc5da28>.

Meeting number (access code): 2344 945 8785

Meeting password: EDsWRjPE632

Join by phone

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

+1-408-418-9388 United States Toll

Testimony at the hearing is limited to 2 minutes, unless extended by the Chair. Pre-registration is not required. Testimony will only be accepted in person or in writing. For timely consideration, written comments must be submitted to testimony@brooklynbp.nyc.gov no later than Friday, May 9th, 2025.

For information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Corina Lozada at corina.lozada@brooklynbp.nyc.gov at least five (5) business days in advance to ensure availability.

The following agenda items will be heard:

- 347 Flushing Avenue**
A zoning map amendment from M1-2 to M1-5 and R7-1/C2-4 to facilitate a new commercial and community facility eight-story development and legalize an existing non-conforming residential use, and a zoning text amendment to modify and add a new MIH area by private applicant Flushing Condo Holdings LLC at 347 Flushing Avenue in the Williamsburg neighborhood, Community District 1, Brooklyn.
- 1946 East 7th Street Rezoning**
A zoning map amendment (R5 to R6A and R7A) and zoning text amendment to modify the boundaries of the Special Ocean Parkway District and Appendix F to designate a new MIH area to facilitate a new seven-story mixed-use building,

containing approx. 35,787 zsf of residential floor area (53 DUs, 100% affordable senior housing) and approx. 2,292 sf of community facility, is being sought by private applicant Ahi Ezer Expansion Fund Inc. at 1946 East 7th Street in Homecrest, Community District 15, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Friday, May 2, 2025, 6:00 P.M.



my1-7

CHARTER REVISION COMMISSION

MEETING

The New York City Charter Revision Commission will hold a public meeting on Wednesday May 14, 2025, at 10:00 A.M. The meeting will be held at the New York City Landmarks Preservation Commission Public Hearing Room, 253 Broadway, 2nd Floor, New York, NY 10007. *Government-issued identification is required to enter the building.*

The commission is empowered to consider revisions to the New York City Charter for presentation to the voters at the November 4, 2025 general election, or at another designated election date pursuant to law.

This meeting is open to the public. Because this is a public meeting and not a public hearing, the public will have the opportunity to observe the commission's discussions, but not testify before it.

A link to livestream all public hearings and meetings will be available at the commission's website, www.nyc.gov/charter.

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. American Sign Language and Spanish interpretation will be provided online and on-site. Please make language interpretation and/or other accessibility requests at least 48 hours before the start time of the meeting you plan to attend by emailing CharterInfo@citycharter.nyc.gov or by calling (212) 788-0014 and leaving a voicemail. All requests will be accommodated to the extent possible.

Find out more about the New York City Charter Revision Commission by visiting www.nyc.gov/charter.

my6

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 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

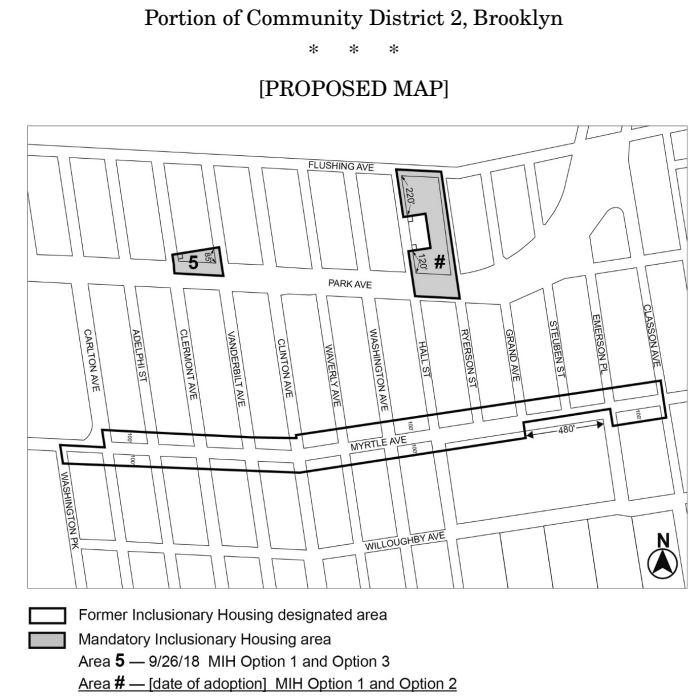
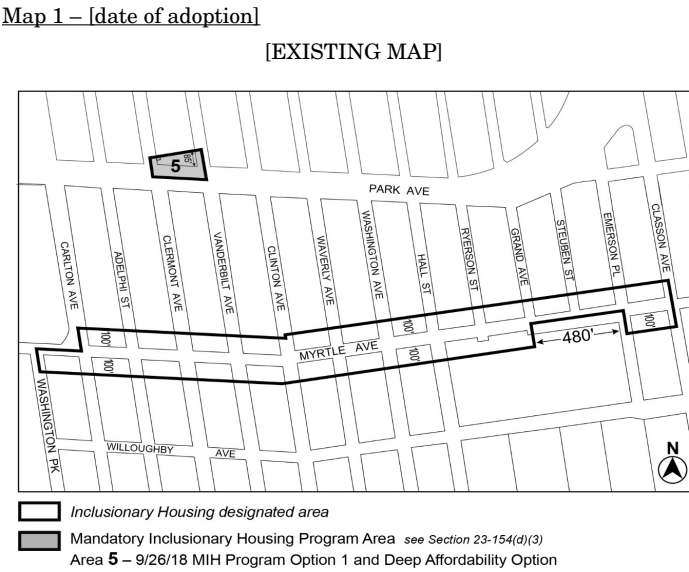
The #Special Mixed Use District# - 27 is established in Wallabout in Brooklyn as indicated on the #zoning maps#.

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

BROOKLYN

Brooklyn Community District 2



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

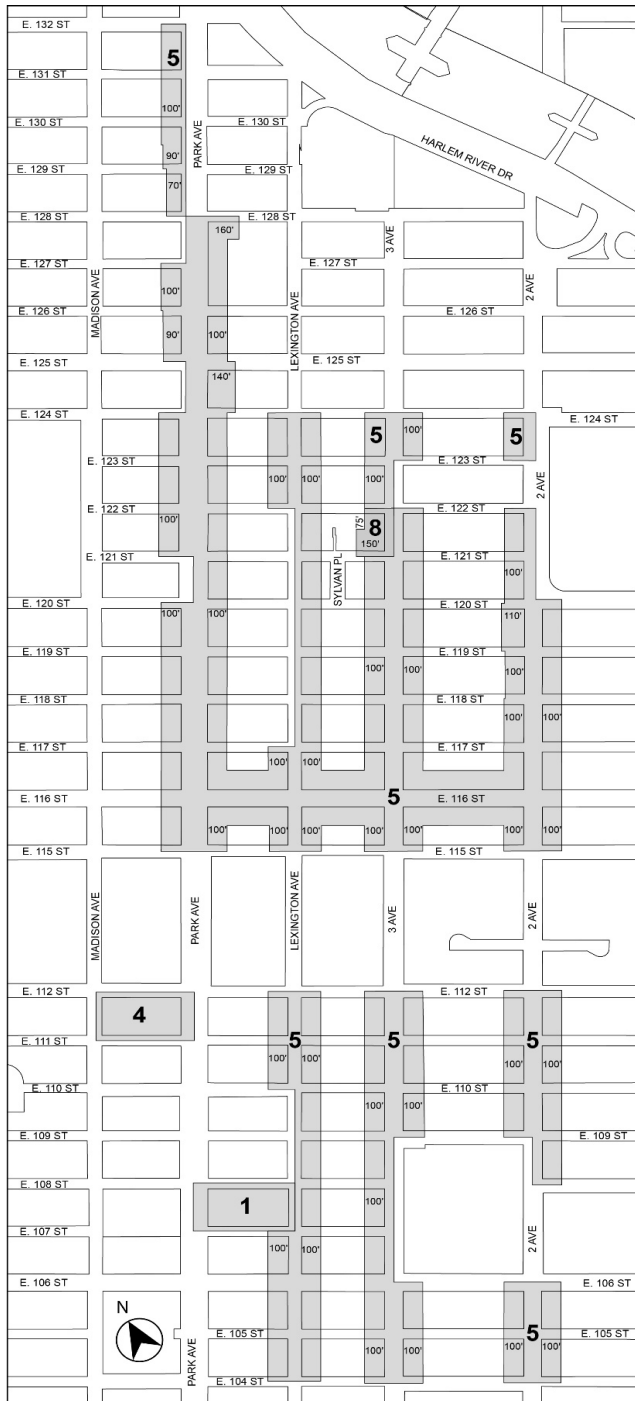
* * *

Manhattan Community District 11

* * *

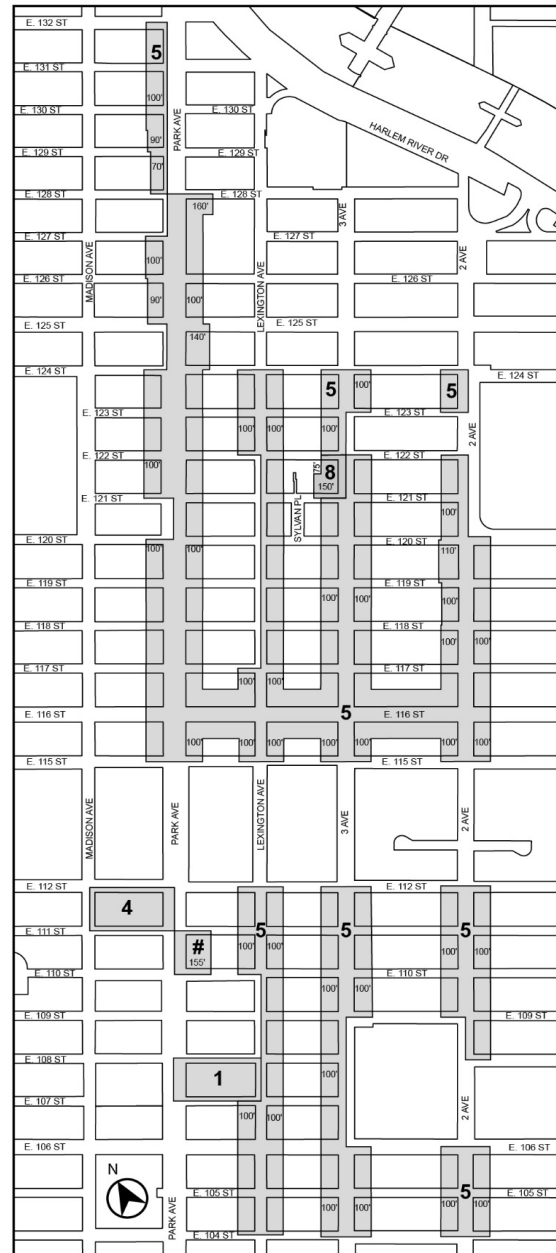
Map 5 – [date of adoption]

[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 111th Street, a line 155 feet easterly of Park Avenue, a line midway between East 111th Street and East 110th Street, a line 100 feet easterly of Park Avenue, East 110th Street,

and the westerly boundary line of the New York Central Railroad Right-of-Way; and

2. changing from an R7B District to an R9-1 District property bounded by a line midway between East 111th Street and East 110th Street, a line 155 feet easterly of Park Avenue, East 110th 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 110th 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 110th 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 & 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:

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

- c. West 31st Street, a line 125 feet westerly of Avenue of the Americas, West 29th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 30th Street, and a line 225 feet easterly of 7th Avenue - Fashion Avenue;

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

* * *

42-31.4 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 42-31.2 (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:

- (a) 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;
- (b) the practical difficulties existed on December 15, 2021.

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

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

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

* * *

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

* * *

74-80**ADDITIONAL PERMITS**

* * *

74-85**Covered Pedestrian Space**

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

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

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

74-851**Floor area bonus for covered pedestrian space**

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

For the #development# or #enlargement# of a #commercial#, #community facility# or #mixed building#, for each square foot of #covered pedestrian space# provided on a #zoning lot#, the total #floor

area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) or Section 43-132 (Floor area regulations in M1 Districts with an A suffix), as applicable, may be increased as set forth in the following table:

PERMITTED ADDITIONAL FLOOR AREA PER SQUARE FOOT OF COVERED PEDESTRIAN SPACE

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

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

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

* * *

ARTICLE VIII**SPECIAL PURPOSE DISTRICTS****Chapter 1****Special Midtown District**

* * *

81-20**BULK REGULATIONS****81-21****Floor Area Ratio Regulations**

* * *

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

[REMOVE MENTION OF M1-6 FROM CHART]

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

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

	Maximum #Floor Area Ratio# (FAR)				
Means for Achieving Permitted FAR Levels on a #Zoning Lot#	C5P	C6-4 C6-5 M1-6	C5-2.5 C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 C6-6 C6-7
A. Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0
B. Maximum As-of-Right #Floor Area# Allowances: #Public plazas# - Section 81-23	—	1.0 ^{1,2}	1.0 ^{1,3}	—	1.0 ²

C. Maximum Total FAR with As-of-Right Incentives	8.0	11.0 ^{1,2,6}	13.0 ^{1,3}	14.0	16.0
D. Maximum District-wide #Floor Area# Allowances:- #Mass Transit Station# - Section 66-51	1.6 ⁵	2.0 ⁵	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 ⁷	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 ⁴	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 ⁷	14.4	No Limit	No Limit

¹ Not available for #zoning lots# located wholly within Theater Subdistrict Core
² Not available within the Eighth Avenue Corridor
³ Not available within 100 feet of a #wide street# in C5-2.5 Districts
⁴ 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core
⁵ 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)
⁶ 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)
⁷ 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

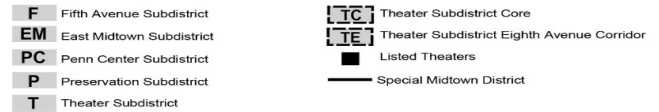
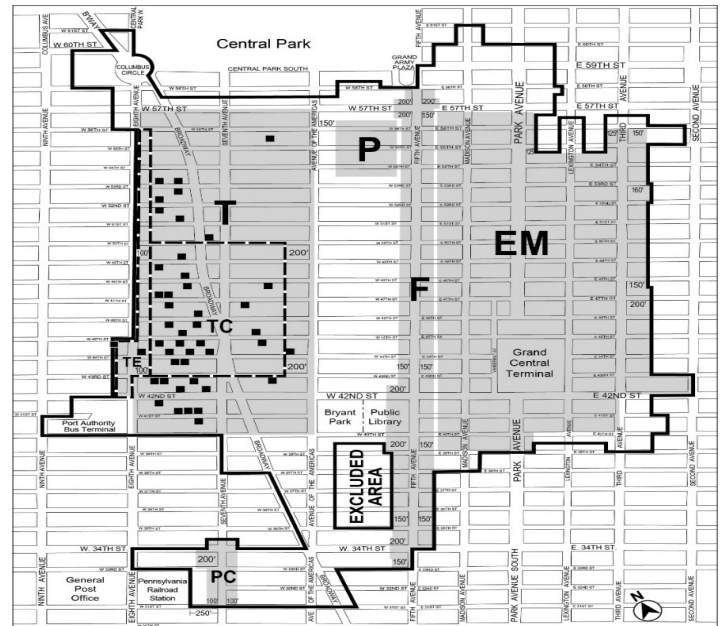
Commission may allow bonus #floor area# to be utilized anywhere on the #zoning lot#.

* * *

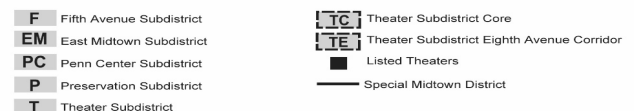
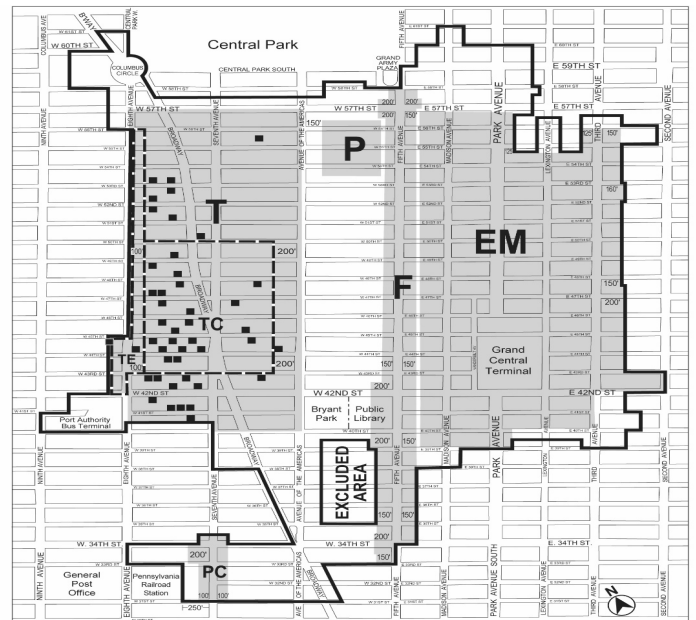
**Appendix A
Midtown District Plan Maps**

[REVISING MAPS 1, 3, AND 4]

Map 1: Special Midtown District and Subdistricts
[EXISTING MAP]



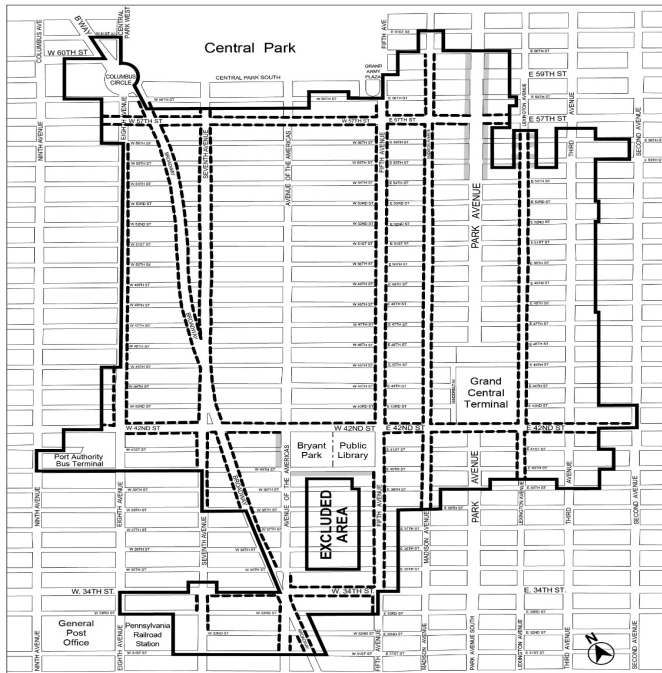
[PROPOSED MAP]



* * *

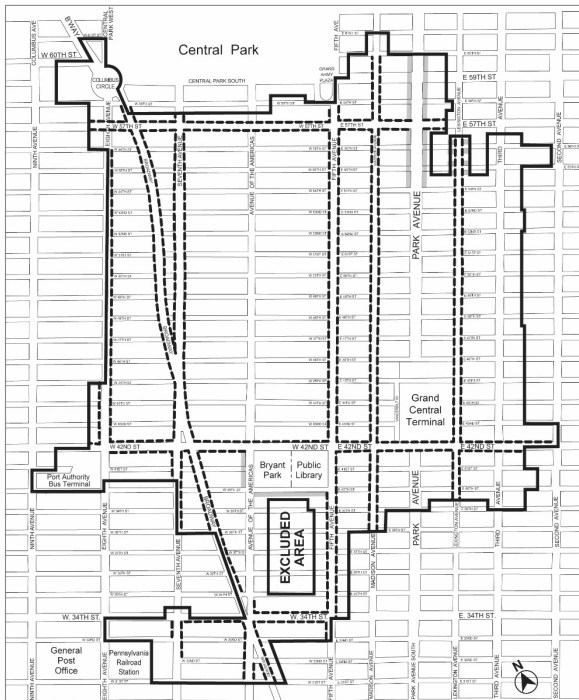
Map 3: Retail and Street Wall Continuity

[EXISTING MAP]



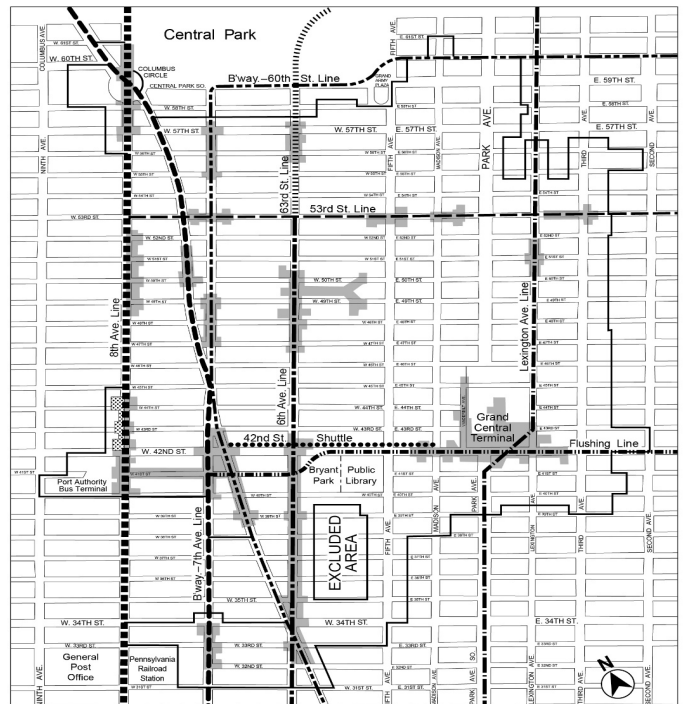
- Special Midtown District
- - - Retail and Street Wall Continuity required
- Only Street Wall Continuity required

[PROPOSED MAP]



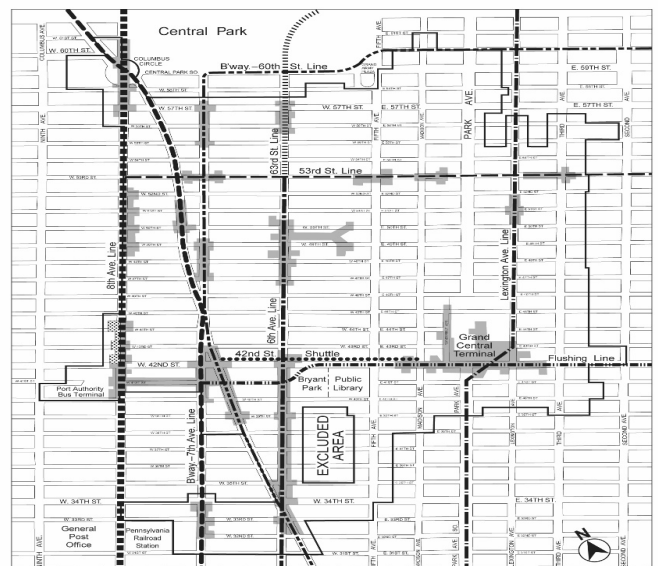
- Special Midtown District
- - - Retail and Street Wall Continuity required
- Only Street Wall Continuity required

[EXISTING MAP]



- Special Midtown District
- Improvement Area
- Improvement Area (Subway station improvement bonus pursuant to Section 81-292 not applicable)
- 8th Ave. Line
- Broadway-7th Ave. Line
- Broadway-60th St. Line
- 6th Ave. Line
- Lexington Ave. Line
- 63rd St. Line
- 53rd St. Line
- 42nd St. Shuttle
- Flushing Line

[PROPOSED MAP]



- Special Midtown District
- Improvement Area
- Improvement Area (Subway station improvement bonus pursuant to Section 81-292 not applicable)
- 8th Ave. Line
- Broadway-7th Ave. Line
- Broadway-60th St. Line
- 6th Ave. Line
- Lexington Ave. Line
- 63rd St. Line
- 53rd St. Line
- 42nd St. Shuttle
- Flushing Line

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

* * *

ARTICLE IX SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Hudson Yards District (HY)

* * *

93-00 GENERAL PURPOSES

[REPLACING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT WITH MSX]

* * *

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

* * *

93-01 Definitions

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

* * *

Hudson Yards Redevelopment Area

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

* * *

93-04 Subdistricts and Subareas

[ADDING GARMENT CENTER SUBDISTRICT H]

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

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

* * *

93-10 USE REGULATIONS

* * *

93-13 Special Commercial Use Regulations

* * *

93-131 Certification for office use

[REMOVING MENTION OF SPECIAL GARMENT CENTER DISTRICT]

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

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes #uses# listed under Office in Use Group VII #developed# or #enlarged# after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:
 - (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to Section 96-25 (Floor Area Bonus for New Theater Use); or
 - (2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 (Maximum floor area ratio in the 34th Street Corridor Subdistrict C) or 93-223 (Maximum floor area ratio in Hell’s Kitchen Subdistrict D), or the provisions of Sections 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet.

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

- (b) Where the Chairperson of the Department of City Planning determines that the amount of #floor area# for #uses# listed under Offices in Use Group VII in any #development# or #enlargement# will result in a total amount of #floor area# #developed# or #enlarged# WITH SUCH #USE# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet, no building permit from the Department of Buildings shall be issued for any #development# or #enlargement# that includes offices constructed after January 19, 2005, until the Chairperson certifies to the Commissioner of Buildings that:
 - (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25; or
 - (2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 25 million square feet.

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

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

* * *

93-133 Transient hotels and offices in Subdistrict H

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

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

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

93-134

C6-4M Districts in Subdistrict H

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

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

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

From Use Group IX

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

From Use Group X

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

93-133

93-135

Vehicle storage establishments

[UPDATING SECTION NUMBER; TITLE AND TEXT UNCHANGED]

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

* * *

93-16

Modification of Sign Regulations

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

* * *

- (b) Subdistrict F

- (2) Other locations

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

- (c) Subdistrict H

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

* * *

93-20

FLOOR AREA REGULATIONS

* * *

93-22

Floor Area Regulations in Subdistricts B, C, D, E, F, and G, and H

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

* * *

- (c) Subdistrict G

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

- (d) Subdistrict H

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

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

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

* * *

93-30

SPECIAL FLOOR AREA REGULATIONS

93-31

District Improvement Fund Bonus

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

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

* * *

- (a) a letter from the applicant for such permit dated no earlier than 30 days prior to issuance thereof, stating whether as of such date the applicant anticipates filing an application to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222 (Maximum floor area ratio in the 34th 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

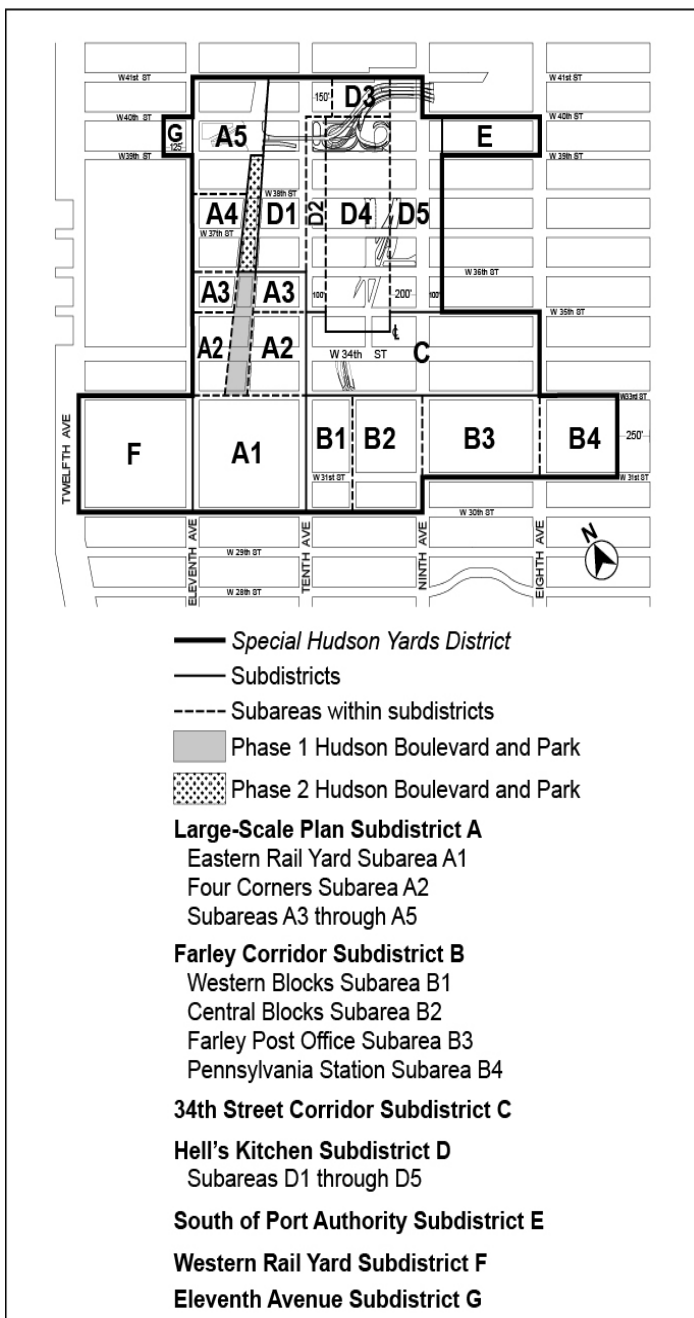
[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT AND ADDING MENTION OF SUBDISTRICT H OF SPECIAL HUDSON YARDS DISTRICT]

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:

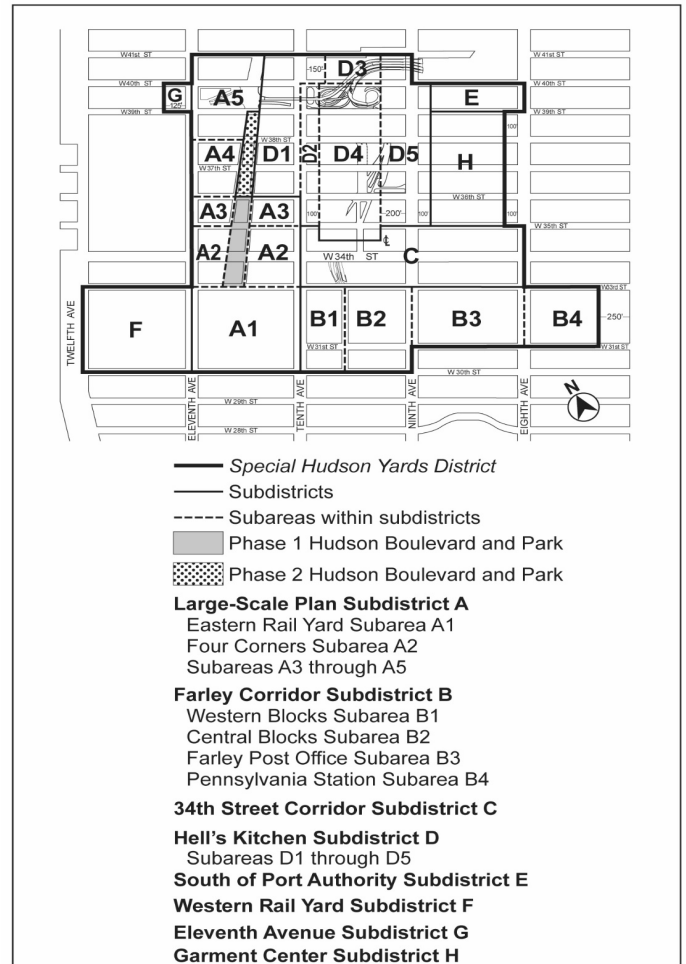
* * *

Appendix A**Special Hudson Yards District**

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



[PROPOSED MAP]

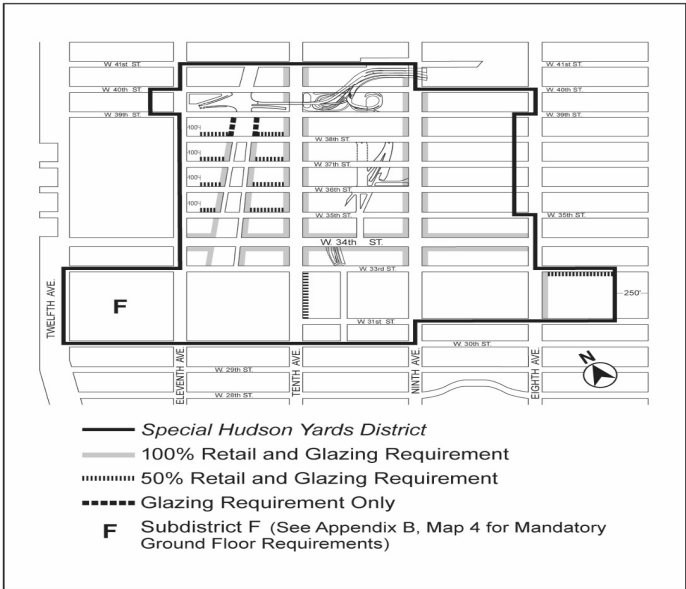


Map 2 — Mandatory Ground Floor Retail

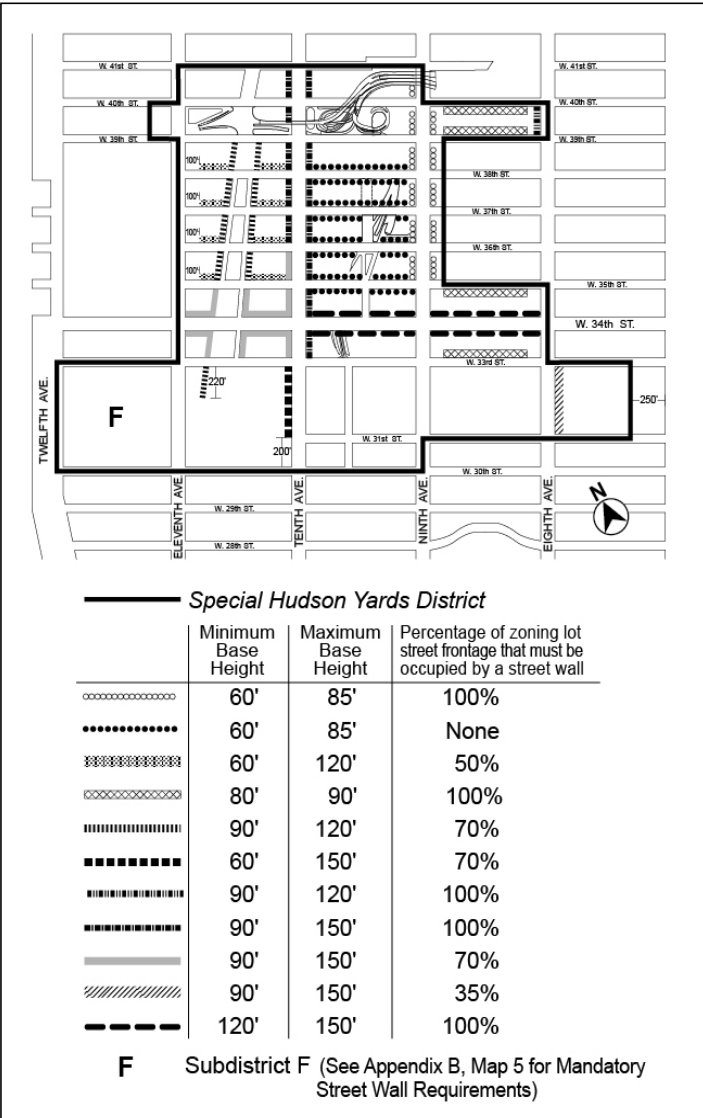
[EXISTING MAP]



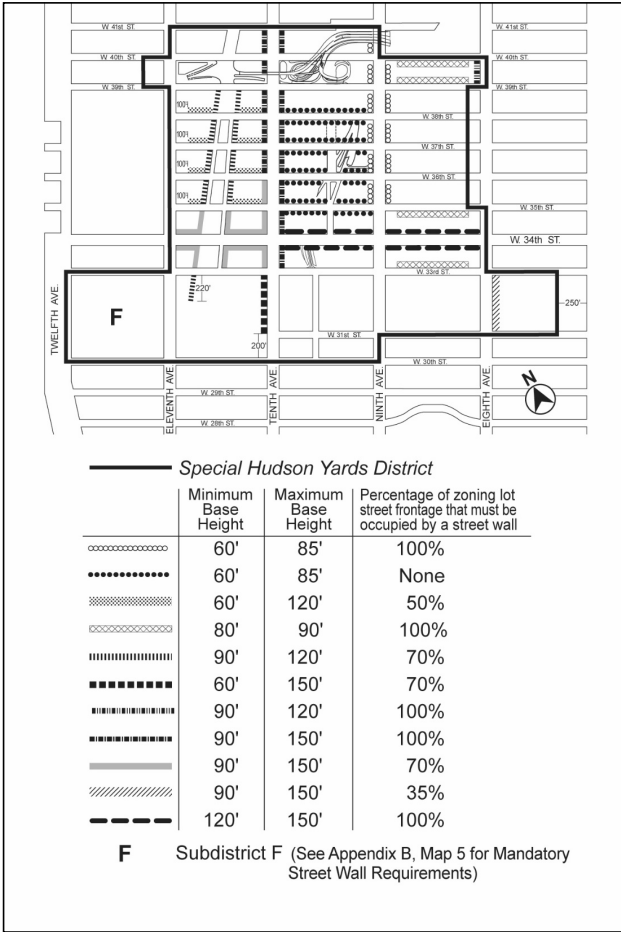
[PROPOSED MAP]



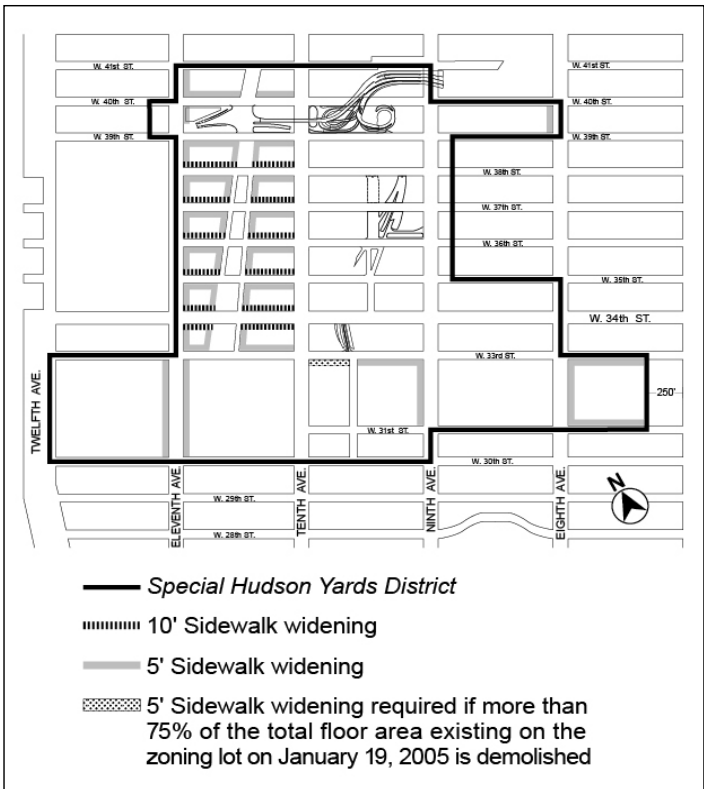
Map 3 — Mandatory Street Wall Requirements
[EXISTING MAP]



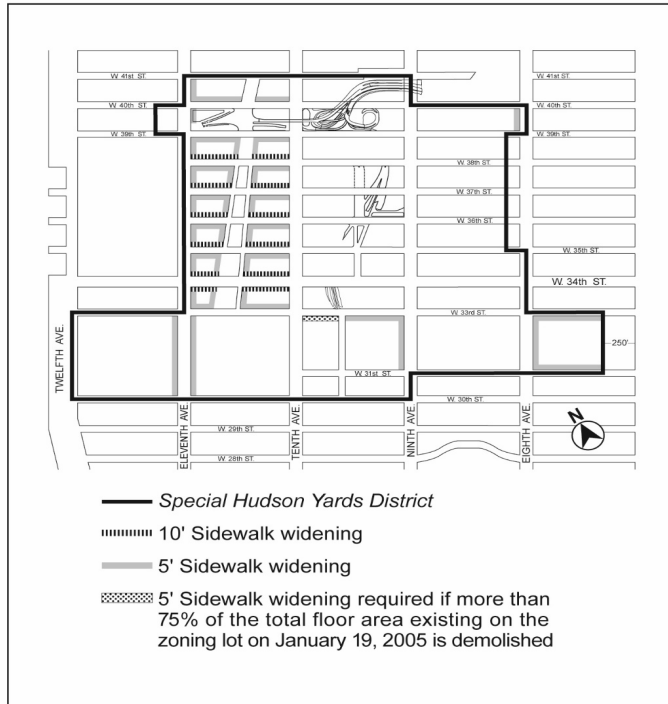
[PROPOSED MAP]



Map 4 — Mandatory Sidewalk Widening
[EXISTING MAP]

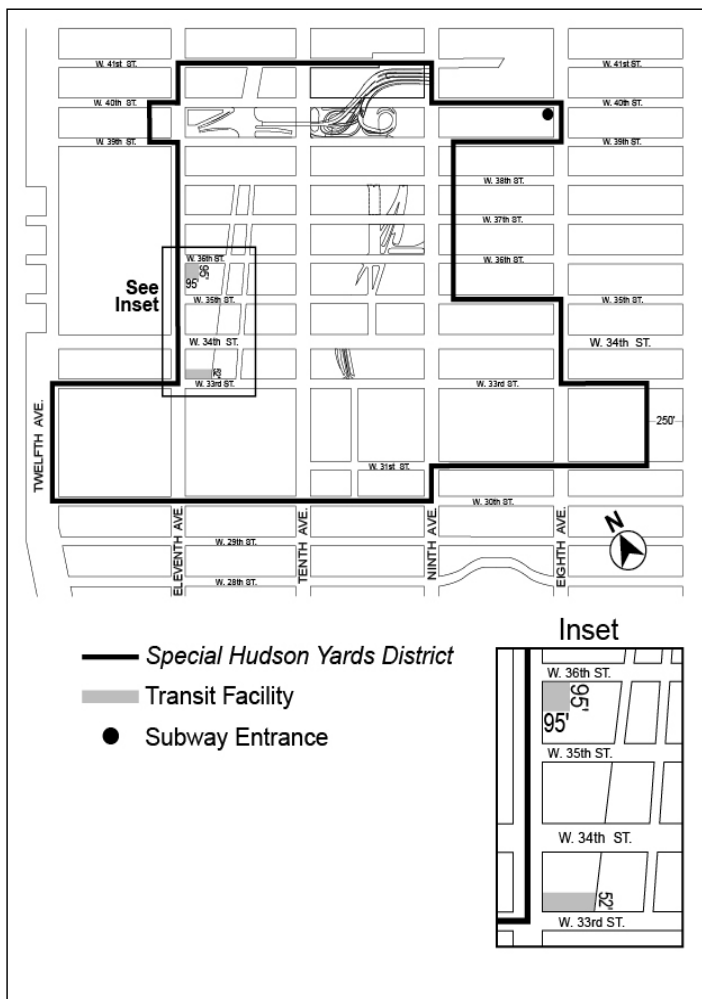


[PROPOSED MAP]

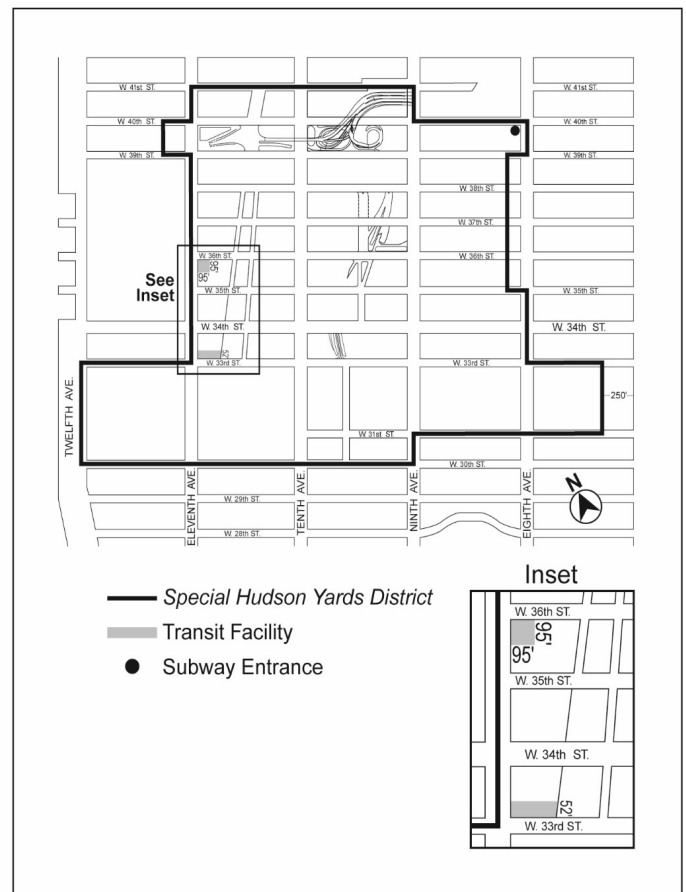


Map 5 — Transit Facilities

[EXISTING MAP]

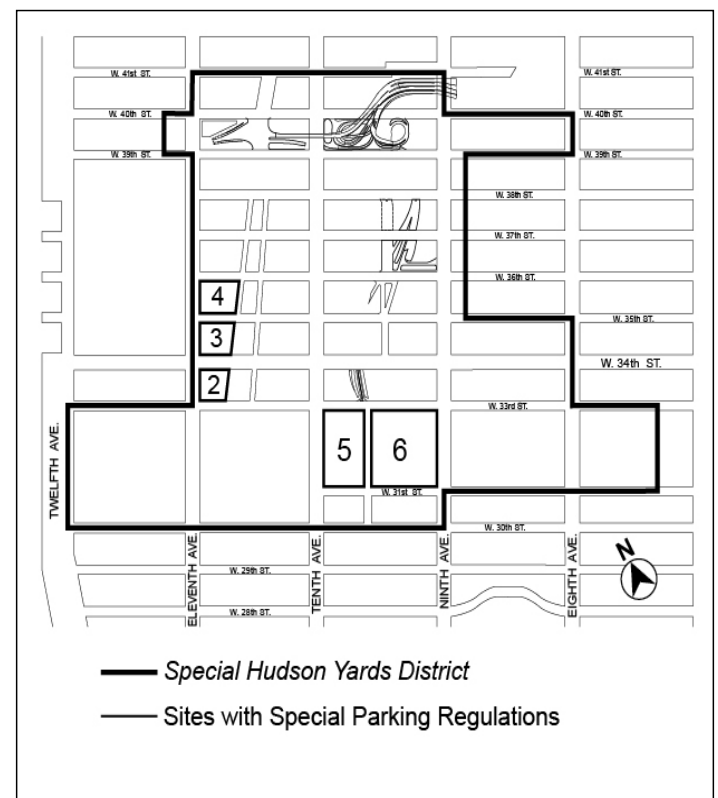


[PROPOSED MAP]

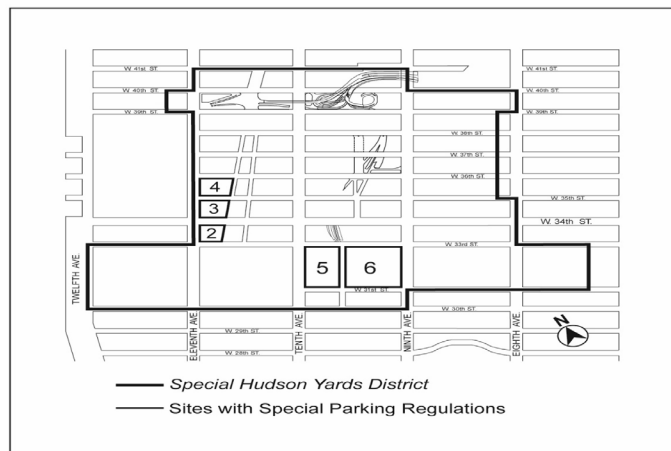


Map 6 — Sites Where Special Parking Regulations Apply

[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

- 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:

- (a) 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.

- (b) 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:

- (a) #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.

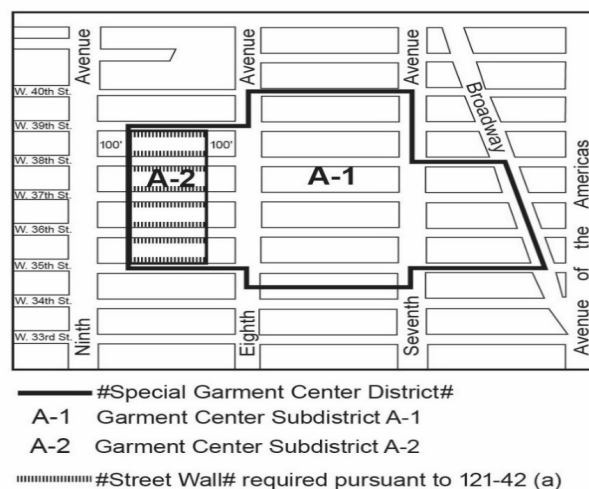
121-60

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:

- (a) to retain adequate wage and job-producing industries within the Midtown South District;
- (b) to preserve a variety of types of space for a diversity of businesses that service the Midtown South District and the city;
- (c) to establish an appropriate urban scale and visual character within the Midtown South District;
- (d) to provide opportunities for housing growth through office to residential conversions and new development; and
- (e) 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

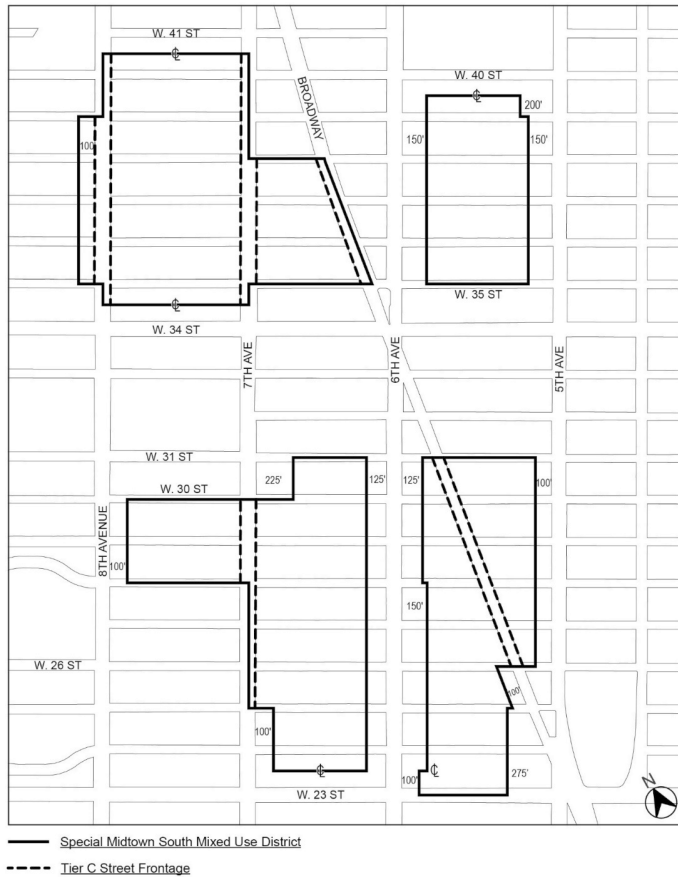
121-341 Transfer of development rights from landmarks

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

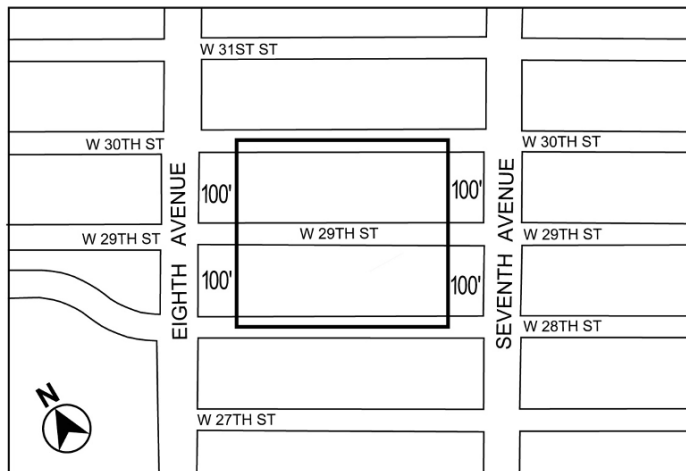
MANHATTAN

* * *

Manhattan Community District 5

Map 1 – (9/21/11)

[EXISTING MAP]

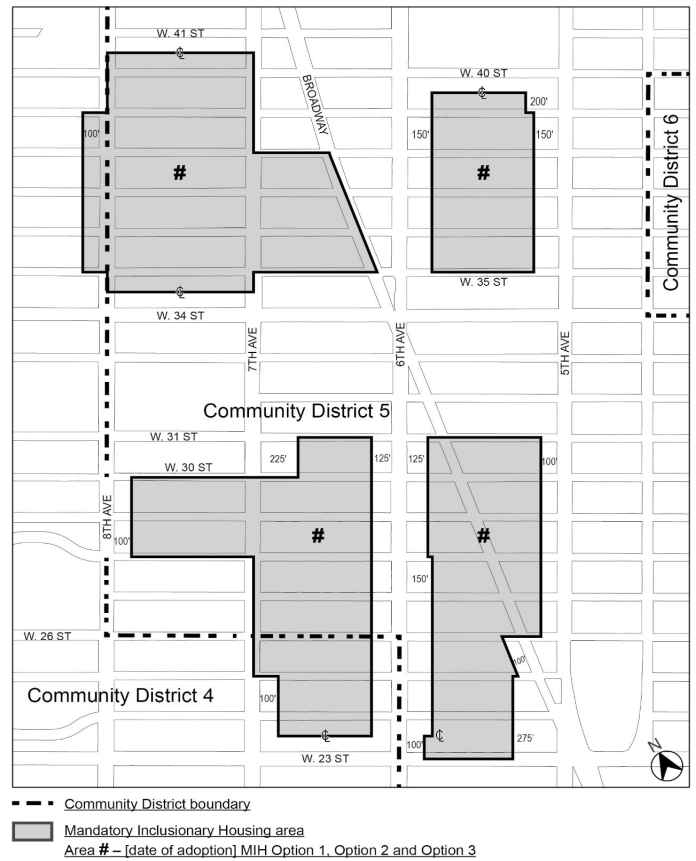


Portion of Community District 5, Manhattan

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, 31st 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.**

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. All requests will be accommodated to the extent possible.

a30-my6

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

Monday, May 12th
5:00 - 7:00 P.M.
Bronx Museum of the Arts
1040 Grand Concourse, Bronx, 2nd Floor

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

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony

of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/87470488790>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Wednesday, May 7th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

my6-12

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 Tuesday May 13, 2025, 6:00 P.M., at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

AGENDA

74 Bogart Street Rezoning Application # C 250064 ZMK CEQR 25DCP029K

IN THE MATTER OF an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-841.

Accessibility questions: Community Board 1, Brooklyn (718) 389-0009 or bk01@cb.nyc.gov, by: Friday, May 9, 2025, 3:00 P.M.



my6-13

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 - Tuesday, May 13, 2025, 6:00 P.M., at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

AGENDA

535 Morgan Avenue Rezoning Application # 2024K0263 CEQR 25DCP027K

IN THE MATTER OF an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue, as shown on a diagram (for illustrative purposes only) dated April 7, 2025.

Accessibility questions: 718-389-0009 or bk01@cb.nyc.gov, by: Friday, May 9, 2025, 3:00 P.M.



my5-13

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, May 13, 2025, from 2:00 P.M. - 3:30 P.M.

If you would like to attend this meeting, please reach out to Iyekeze Ezeffili at iezeffili@bers.nyc.gov.

my5-13

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

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Tuesday, May 13, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

my5-13

HOUSING AUTHORITY

■ MEETING

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, 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.

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



a23-my6

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 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 or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nycplpc 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).

a30-my13

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 20, 2025, at 9:30 AM, 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 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 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.

62 Cambridge Place - Clinton Hill Historic District

LPC-25-03800 - Block 1964 - Lot 64 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

A French Second Empire style dwelling designed by William Rushmore and built c. 1863. Application is to construct an addition above the garage at the side yard and a one-story accessory building at the rear yard.

149 Prospect Place - Prospect Heights Historic District

LPC-25-10190 - Block 1151 - Lot 93 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

An Italianate/Second Empire style rowhouse built c. 1870. Application is to construct a rooftop bulkhead and railings.

5051 Iselin Avenue - Fieldston Historic District

LPC-25-03790 - Block 5832 - Lot 4328 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house designed by Julius Gregory and built in 1927-28. Application is to construct a driveway.

Pier A (aka 22 Battery Place) - Individual Landmark

LPC-25-07606 - Block 16 - Lot 1c- **Zoning:** C6-4/LM

ADVISORY REPORT

A pier designed by George Sears Greene, Jr., and built in 1884-86, with an addition built in 1900. Application is to replace windows.

36 West 11th Street - Greenwich Village Historic District

LPC-25-08332 - Block 574 - Lot 26 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse designed by James Harriot, Erastus Freeman & Andrew Lockwood and built in 1840-41. Application is to construct rooftop yard and rear yard additions.

16 East 16th Street - Ladies' Mile Historic District

LPC-25-08741 - Block 843 - Lot 39 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style residence hall designed by R.H. Robertson and built in 1889-91. Application is to install sidewalk canopies.

768 Fifth Avenue - Individual and Interior Landmark

LPC-25-09313 - Block 1274 - Lot 7504 - **Zoning:** R10H, C5-2.5

CERTIFICATE OF APPROPRIATENESS

A French Renaissance style hotel designed by Henry Janeway Hardenbergh and built in 1905-1907, with an addition designed by Warren & Wetmore and built in 1921. Application is to redesign the 59th Street entrance and the 59th Street Lobby.

144 East 19th Street - Gramercy Park Historic District

LPC-25-08548 - Block 874 - Lot 48 - **Zoning:** C1-9A

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1838-1839. Application is to construct rooftop and rear yard additions.

Verdi Square - Scenic Landmark

LPC-25-06032 - Block 1164 - Lot 32 - **Zoning:** C4-6A

ADVISORY REPORT

A triangular public park built in 1887. Application is to modify curbing and construct a path.

➔ my6-19

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 20, 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 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 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.

242-246 West 30th Street - Furcraft Building

LP-2690 - Block 779 - Lot 66 - **Zoning:**

ITEM PROPOSED FOR PUBLIC HEARING

A 14-story store-and-loft building designed by Henry I. Oser and built in 1925-26.

15-17 West 38th Street - Barbey Building

LP-2687 - Block 840 - Lot 31 - **Zoning:**

ITEM PROPOSED FOR PUBLIC HEARING

The proposed designation of a 12-story Renaissance Revival-style loft building designed by Delano & Aldrich and built in 1908-09.

135 West 36th Street - Fashion Tower

LP-2688 - Block 812 - Lot 19 - **Zoning:**

ITEM PROPOSED FOR PUBLIC HEARING

A 20-story Medieval and Renaissance Revival-style commercial building designed by Emery Roth and built in 1924-25.

275 Seventh Avenue - Lefcourt Clothing Center

LP-2691 - Block 801 - Lot 1 - **Zoning:**

ITEM PROPOSED FOR PUBLIC HEARING

A 27-story Art Deco skyscraper designed by Buchman & Kahn and built between 1927 and 1928.

214-226 West 29th Street - 29th Street Towers

LP-2689 - Block 778 - Lot 48 and 52 - **Zoning:**

ITEM PROPOSED FOR PUBLIC HEARING

A pair of connected 14- and 16-story tall Gothic Revival-style commercial buildings designed by Henry I. Oser in 1925.

➔ my6-19

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 fcrc@mocs.nyc.gov. All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

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

1. Submit a written request to Parks at luiggi.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 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.

a25-my12

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.

The public hearing will be held remotely via Zoom, commencing on May 23, 2024, 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

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

IN THE MATTER OF a proposed revocable consent authorizing ASAP! PIZZS SPOT & RESTAURANT, 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, 3705 28th AVE in the Borough of Queens.

my6

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

"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

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>

ADMINISTRATION FOR CHILDREN'S SERVICES

YOUTH AND FAMILY JUSTICE

■ INTENT TO AWARD

Human Services/Client Services

NON-SECURE DETENTION (NSD) SERVICES - Negotiated Acquisition - Other - PIN#06825N0016 - Due 5-16-25 at 4:00 P.M.

The Administration for Children's Services, intends to enter into a negotiated acquisition contract, pursuant to Sections 3-04(b)(2)(i)(D) and 3-04(b)(2)(ii) of the Procurement Policy Board Rules, with SCO FAMILY OF SERVICES for the provision of Non-Secure Detention (NSD) Services. The contract period is July 1, 2025 through June 30, 2028 with two three-year options to renew. ACS is publishing this notice of intent for informational purposes.

Per PPB Rule 3-04(b)(2)(ii), there is a limited number of vendors available and able to perform the work.

my6

CITYWIDE ADMINISTRATIVE SERVICES

■ AWARD

Services (other than human services)

PROVIDE AND INSTALL REPLACEMENT DRAPES AT 1 CENTRE STREET MEZZANINE - M/WBE Noncompetitive Small Purchase - PIN#85625W0050001 - AMT: \$21,340.00 - TO: The Best Shades LLC, 447 Broadway, 2nd Floor, New York, NY 10013.

my6

MEDICAL EVALUATIONS FOR HUMAN CAPITAL AND ADMINISTRATION - M/WBE Noncompetitive Small Purchase - PIN#85625W0042001 - AMT: \$100,000.00 - TO: National Claim Evaluations Inc, 575 Jericho Turnpike, Suite 104, Jericho, NY 11753.

my6

DESIGN AND CONSTRUCTION

■ SOLICITATION

Construction Related Services

85025P0007-70MULBREC, CM-BUILD SERVICES FOR 70 MULBERRY STREET RECONSTRUCTION - Competitive Sealed Proposals - Other - PIN#85025P0007 - Due 6-10-25 at 12:00 P.M.

The RFx will be accessible through the PASSPort Public Portal: https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browser_public. The New York City Department of Design and Construction intends to enter into one (1) contract for CM-Build Services for 70 Mulberry Street Reconstruction. The 70 Mulberry Street Reconstruction project involves the reconstruction of a historic building/community center in Chinatown that was partially destroyed by a five-alarm fire. The project involves the demolition of the current structure while ensuring the stabilization and preservation of the historic façade and stair tower. Additionally, it includes the construction of a new eight-story community center featuring a multi-purpose room intended for public athletics, performance, and recreational activities. The project will also incorporate a Building Integrated Photovoltaic (BIPV) façade, a green roof, and solar panels on the roof. A Pre-Submission Conference will be held via Teams. Please review the RFx documents in PASSPort for more details.

my6

EDUCATION

CENTRAL OFFICE

■ AWARD

Human Services/Client Services

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001015R001 - AMT: \$1,734,375.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001117R001 - AMT: \$1,710,004.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001013R001 - AMT: \$1,750,050.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001044R001 - AMT: \$1,891,504.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001047R001 - AMT: \$1,755,379.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001046R001 - AMT: \$1,513,203.00 - TO: The Childrens Aid Society, 117 West 124th Street 3rd Floor New York NY 10027.

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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001115R001 - AMT: \$1,628,329.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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 of 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.

my6

FY25 - COMMUNITY SCHOOL SERVICE - R1191 - Renewal - PIN# 04020I0001069R001 - AMT: \$1,743,375.00 - TO: The Childrens Aid Society, 117 West 124th Street, 3rd Floor, New York, NY 10027.

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 of 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.

my6

EMERGENCY MANAGEMENT

INFORMATION TECHNOLOGY

AWARD

Goods

LENOVO THINKSTATION P3 PURCHASE FOR ENHANCED EFFICIENCY AND SECURITY - M/WBE Noncompetitive Small Purchase - PIN# 01725W0005001 - AMT: \$198,128.00 - TO: Derive Technologies LLC, 40 Wall Street, 20th Floor, New York, NY 10005.

my6

HOMELESS SERVICES

INFORMATION TECHNOLOGY SERVICES

AWARD

Construction Related Services

IT CONSULTING, DEVELOPMENT, AND MANAGEMENT SERVICES - Intergovernmental Purchase - PIN# 07125G0004001 - AMT: \$1,603,080.00 - TO: ManpowerGroup Public Sector, Inc., 6400 Arlington Blvd, 3rd Floor, Falls Church, VA 22042.

DSS/ITS is requesting your approval of a new award for a total contract amount of \$1,603,080.00 awarded to ManpowerGroup Public Sector Inc. The vendor will provide consulting services for the project(s) mentioned below. The period of performance will be for thirty-six (36) months from October 1, 2024 to September 30, 2027. As part of this contract, these resources will be providing consulting services for the StreetSmart project.

my6

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

AWARD

Services (other than human services)

CIVIC HALL MEMBERSHIP RENEWAL 2025 20250640269

- Other - PIN# 85825U0011001 - AMT: \$46,340.00 - TO: Civic Hall Labs Inc, 118 W 22nd Street, 12th Floor, New York, NY 10011-2416.

my6

PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

SOLICITATION

Construction / Construction Services

84625B0116-Q371-119M ROCKAWAY COMMUNITY PARK RECONSTRUCTION, QUEENS - Competitive Sealed Bids - PIN# 84625B0116 - Due 6-2-25 at 10:30 A.M.

This procurement is subject to: Participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013 Apprenticeship Requirements Community Hiring Requirements. Bid Submissions must be submitted in PASSPort. Bid Opening will be held on May 30, 2025 at 11:30 A.M. via Zoom Link: <https://us02web.zoom.us/j/2290435542?pwd=VFovbDl6UTVFNXl3ZGxPYUVsQU5kZz09>. Meeting ID: 229 043 5542 Passcode: 763351. One Tap Mobile: +19292056099,,2290435542#,,,,*763351# US (New York) +13017158592,,2290435542#,,,,*763351# US (Washington, DC). The Cost Estimate Range is between \$3,000,000.00 - \$5,000,000.00. Bid documents are available online for free through NYC PASSPort System <http://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>. To download the bid solicitation documents (including drawings if any) you must have a NYC ID Account and Login.

my6

AWARD

Services (other than human services)

CNYG-3122MR - CONSTRUCTION MANAGEMENT SERVICES

- Renewal - PIN# 84622P0006008R001 - AMT: \$15,000,000.00 - TO: MP Engineers and Architects PC, 40 Rector Street, Suite 1020B, New York, NY 10006.

It is necessary to optimize quality, cost and efficiency and will require consideration of factors in addition to price.

my6

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT ADMINISTRATION

SOLICITATION

Construction / Construction Services

ROOF REPLACEMENT - Competitive Sealed Bids - Due 5-20-25 at 11:00 A.M.

PS 179 (Queens)

SCA system-generated category: \$4000,001 to \$6,000,000

Pre-Bid Walk through Date and Time: May 7, 2025 at 11:00 A.M. at: 196-25 Peck Avenue, Fresh Meadows, NY 11365

ALL BIDDERS MUST BE PRE-QUALIFIED AT THE TIME OF 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. Natasha Bellingy (718) 472-8188; nbellingy@nycsca.org

my6

TRANSPORTATION

DIVISION OF TRAFFIC

■ SOLICITATION

Construction Related Services

FURNISH AND INSTALL TRAFFIC SIGNALS SAFETY EQUIPMENT - Competitive Sealed Bids - PIN#84125B0014 - Due 6-4-25 at 11:00 A.M.

EPIN: 84125B0014 - Furnish and Install Traffic Signals Safety Equipment throughout New York City. This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport> page and click on the "Procurement Navigator". This will take you to the Public Portal of all procurements in the PASSPort system.

To quickly locate the CSB, insert the EPIN: 84125B0014, into the Keywords search field. In order to respond to the Competitive Sealed Bid, vendors must create an account within the PASSPort system if they have not already done so.

Any inquiries concerning this Competitive Sealed Bid should be directed by email to agency contact nkumar@dot.nyc.gov, under the subject line EPIN: 84125B0014.

A pre-bid conference via ZOOM is scheduled for 5/14/2025 at 11:00 A.M. Those wishing to attend must email the authorized agency contact for a link.

This procurement is subject to MBE/WBE participation goals, the MBE 10%, /WBE 15% and EBE 6% goals are set for 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.

Transportation, Navneet Kumar (212) 839-9403; nkumar@dot.nyc.gov

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YOUTH AND COMMUNITY DEVELOPMENT

WORKFORCE

■ AWARD

Human Services/Client Services

TRAIN AND EARN RFP - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26024P0003006 - AMT: \$5,476,275.00 - TO: BronxWorks Inc, 60 East Tremont Avenue, Bronx, NY 10453.

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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CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING

REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

THIS PUBLIC HEARING HAS BEEN CANCELED

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Department of Environmental Protection via conference call on May 7, 2025, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed Purchase Order/Contract between the Department of Environmental Protection and Ibilola Ogun located at 101 Eisenhower Parkway, Suite 300, Roseland, NJ 07068 for Modeling PC and Tablets. The Contract term shall be one calendar year from the date of the written notice to proceed. The Contract amount shall be \$206,673.89. Location: 59-17 Junction Blvd, Flushing, NY 11373. PIN#5060121X.

The Vendor was selected by MWBE Noncompetitive Small Purchase pursuant to Section 3-08(c)(1)(iv) of the PPB Rules.

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 27378111# no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at noahs@dep.nyc.gov.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by April 29, 2025, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Requests should be made to Mr. Noah Shieh via email at noahs@dep.nyc.gov.

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AGENCY RULES

CONSUMER AND WORKER PROTECTION

■ NOTICE

Regulatory Agenda for FY 2026

I. Summary of Overall Regulatory Agenda

Pursuant to Section 1042 of the New York City Charter, the NYC Department of Consumer and Worker Protection ("DCWP") hereby publishes its Regulatory Agenda for Fiscal Year 2026, which begins on July 1, 2025 and ends on June 30, 2026. DCWP plans to promulgate rules to amend sections in the following chapters of Title 6 of the Rules of the City of New York ("Rule" or "6 RCNY"):

- Chapter 1 – License Enforcement
- Chapter 2 – Licenses
- Chapter 5 – Consumer Protection Law
- Chapter 6 – Administrative Hearings
- Chapter 7 – Office of Labor Policy and Standards

Agency Contact: Hali Radecker
(212) 436-0161

II. Rules to be Promulgated

A. Chapter 1- License Enforcement

a. Rule 1-01.1 Applications

- Subject: Proposed rule would extend the prohibition on submission of a new license application for a period of one year after an applicant has had a license revoked or denied for substantive (not administrative) reasons beyond fraudulent representations to the

- agency.
- Reason for amendment: DCWP receives thousands of applications each year, and having to process repeat applications is inefficient because circumstances warranting denial or revocation are unlikely to have changed.
- Anticipated content: Amendment to subdivision(c) of 6 RCNY 1-01.1.
- Objective: To conserve DCWP's limited resources and avoid reviewing unmeritorious applications.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Section 20-104(b).
- Relevant federal, state, and local laws and rules: Chapters 1 and 2 of the Admin. Code; Chapters 1 and 2 of Title 6 of the Rules of the City of New York.
- Types of individuals and entities likely to be affected: Individuals and entities that have a license application denied or revoked.
- Approximate schedule: June-August 2025

B. Chapter 2 – Licenses

1. Subchapter H, Sightseeing Guides

a. Rule 2-74 Examination to be Taken by Applicants

- Subject: Amendments to DCWP examination requirements for sightseeing guide licenses.
- Reason for amendment: The current license examination process contains unnecessary administrative steps and restrictions, and actual costs of administering the examination are not reflected in the current rules.
- Anticipated content: Amendments to rule 2-74.
- Objective: To streamline the application process and capture costs associated with the examinations.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Section 20-104(b).
- Relevant federal, state, and local laws and rules: Sections 20-242 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Sightseeing guide licensees and applicants.
- Approximate schedule: May – June 2025

2. Subchapter S, Debt Collection Agencies

a. Rule 2-193 Records to be Maintained by Debt Collection Agency

- Subject: Amendments to DCWP recordkeeping requirements for debt collection agencies.
- Reason for amendment: To clarify recordkeeping provisions to align with changes in other sections of the debt collection rules.
- Anticipated content: Amendments to rule 2-193.
- Objective: To clarify and update the rules.
- Legal basis: City Charter Sections 1043, 2203(f), Admin. Code Section 20-104(b) and 20-493.
- Relevant federal, state, and local laws and rules: Sections 20-288 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Debt collection agencies.
- Approximate schedule: June – October 2025

3. Subchapter U, Sightseeing Buses, Horse Drawn Cabs and Drivers

a. Rule 2-211 Buses, Bus Owners and Drivers

- Subject: Amendments to update and clarify the obligations of sightseeing bus licensees.
- Reason for amendment: To update DCWP's rules to reflect current practices and to clarify and simplify the rules.
- Anticipated content: Amendments to current rule sections.
- Objective: To update and maintain accuracy of rules.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), and Admin. Code Sections 20-104(b) and 20-384.

- Relevant federal, state, and local laws and rules: Sections 20-371 to 20-376.2 and 20-383 of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Sightseeing bus licensees and applicants.
- Approximate schedule: June – July 2025

b. Rule 2-212 Horse Drawn Cabs, Owners and Drivers

- Subject: Amendments to application requirements and standards of character and fitness for horse drawn cab licensees.
- Reason for amendment: To update DCWP's rules to reflect current practices and remove redundancies.
- Anticipated content: Amendments to rule 2-212.
- Objective: To update and maintain accuracy of rules.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b) and 20-384.
- Relevant federal, state, and local laws and rules: Sections 20-371 to 20-375, 20-381 and 20-383 of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Horse drawn cab licensees and applicants.
- Approximate schedule: July – September 2025

4. Subchapter V, Home Improvement Business

a. Rule 2-224 Home Improvement Business Trust Fund

- Subject: Amendments to Home Improvement Business Trust Fund ("Trust Fund") process to increase restitution to consumers from licensed home improvement businesses while amending contribution requirements for those businesses.
- Reason for amendment: The Trust Fund is sufficiently funded to provide additional consumer relief and does not require additional contributions for licensed home improvement businesses.
- Anticipated content: Amendments to rule 2-224.
- Objective: To increase disbursement of consumer restitution and improve efficiency in the process.
- Legal basis: City Charter Sections 1043, 2203(c), Admin. Code Sections 20-104, 20-115 and 20-391.
- Relevant federal, state, and local laws and rules: Sections 20-385 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Home improvement business licensees and consumers.
- Approximate schedule: June – July 2025

b. Rule 2-226 Written Examination Required

- Subject: Amendments to DCWP examination requirements for home improvement contractor licenses.
- Reason for amendment: The current license examination process contains unnecessary administrative steps and restrictions, and actual costs of administering the examination are not reflected in the current rules.
- Anticipated content: Amendments to rule 2-226.
- Objective: To streamline the application process and capture costs associated with the examinations.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b) and 20-391.
- Relevant federal, state, and local laws and rules: Section 20-385 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Home improvement contractor

- licensees and applicants.
- Approximate schedule: May – June 2025

5. Subchapter W, Process Servers

a. Rule 2-232d Testing

- Subject: Amendments to DCWP examination requirements for process server licenses.
- Reason for amendment: The current license examination process contains unnecessary administrative steps and restrictions, and actual costs of administering the examination are not reflected in the current rules.
- Anticipated content: Amendments to rule 2-232d.
- Objective: To streamline the application process and capture costs associated with the examinations.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b) and 20-408.
- Relevant federal, state, and local laws and rules: Section 20-403 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Process server licensees and applicants.
- Approximate schedule: May – June 2025

6. Subchapter AA, General Vendors

a. Rule 2-307 Practices

- Subject: Amendments to rules governing general vendors.
- Reason for amendment: To clarify and modernize the general vendor rules.
- Anticipated content: Amendments to rule 2-307, repeal of rules 2-308 and 2-311.
- Objective: To simplify and clarify the receipt requirements for general vendors and remove obsolete provisions of the rules.
- Legal basis: City Charter Sections 1043, 2203(f), Admin. Code Sections 20-104(e) and 20-471.
- Relevant federal, state, and local laws and rules: Section 20-452 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: General vendors.
- Approximate schedule: May – June 2025

b. Rule 2-315 Application Procedures for Honorably Discharged Members of the Armed Forces who are Eligible for Specialized Vending Licenses Pursuant to § 35-a of the General Business Law

- Subject: Amendments to rules governing specialized vending licenses for general vendors.
- Reason for amendment: To clarify that qualifying Department of Health and Mental Hygiene mobile food vending licensees may apply for a DCWP specialized vending license.
- Anticipated content: Amendments to rule 2-315
- Objective: To expand the options for veterans with service-related disabilities to vend by permitting those who also hold a mobile food vendor license to qualify for specialized vending licenses.
- Legal basis: City Charter Sections 1043, 2203 (f), Admin. Code Sections 20-104(e) and 20-471.
- Relevant federal, state, and local laws and rules: Section 20-452 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Mobile food vendors.
- Approximate schedule: June – July 2025

C. Chapter 5 – Consumer Protection Law

1. Subchapter A, Part 2: Advertising and Promotion

a. Hotel Fee Disclosures

- Subject: Making it a deceptive trade practice to charge consumers hidden “junk fees” for hotel stays, under the Consumer Protection Law.

- Reason for amendment: To address the prevalent issue of hidden, undisclosed or unexpected fees in the hotel industry.
- Anticipated content: New rule in this subchapter.
- Objective: To ensure accurate pricing information for consumers and establish consistency and fairness in advertising practices in the hotel industry.
- Legal basis: City Charter Sections 1043, 2203(d), Admin. Code Section 20-701 and 20-702.
- Relevant federal, state, and local laws and rules: Sections 20-700 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Persons advertising hotel stays in the City of New York or to New York City consumers.
- Approximate Schedule: September – November 2025

2. Subchapter A, Part 3: Consumer Credit

a. Rule 5-24 Credit Card Limitations

- Subject: Amendments regarding required disclosures for businesses that accept credit cards.
- Reason for amendment: To align DCWP’s rules with amendments to State law.
- Anticipated content: Amendments to rule 5-24.
- Objective: To clarify that businesses in the City of New York must comply with New York General Business Law § 518 regarding credit card disclosures.
- Legal basis: City Charter Sections 1043, 2203(f), Admin. Code Section 20-702.
- Relevant federal, state, and local laws and rules: New York General Business Law § 518.
- Types of individuals and entities likely to be affected: Businesses in the City of New York that accept credit cards.
- Approximate Schedule: May – June 2025

3. Subchapter A, Part 6: Debt Collection

a. Rule 5-76 Debt Collection and Rule 5-77 Unconscionable and Deceptive Trade Practices

- Subject: Amendments to DCWP rules governing debt collection agencies.
- Reason for amendment: To clarify and update obligations that apply to various types of debt collectors and debt collection.
- Anticipated content: Amendments to rules 5-76 and 5-77.
- Objective: To clarify and update the rules for different stakeholders and licensees.
- Legal basis: City Charter Sections 1043, 2203(f), Admin. Code Sections 20-104(b), 20-493(a), and 20-702.
- Relevant federal, state, and local laws and rules: Sections 20-488 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Debt collectors.
- Approximate Schedule: June – October 2025

D. Chapter 6 – Administrative Hearings

1. Subchapter B, Penalties

a. Rule 6-89 Fees for Rental of Residential Property Penalty Schedule

- Subject: Amendments to DCWP penalty schedules regarding broker fees.
- Reason for amendment: To implement the penalty schedule for Local Law 119 of 2024, which prohibits landlords and real estate agents from charging their fees to tenants where the agent is representing the landlord for the rental of a residential property.
- Anticipated content: New rule 6-89
- Objective: To outline penalties associated with violations of Local Law 119.
- Legal basis: City Charter Sections 1043, 2203(f).
- Relevant federal, state, and local laws and rules: Sections 20-699.20 *et. seq.* of Title 20 of

the Administrative Code of the City of New York.

- Types of individuals and entities likely to be affected: Landlords and real estate agents.
- Approximate Schedule: May – June 2025

E. Chapter 7 – Office of Labor Policy and Standards

1. Subchapter A: Office of Labor Policy and Standards

a. Rule 7-101 Definitions; Rule 7-109 Enforcement and Penalties.

- Subject: Proposed rules would update definitions to correct the department name and charter references and reflect additional local laws enforced by the Office of Labor Policy and Standards (OLPS), as well as clarify procedures for information-gathering in investigations.
- Reason for amendment: OLPS's enforcement mandate has grown, and aspects of the rules are outdated. OLPS also has broad authority to conduct investigations; procedures for information-gathering will make processes smoother and more predictable for DCWP and respondents to DCWP's investigations.
- Anticipated content: Amendments to various sections in Subchapter A, including but not limited to, 7-101 and 7-109.
- Objective: To make updates to defined terms and clarify procedures for OLPS investigations.
- Legal basis: City Charter Sections 1043, 2203(e) and (f).
- Relevant federal, state, and local laws and rules: Chapters 8 through 15 of the Admin. Code; Chapter 7 of Title 6 of the Rules of the City of New York.
- Types of individuals and entities likely to be affected: Covered employers and hiring parties and covered employees and independent contractors working in New York City.
- Approximate schedule: June – August 2025

2. Subchapter B, Earned Safe and Sick Time

a. Rule 7-201, Definitions; Rule 7-204 Minimum Increments and Fixed Intervals for the Use of Safe/Sick Time; Rule 7-205 Employee Notification of Use of Safe/Sick Time; Rule 7-206 Documentation of Authorized Use of Safe/Sick Time; Rule 7-207 Notice of Safe/Sick Time Accruals and Use on Pay Statement; Rule 7-208 Rate of Pay for Safe Time and Sick Time; Rule 7-209 Payment of Safe/Sick Time; Rule 7-211 Employer's Written Safe Time and Sick Time Policies; Rule 7-212 Employer Records; Rule 7-213 Enforcement and Penalties; Rule 7-214 Accrual, Hours Worked and Carry Over; Rule 7-215 Employee Abuse of Safe Time and Sick Time.

- Subject: Updates to DCWP's Earned Safe and Sick Time Act rules.
- Reason for amendment: To incorporate amendments to Section 196-b of the New York State Labor Law regarding paid prenatal personal leave.
- Anticipated content: Amendments to rule 7-201, 7-204 to 7-209, 7-211, to 7-215, and a new section 7-216.
- Objective: To integrate new paid prenatal leave requirements into the current compliance framework for accrued safe/sick time.
- Legal basis: City Charter Sections 1043, 2203(f), and 2203(h)(1) and Chapter 8 of Title 20 of the New York City Administrative Code.
- Relevant federal, state, and local laws and rules: Section 196-b of the New York State Labor Law.
- Types of individuals and entities likely to be affected: Covered employers and eligible workers in the City of New York.
- Approximate Schedule: May – June 2025

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

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

Long Island City Neighborhood Plan

Project Identification

CEQR No. 25DCP001Q
ULURP Nos. 250175HAQ; 250176ZMQ;
N250177ZRQ; 250178PCQ; 250179PPQ;
250180PPQ

Lead Agency

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

SEQRA Classification: Type I

Contact Person

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

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the action described below. Copies of the DEIS are available for public inspection at the office of the undersigned as well as online via the Long Island City Neighborhood Plan project page on ZAP: <https://zap.planning.nyc.gov/projects/2024Q0304>. To view the Long Island City Neighborhood Plan DEIS and Appendices, navigate to the project page in ZAP and select Public Documents, then "DEIS_25DCP001Q". The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to the Uniform Land Use Review Procedure (ULURP). Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

The New York City Department of City Planning (DCP) is proposing a series of land use actions (the Proposed Actions) to support and facilitate implementation of the Long Island City Neighborhood Plan, which is a long long-term vision for Long Island City and its surroundings as a unique, transit-rich, and culturally vibrant neighborhood.

The Proposed Actions cover an approximately 54-block area (the Project Area) and focus on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with the northern portion f (north of Queens Plaza North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street), located in Community District 1.

The Proposed Actions are discretionary land use approvals that are subject to the City's Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter and City Environmental Quality Review (CEQR) and include:

- Zoning Map Amendment (ZM) to:
- Rezone portions of existing R6B, R6A/C1-5, R7A/C2-5, R7A, M1-3, M1-4, M1-5, M3-1, M1-4/R6A, M1-4/R7A, M1-5/R9 and M1-6/R9 zoning districts to M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10, M1-4A, M1-5A and M1-6A zoning districts.
- Expand the existing Special Long Island City Mixed-Use District (LIC Special District) to include portions of the Project Area outside of the existing LIC Special District.

- Remove Special Mixed Use District 9 (MX-9)
- Modify the Northern Hunters Point Waterfront Access Plan (WAP), ZR Section 62-951, for the waterfront blocks within the Project Area, to specify the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Basin from surrounding neighborhoods.
- Zoning Text Amendment (ZR) to:
 - Amend Appendix F of the ZR, to designate Mandatory Inclusionary Housing (MIH) Areas to the proposed M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10 districts.
 - Modify the existing LIC Special District (Article XI, Chapter 7) to create special use, floor area, bulk, circulation and parking regulations on both waterfront and non-waterfront blocks and to establish special height, setback, and street wall regulations for buildings on waterfront blocks and on select corridors, among other special rules.
 - Allow for space occupied by schools to be exempt from floor area calculations within the new LIC Special District subareas.
 - Create an authorization that would allow for additional flexibility in building envelope for developments utilizing the new school area floor area exemption.
 - Create a CPC chair certification to allow the transfer of development rights on contiguous zoning lots with common ownership that are otherwise separated by a mapped street on blocks within the waterfront subdistrict.
 - Create a CPC chair certification to provide a floor area bonus to rezoned waterfront lots that provide additional active open space.
 - Create a CPC chair certification to allow for the modification of height restrictions established under Sections 61-21 (Restriction on Highest Projection of Building or Structure) for Zoning Districts without a maximum height limit within the newly established Subdistricts of the LIC Special District following verification that said modifications would not pose a hazard to air navigation.
 - Create an authorization to allow sites within M1-6/R9, M1-6/R10 and M1-6A/R10 districts to access the Zoning Resolution's floor area bonus for on-site public plazas
- Designation of Urban Development Action Areas (UDAA), Approval of an Urban Development Action Area Project (UDAAP), and Disposition of City-Owned Properties:
 - The Department of Housing Preservation and Development (HPD) is seeking Designation of UDAA, project approval of a UDAAP, and disposition of City-owned property located on Block 24, Lot 7.
- Change in the City Map (MM) to:
 - De-map portions of 44th Drive west of Vernon Boulevard.
 - De-map to narrow portions of 44th Drive between Vernon Boulevard and 5th Street.
 - De-map 44th Road west of Vernon Boulevard.
 - De-map 44th Ave west of Vernon Boulevard.
 - Map new public streets in Block 488; and Block 489.
 - Map a street widening of portions of 45th Avenue between 5th Street and Vernon Boulevard.
- Disposition of Non-Residential City-Owned Property (PP) to:
 - Dispose of City-owned property located at Block 489, Lot 23 and Lot 1, and Block 488, Lot 15, and Lot 11.
 - Dispose of City-owned property located at Block 428, Lot 12, Lot 13, and Lot 16.
 - Dispose of City-owned property located at Block 429, Lot 13, Lot 15, and Lot 29.
- Combination Acquisition and Site Selection of Property by the City (PC):
 - The New York City Department of Citywide Administrative Services (DCAS) is seeking the acquisition and site selection of an easement on waterfront portions of a property located on Block 488 Lot 114. This action would allow the City to create new waterfront public open space.

The Reasonable Worst-Case Development Scenario (RWCDs) for the Proposed Actions identified 52 projected development sites and comprises 16,697,150 square feet of residential floor area (approximately 17,010 DUs), 20 to 30 percent of which is expected to be affordable pursuant to MIH, 5,630,584 square feet of commercial uses, 930,150 square feet of industrial uses, and 291,784 square feet of community facility uses. The With Action estimated population total a projected 39,123 new residents and 23,516 new employees on these projected development sites. The projected incremental (net) change between the No Action and With Action conditions under the Proposed Actions yields an increase of 14,436,817 square feet of residential floor area, 3,427,450 square feet of commercial space, 291,784 square feet of community facility space, and a net decrease of 794,485 square feet of industrial on the projected development sites.

In addition, the EIS contains a conceptual analysis that analyzes how discretionary actions created by the Proposed Actions could be used in the future and generically assess the potential environmental impacts that could result. The Proposed Actions would create two new discretionary actions, including an authorization for floor area bonus and height modification with the provision of publicly accessible open space, as well as an authorization for modified bulk in mixed-use developments that include schools. In addition, the conceptual analysis considers potential future land use actions affecting two sites not identified as projected or potential development sites in the EIS: the Con Edison Leaning Center site at 43-87 Vernon Boulevard (Block 488, Lot 114) and the Silvercup West site bounded by the Queensboro Bridge to the north, Vernon Boulevard to the east, 43rd Avenue to the south, and the East River to the west (Block 477, Lots 13, 15, 20, and 24). However, all potential significant adverse impacts related to these future discretionary actions would be disclosed through environmental review at the time of the application.

The Proposed Actions would result in significant adverse impacts related to Community Facilities and Services, Open Space, Shadows, Historic and Cultural Resources, Transportation, Air Quality, Noise, Public Health, and Construction. Mitigation measures being proposed to address impacts, where feasible and/or practical, are discussed below. If no feasible mitigation can be identified, an unavoidable significant adverse impact would result.

COMMUNITY FACILITIES AND SERVICES

The Proposed Actions would result in significant adverse impacts related to public elementary schools, public libraries and publicly funded early childhood programs. Detailed analyses of potential indirect impacts on public elementary and intermediate schools, public libraries, and publicly funded early childhood programs were conducted for the Proposed Actions. Based on the *CEQR Technical Manual* screening methodology, detailed analyses of outpatient health care facilities and police and fire protection services are not warranted, although they are discussed qualitatively.

POTENTIAL INDIRECT EFFECTS ON PUBLIC SCHOOLS

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the school districts' "subdistrict" (also known as a "region" or "school planning zone") in which the project is located. The Project Area is located in Subdistrict 3 of Community School District (CSD) 30.

Elementary Schools

Under the Proposed Actions, in Subdistrict 3/CSD 30, elementary school utilization would exceed 100 percent (143.8 percent) and the Proposed Actions would generate 100 or more students (1,300) past the 100 percent utilization rate. Therefore, the Proposed Actions would result in a significant adverse impact to elementary schools in Subdistrict 3/CSD 30. To mitigate the significant adverse elementary school impact an additional 1,201 elementary school seats would be needed in order to reduce the incremental increase in utilization rates to within *CEQR Technical Manual* impact thresholds. To avoid the impact, the following mitigation measures could be applied in conjunction with the City's monitoring of capacity: 1) restructure or reframe existing school space under the DOE control to provide additional capacity; 2) relocate administrative functions to another site, thereby increasing capacity for classrooms; and/or 3) create additional capacity by constructing a new school, building additional capacity at additional schools, or leasing additional school space constructed as part of projected development. The above preliminary mitigation measures will be explored between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures this would remain a significant adverse impact of the Proposed Action.

POTENTIAL INDIRECT EFFECTS ON PUBLIC LIBRARIES

The population added by the Proposed Actions would represent an increase of 79.44 percent over the No Action condition population at the Hunters Point Branch of the Queens Public Library (QPL) and an increase of 11.56 percent at the Long Island City Branch of the QPL. The increase at these library branches is greater than the 5 percent increase that CEQR defines as the threshold for a potential significant adverse impact. Although residents would have access to a new planned Court Square library branch near the Project Area and residents would have access to the entire QPL network through the inter-library loan system and could have volumes delivered directly to their nearest library branch, there would still be a significant adverse impact on library services in the study area as a result of the Proposed Actions. Potential mitigation measures include: providing space for a new library of a size and location to be determined through additional coordination with the QPL and/or improvements to a branch facility to support the branch's programming and services year-round. These preliminary mitigation measures will be explored between the DEIS and FEIS. Absent the identification and implementation of feasible

mitigation measures that would fully mitigate, significant adverse impacts would an unmitigated impact of the Proposed Actions.

POTENTIAL INDIRECT EFFECTS ON EARLY CHILDHOOD PROGRAMS

In the With Action condition, early childhood programs in the study area would operate over capacity by approximately 67 slots (102.7 percent utilization) and exhibit an increase in the utilization rate of approximately 27.3 percentage points over the No Action condition. Therefore, the Proposed Actions would result in a significant adverse impact on publicly funded early childhood programs. To mitigate this impact would require the addition of approximately 68 slots in the early childhood programs. Several factors may also reduce this demand. For example, families could make use of alternatives to publicly funded early childhood programs as there are slots at licensed facilities to provide family-based childcare in lieu of public center childcare (these facilities are not included in the quantitative analysis). Parents of eligible children are also not geographically restricted and could use public early childhood programs outside of the study area. Possible mitigation measures for this significant adverse impact will be developed in consultation with DOE between the Draft and Final EIS and may include provision of suitable space on-site for a child care center, provision of a suitable location off-site and within a reasonable distance, or funding or making program or physical improvements to support adding capacity to existing facilities if determined feasible through consultation with DOE's Division of Early Childhood Education, or providing new early childhood programs within or near the Project Area. Absent the identification and implementation of feasible mitigation measures, these are significant adverse impacts of the Proposed Actions that would be unmitigated.

OPEN SPACE

The Proposed Actions would result in a significant adverse impact to open space due to the added residential demand placed on active and passive open spaces in an area that has limited available open space resources. The Project Area has been identified as having low total active and passive open space ratios, a condition that is expected to continue in the No Action and With Action conditions.

DIRECT EFFECTS

The Proposed Actions would not result in any direct effects related to encroachments on or loss of open space, changes in open space such that it no longer serves the same user population, or results in impacts due to noise or odor emission that may affect its usability. The Proposed Actions would result in benefits associated with the potential creation of up to 6 acres of new waterfront open space developed in accordance with the amended Northern Hunters Point WAP.

New shadows resulting from the Proposed Actions would be extensive enough to cause significant adverse impacts to two open space resources in Long Island City: Gordon Triangle, a small public open space located on 44th Drive between Vernon Boulevard and 10th Street; and the 44th Drive Pier, a public open space located at the western end of 44th Drive. Incremental shadows cast on Gordon Triangle and the 44th Drive Pier would affect utilization and vegetation on the resources. In addition, the Proposed Actions would result in significant adverse air quality impacts affecting the usability of one existing open space resource, Gordon Triangle. In addition, three new publicly accessible waterfront open spaces (on Projected Development Sites 65, 67, and 71) would be affected by significant adverse air quality impacts. According to the *CEQR Technical Manual*, possible measures to mitigate shadow impacts on open spaces may include relocating sunlight-sensitive features within an open space to avoid sunlight loss; relocating, replacing, or monitoring vegetation for a set period of time; undertaking additional maintenance to reduce the likelihood of species loss; or providing for replacement facilities on another nearby site. Other potential mitigation strategies include the redesign or reorientation of the open space to provide for replacement facilities, vegetation, or other features. These potential mitigation measures are currently being explored in coordination with the lead agency, DCP, and the New York City Department of Parks and Recreation (NYC Parks) and will be refined between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures these would remain significant adverse impacts of the Proposed Actions.

As discussed below under Air Quality, with the implementation of traffic engineering improvements, it is anticipated that the identified impacts related to mobile source air quality will be avoided. To make this determination, further review and evaluation of these measures will be performed Between the Draft and Final EIS. Absent the identification and implementation of feasible mitigation measures this would remain an unmitigated impact of the Proposed Action.

INDIRECT EFFECTS

Residential Study Area

The detailed analysis of open space concluded that with the Proposed Actions, the total open space ratio in the residential study area would decrease by approximately 18.61 percent (to 0.546 acres per 1,000 residents); the active open space ratio would decrease by approximately 20.58 percent (to 0.190 acres per 1,000 residents); and the passive open space ratio would decrease by approximately 17.52 percent (to 0.355 acres per 1,000 residents). Typically, a reduction in the open space ratio exceeding 5 percent is considered to be significant. However, in an area that has a very low open space ratio, such as the Project Area, a reduction as small as 1 percent may be considered significant. According to Table 7-5 of the *CEQR Technical Manual*, a decrease in the total open space ratio of 2 percent or more is generally considered a significant adverse impact for a project in a residential open space study area where the total open space ratio is between 0.51 to 1.0, a decrease in active open space ratio of 1 percent or more is generally considered a significant adverse impact where the active open space ratio is less than 0.41, and a decrease in passive open space ratio of 4 percent or more is generally considered a significant adverse impact where the passive open space ratio is between 0.31 and 0.40. Therefore, based on the decrease in the open space ratios noted above the Proposed Actions would result in a significant adverse impact to open space in the residential study area.

To fully mitigate the open space impacts, approximately 16.33 acres of additional new open space with a minimum of 8.5 acres of passive open space and a minimum of 6.9 acres of active open space would be required. The Proposed Actions would result in extensive new waterfront open space that would partially mitigate this impact. A zoning text amendment is also proposed that would create a zoning authorization allowing for the bonus of floor area and bulk modifications with the provision of publicly accessible open space on zoning lots zoned M-16/R9, M1-6/R10, and M1-6A/R10 that are larger than 25,000 sf. If property owners elect to seek this authorization, it is anticipated that new publicly accessible open space would be introduced on inland projected development sites, also serving to offset some of the demand introduced by the Proposed Actions. Although many of these potential mitigation measures would increase open space acreage, opportunities to create new publicly accessible open space that fully mitigates the identified significant adverse open space impact are very limited. As a result, this significant adverse open space impact is not expected to be completely eliminated and, as a result, this is an unavoidable significant adverse open space of the Proposed Actions.

SHADOWS

The shadows analysis concluded that new shadows resulting from the Proposed Actions would be extensive enough to cause significant adverse impacts to three open space resources in Long Island City: several Greenstreets medians in Queens Plaza South between Vernon Boulevard and 13th Street; Gordon Triangle, a small public open space located on 44th Drive between Vernon Boulevard and 10th Street; and the 44th Drive Pier, a public open space located at the western end of 44th Drive.

According to the *CEQR Technical Manual*, possible measures for mitigating significant adverse shadow impacts on open spaces include relocating sunlight-sensitive features within an open space to avoid sunlight loss; relocating, replacing, or monitoring vegetation for a set period of time; undertaking additional maintenance to reduce the likelihood of species loss; or providing for replacement facilities on another nearby site. Other potential mitigation strategies include the redesign or reorientation of the open space to provide for replacement facilities, vegetation, or other features. The *CEQR Technical Manual* guidance also discusses other strategies to reduce or eliminate shadow impacts, including modifications to the height, shape, size, or orientation of a proposed development that creates the significant adverse shadow impact. DCP, as lead agency, will explore potential mitigation measures in coordination with NYC Parks between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures, the Proposed Actions would result in unmitigated significant adverse shadows impacts.

HISTORIC AND CULTURAL RESOURCES

The Proposed Actions would result in significant adverse impacts with respect Historic and Cultural Resources. An assessment was conducted based on the methodology set forth in the 2021 *CEQR Technical Manual* and consistent with the Final Scope of Work and concluded that the Proposed Actions would result in significant adverse impacts to architectural resources. No significant adverse impacts were identified related to archaeological resources.

DIRECT (PHYSICAL) IMPACTS

- Development of Projected Development Site 40 in the future with the Proposed Actions would result in the demolition of the State and National Registers of Historic Places (S/NR)-eligible M. Henry Chernay Building at 10-03 44th Avenue (Resource No. 15), and the

S/NR-eligible Jerome Perlstein Building at 43-58 11th Street (Resource No. 16).

- Development of Projected Development Site 52 would result in the demolition of the S/NR-eligible former New York and Queens Electric Light and Power Substation Number 4 (Resource No. 2).
- Development of Projected Development Site 59 would result in the demolition of the S/NR-eligible Walter Lippmann Building at 43-42 10th Street (Resource No. 11) and the S/NR-eligible building at 43-50 10th Street (Resource No. 12).
- Development of Potential Development Site G would result in the demolition of 21-23 43rd Avenue, which has been identified as a potential architectural resource (Resource F).

The With Action development anticipated on projected and potential development sites could also result in construction-related impacts to 10 known and eight potential architectural resources located within 90 feet of the certain development sites, listed here: known Resource Nos. 2, 3, 4, 7, 11, 12, 13, 14, 15, and 16, and potential Resources B, I, J, K, M, N, S, and Z.

It is expected that the New York City Department of Building's (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88* would be implemented for the With Action development on Projected Development Site 51, in relation to the New York City Landmark (NYCL) and S/NR-listed Queensboro Bridge (Resource No. 7). The other resources listed above would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since these resources are not S/NR-listed or designated NYCLs or New York City Historic Districts (NYCHD), they are not afforded special protections under *TPPN #10/88*. Since the projected and potential development sites within 90 feet of these resources are not City-owned and are not anticipated to be developed in accordance with City disposition or development agreements, there is no mechanism to require the implementation of *TPPN #10/88* or preparation of a Construction Protection Plan. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the resources were listed on the S/NR or designated as NYCLs or NYCHDs in the future prior to the initiation of construction. If that does not occur, the resources would not be subject to *TPPN #10/88* and may therefore be adversely impacted by adjacent development resulting from the Proposed Actions.

The No Action development expected to occur on Projected Development Sites 2, 4, 7, 9, 10, 14, 15, 16, 17, 19, 20, 21, 25, and 70 could also potentially result in construction-related impacts to known and potential architectural resources located within 90 feet of these sites: known Resource Nos. 5, 6, and 18 and potential Resources B, C, D, G, H, R, and Z. These projected development sites are also anticipated to be developed in the With Action condition. It is expected that *TPPN #10/88* would be implemented for the No Action development on Projected Development Site 16, in relation to the S/NR-listed and NYCHD Hunters Point Historic District (Resource No. 18). It is anticipated that the S/NR-eligible Resource Nos. 5 and 6 and potential Resources B, C, D, G, H, R, and Z would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities; however, the protections to avoid construction-related damage to historic structures under *TPPN #10/88* would not be required for the No Action condition projects occurring within 90 feet of these S/NR-eligible and potential architectural resources.

Indirect (Contextual) Impacts

The Proposed Actions also have the potential to result in indirect significant adverse impacts to five individual historic architectural resources, with new buildings on the projected and potential development sites in close proximity to these resources that could adversely impact their setting. The affected resources are: the S/NR-eligible Steinway Van & Storage Company building at 42-45 12th Street (Resource No. 3); the S/NR-eligible Tom Cat Bakery at 43-05 10th Street (Resource No. 14); the S/NR-eligible building at 43-56 10th Street (Resource No. 13); and the S/NR-eligible Metropolitan Building at 44-01 11th Street (Resource No. 17). In addition, views of the "Silvercup" metal-frame sign above the S/NR-eligible former Silvercup Bakery (Resource No. 4) along Queens Plaza South and from the Queensboro Bridge would be obscured by the new development along Queens Plaza South west of 21st Street in the future with the Proposed Actions. Measures to partially mitigate these significant adverse impacts will be explored in consultation with LPC between the DEIS and FEIS. If no feasible mitigation is identified, these significant adverse impacts would be unmitigated.

TRANSPORTATION

Detailed analyses were prepared for vehicular traffic, transit, ferry, and pedestrian conditions. As summarized below, as a result of that analysis potential significant adverse impacts were identified for traffic intersections, subway station elements, subway and bus line-haul

conditions, ferry line-haul and ferry landing conditions, and pedestrian elements (sidewalks, corner reservoirs, and crosswalks).

Traffic

Traffic conditions were evaluated for the weekday 7:45–8:45 AM, 1:30–2:30 PM (midday), 4:00–5:00 PM, and Saturday 3:30–4:30 PM peak hours at 65 intersections in the traffic study area where additional traffic resulting from the Proposed Actions would be most heavily concentrated. The traffic impact analysis indicates the potential for significant adverse impacts at 65 intersections (45 signalized and 20 unsignalized) during one or more analyzed peak hours. Significant adverse impacts were identified to 68 lane groups at 38 intersections during the weekday AM peak hour, 48 lane groups at 29 intersections in the midday peak hour, 72 lane groups at 38 intersections in the PM peak hour, and 47 lane groups at 28 intersections during the Saturday peak hour. Implementation of traffic engineering improvements such as signal timing changes, the installation of new traffic signals or all-way stop controls, and modifications to lane striping and curbside parking regulations are being proposed as mitigation for some of these projected traffic impacts, subject to final review and approval of DOT. If DOT determines that an identified traffic engineering improvement is not feasible, and no alternative and equivalent measure is identified, then that impact would remain unmitigated and would constitute an unavoidable adverse impact of the Proposed Actions.

Transit

SUBWAY

Subway Stations

The Proposed Actions would generate a net increment of approximately 11,918 and 10,615 new subway trips during the weekday AM and PM commuter peak hours, respectively. The analysis of subway station conditions focuses on three Metropolitan Transportation Authority (MTA) New York City Transit (NYCT) subway stations serving the Project Area where incremental demand from the Proposed Actions would exceed the 200-trip *CEQR Technical Manual* analysis threshold in one or both peak hours. These include the following stations listed below. The Court Square – 23rd Street station complex is served by 7 trains operating on the Flushing Line (IRT), G trains operating on the IND Crosstown Line, and E and M trains operating on the Queens Boulevard Line (QBL); the Queensboro Plaza station is served by 7 trains as well as N and W trains operating on the BMT Astoria Line; and the 21st Street – Queensbridge station is served by F trains operating on the IND 63rd Street Line.

In the With Action condition, a total of eight stairs, two escalators and one fare array at the Court Square – 23rd Street (E/G/M/7) station and one escalator at the 21st Street Queensbridge (F) station would be significantly adversely impacted by project-generated demand in at least one peak hour. Stairway widening is the most common form of mitigation for these impacts, provided that NYCT deems it feasible. Another potential mitigation measure would be to add vertical capacity in the vicinity of the impacted stairway. Potential mitigation measures would fully mitigate the impacts to two stairs in the AM and/or PM peak hours at the Court Square – 23rd Street (E/G/M/7) subway station. Absent the identification and implementation of feasible mitigation measures that would mitigate the subway stair impacts at two stairs at the Court Square – 23rd Street (E/G/M/7) subway station to the greatest extent practicable, the Proposed Actions would result in unmitigated significant adverse subway station impacts. In addition, no feasible mitigation measures were identified at six stairs, one fare array, and three escalators, and these significant adverse subway impacts would also remain unmitigated.

Subway Line Haul

The Project Area is served by eight NYCT subway routes—the No. 7 trains operating along the Flushing Line; G trains operating on the IND Crosstown Line; E, F, and M trains operating on the Queens Boulevard Line; and N and W trains operating along the BMT Astoria Line. The peak direction of travel is typically Manhattan-bound (southbound) in the AM peak hour and Queens-bound (northbound) in the PM peak hour. (G trains are an exception, as they only operate between Brooklyn and Queens and do not enter Manhattan.) In the With Action condition, southbound E, F, G, and No. 7 trains in the AM peak hour and northbound G trains in the PM peak hour are expected to operate over capacity, and would experience an average incremental increase of more than 8.34 persons/car during this period, greater than the five persons/car *CEQR Technical Manual* impact threshold. The southbound E, G, and No. 7 service in the AM peak hour and northbound G service in the PM peak hour would therefore be considered significantly adversely impacted by the Proposed Actions. All other analyzed subway routes are projected to operate below capacity in the peak direction in both the AM and PM peak hours and would therefore not be significant adversely impacted by the Proposed Actions in either period.

The significant adverse impacts during the AM peak hour could be fully mitigated by the addition of two southbound 7 trains, three southbound E trains, one southbound F train, and two southbound G trains. The significant adverse impacts during the PM peak hour could be fully mitigated by the addition of two northbound G trains. In the absence of these measures, this impact would remain an unmitigated significant impact of the Proposed Actions.

BUS SERVICES

The Project Area is served by a total of 12 local bus routes, three operated by NYCT and nine operated by MTA Bus Company (MTA Bus). It is estimated that the Proposed Actions would generate a net total of approximately 1,177 and 1,079 incremental bus trips on these routes during the weekday AM and PM peak hours, respectively. Incremental demand is expected to meet or exceed the 50-trip (per direction) *CEQR Technical Manual* analysis threshold in the AM and/or PM peak hour at the maximum load points along six routes—the B32, B62, and Q32 operated by NYCT and the Q39, Q60, Q66, Q67, Q69, Q100, Q101, Q102, and Q103 operated by MTA Bus. Based on projected levels of bus service in the No Action condition, the Proposed Actions would result in a capacity shortfall on the northbound Q103 buses in the AM and PM peak hours. Therefore, one bus line would be significantly adversely impacted based on *CEQR Technical Manual* criteria.

The significant adverse impact could be fully mitigated through the addition of one standard bus on the northbound Q103 bus route in both the AM and PM peak hours. The general policy of NYCT is to provide additional bus service as demand warrants, taking into account financial and operational constraints. It is therefore expected that NYCT would address this added demand; however, if not this would remain an unmitigated impact of the Proposed Actions.

CITYWIDE FERRY SERVICE

Ferry Line Haul

The Project Area is served by Astoria ferry route, which operates between Wall Street and East 90th Street in proximity to the Project Area. The peak direction of travel is typically Manhattan-bound in the AM peak period and Queens-bound in the PM. In the With Action condition, southbound ferries on the Astoria route are expected to be operating near or over capacity in the AM peak hour at the maximum load and ferry departure points, with a volume to capacity (v/c) ratio of 1.62 and in the PM peak hour at the ferry departure point, with a v/c ratio of 0.94, greater than the 0.90 v/c ratio *CEQR Technical Manual* impact threshold. Therefore, there would be significant adverse ferry line haul impacts to the southbound ferries on the Astoria route in the AM peak hour at the maximum load point and point of departure from the Long Island City ferry landing and to the northbound ferries on the Astoria route in the PM peak hour at the point of departure from the Long Island City ferry landing.

Increasing the operating service from every 38 minutes to every 27 minutes and increasing the vessel capacity to 350 passengers per vessel on the southbound ferries on the Astoria route during the AM peak hour would result in a v/c ratio of 1.00, mitigating the potential impact. In addition, given the level of new demand generated by the Proposed Actions, increasing the operating service from every 39 minutes to every 38 minutes on the northbound ferries on the Astoria route during the PM peak hour would result in a v/c ratio of 0.88, mitigating the potential impact. In the absence of the additional frequencies, additional vessel capacity, or other mitigation measures, the impact to southbound ferry service on the Astoria route at the maximum load point and ferry departure point in the AM peak hour and to the northbound ferry service on the Astoria route at the ferry departure point in the PM peak hour would remain unmitigated. These proposed improvements are subject to final review and approval by the EDC. If EDC determines that an identified improvement is infeasible, and no alternative and equivalent measure is identified, then that impact would remain unmitigated and would constitute an unavoidable adverse impact.

Ferry Landing

The Project Area is served by the Long Island City ferry landing located in Gantry Plaza State Park on the Astoria Route. In the With Action condition, the Long Island City ferry landing is expected to operate over capacity in the AM and PM peak hours with v/c ratios of 1.69 and 1.22, respectively. As the Long Island City ferry landing would operate over capacity in the With Action condition in the AM and PM peak hours, this would constitute a significant adverse impact of the Proposed Actions. In addition, it is anticipated that the queuing area in the With Action conditions would extend onto the Gantry Plaza State Park esplanade. Given the level of new demand generated by the Proposed Actions, increasing the operating service from every 38 minutes to every 27 minutes on the northbound and southbound ferries on the Astoria route during the AM peak hour and from every 39 minutes to every 38 minutes on the northbound ferries on the

Astoria route during the PM peak hour, and adding a gangway or extending the gangway by 50 feet by 19 feet would be able to fully mitigate the Proposed Actions' significant adverse ferry landing impacts at the Long Island City ferry landing in both peak hours. These proposed improvements are subject to final review and approval by the EDC. Absent the identification and implementation of feasible mitigation measures that would mitigate the ferry landing impacts to the greatest extent practicable, the Proposed Actions would result in unmitigated significant adverse ferry landing impacts.

Pedestrians

The Proposed Actions would generate a net increment of approximately 5,996 walk-only trips in the weekday AM peak hour, 11,311 in the weekday midday, and 10,345 in the weekday PM peak hour, and 11,560 in the Saturday peak hour. Persons traveling to and from subway station entrances, rail station entrances, ferry terminals, and bus stops would add 14,338, 6,942, 12,803, and 11,492 additional pedestrian trips to Project Area sidewalks and crosswalks during these same periods, respectively. Peak hour pedestrian conditions were evaluated at a total of 154 pedestrian elements where new trips generated by projected developments are expected to be most concentrated. These elements—55 sidewalks, 45 corner areas, and 54 crosswalks—are primarily located in the vicinity of major projected development sites and corridors connecting the projected development sites to area subway station and rail entrances, ferry terminals, and bus routes. Based on *CEQR Technical Manual* criteria, 26 sidewalks, 16 crosswalks, and 10 corners would be significantly adversely impacted by the Proposed Actions in one or more of the analyzed peak hours. Recommended mitigation measures consisting of the relocation/removal of impediments to sidewalk, curb extensions at corners, and the widening of crosswalks would fully mitigate the impacts to seven sidewalks, three crosswalks, and nine corners. Implementation of the proposed mitigation measures would be subject to final review and approval by DOT. If an identified pedestrian improvement is infeasible, and absent the identification and implementation of alternative mitigation measures, the Proposed Actions would result in unmitigated significant adverse pedestrian impacts.

AIR QUALITY

The Proposed Actions would result in a significant adverse air quality impact. The mobile source analyses determined that concentrations of CO and PM_{2.5} due to project-generated traffic at intersections would not result in any violations of National Ambient Air Quality Standards (NAAQS) at one of the two analyzed intersections for CO and at three of the four analyzed intersection locations for PM_{2.5}. However, the 8-hour CO maximum concentration is predicted to exceed the NAAQS and *de minimis* criteria at the intersection of Vernon Boulevard and 46th Avenue. The maximum 24-hour PM_{2.5} concentrations are predicted to exceed the NAAQS at the intersection of Vernon Boulevard and 46th Avenue and the *de minimis* criterion at the intersections of Vernon Boulevard and 44th Drive and Vernon Boulevard and 46th Avenue. At the intersection of Vernon Boulevard and 46th Avenue, the total annual PM_{2.5} concentration is predicted to exceed the NAAQS. Furthermore, at each of the four intersection sites analyzed, the maximum annual incremental PM_{2.5} concentration is predicted to exceed the *de minimis* criterion. This would be considered a significant adverse air quality impact. Implementation of traffic mitigation and engineering improvements, such as signal timing changes or modifications to curbside parking regulations would also provide mitigation for some of these anticipated air quality impacts. The results of a modeling analysis conclude that incremental concentrations of CO and PM_{2.5} would be significantly lower than the With-Action condition, without mitigation. CO concentrations would not exceed the *de minimis* criteria, and CO and PM_{2.5} concentrations would not exceed the NAAQS. However, PM_{2.5} incremental concentrations are predicted to exceed the annual *de minimis* criterion at each of the four analyzed sites. Therefore, the air quality impacts identified would not be fully mitigated. To address this unmitigated impact, between this DEIS and Final EIS, further traffic and air quality modeling analyses will be performed with the objective of reducing or eliminating these impacts. Additional modeling of PM_{2.5} concentrations will be performed using more refined or comprehensive analysis procedures to determine the magnitude and extent of neighborhood-scale PM_{2.5} impacts and other updates may include the use of newer vehicle emissions model data and projections. It is anticipated that these additional measures will reduce PM_{2.5} concentrations below the annual *de minimis* criteria threshold and eliminate the identified impacts. However, absent the identification and implementation of feasible mitigation measures, these impacts would remain unavoidable.

The stationary source analyses determined that there would be no potential significant adverse air quality impacts from fossil fuel-fired heat and hot water systems at the projected and potential development sites. At certain sites, an (E) Designation (E-848) would be mapped in connection with the Proposed Actions to ensure that future developments would not result in any significant adverse air quality impacts from fossil fuel-fired heat and hot water systems emissions.

For the City-owned parcels, restrictions would be necessary to ensure that emissions from fossil fuel-fired heat and hot water systems would not result in any significant adverse air quality impacts. These restrictions would be set forth in a Land Disposition Agreement (LDA) to ensure that the developer(s) satisfy these restrictions with oversight provided through the New York City Department of Housing Preservation and Development (HPD).

The analysis of existing sources associated with manufacturing and processing uses in the surrounding study area determined that emissions of air toxic compounds would not result in any potential significant adverse air quality impacts on the Proposed Project. An analysis of the cumulative impacts of existing industrial sources on projected and potential development sites was performed. Maximum concentration levels at projected and potential development sites were found to be below the applicable health risk criteria. At certain sites, an (E) Designation (E-848) would be mapped to ensure that the effects of emissions of air toxic compounds from existing industrial sources is avoided. For development sites with anticipated industrial uses, an (E) Designation (E-848) would be mapped in connection with the Proposed Actions to ensure that there are no potential significant adverse impacts associated with air toxic compounds associated with these uses.

NOISE

A noise assessment was undertaken to determine the levels of noise attenuation that would be needed to achieve interior noise levels that are acceptable for the projected and potential developments in accordance with 2021 *City Environmental Quality Review (CEQR) Technical Manual* guidance. As part of this analysis, $L_{10(1)}$ noise levels were determined by adjusting the existing noise measurements to account for future increases in traffic with the Proposed Actions based on the Noise Passenger Car Equivalent (PCE) proportional analysis results, including the noise contribution from vehicular traffic on adjacent roadways, and by calculating the cumulative noise level in the future condition based on the playground noise and future vehicular traffic noise on adjacent roadways. Noise PCE proportional analysis showed significant noise increases and potential for significant adverse noise impact at Monitoring Locations 5, 8, 13, and 16. Therefore, the Proposed Actions could result in significant adverse noise impacts at noise receptors other than the future Projected/Potential Development Sites. Between Draft and Final EIS, further assessment will be conducted and mitigation measures will be considered for these potential impacts. Potential mitigation measures include upgrades at the noise receptor with insulated windows and an alternate means of ventilation. It should be noted that even if above mitigation measures were determined to be feasible and practicable, some significant adverse noise impacts could potentially continue to be experienced at sensitive receptors and, as a result, be unavoidable.

Based on the projected noise levels, up to 44 dBA window/wall attenuation would be required at all projected/potential development sites to achieve acceptable interior noise levels per the *CEQR Technical Manual* noise exposure guideline at residential and community facility uses. The requirement for this level of attenuation as well as the requirement for an alternate means of ventilation will be included in an (E) designation (E-848) for all privately held projected and potential development sites. For City-owned parcels/sites the requirement for attenuation as well as the requirement for an alternate means of ventilation will be required through a Land Disposition Agreement (LDA) or a similar institutional control. Therefore, with these measures in place it is concluded that there would be no significant adverse noise impacts with respect to building attenuation on projected and potential development sites.

PUBLIC HEALTH

The analyses presented in this DEIS concluded that the Proposed Actions would not result in unmitigated significant adverse impacts with respect to public health factors such as water quality or hazardous materials. The DEIS air quality analysis found that the Proposed Actions would potentially exceed CO and $PM_{2.5}$ NAAQS at one analyzed intersection and the annual *de minimis* criterion for the maximum annual incremental $PM_{2.5}$ concentration at the analyzed four intersection locations in the With Action condition. This would be considered a significant adverse air quality impact and a public health impact in the absence of traffic mitigation measures. Therefore, traffic mitigation measures were examined to avoid any potential significant impacts at these intersection locations and are discussed above.

Between the Draft and Final EIS, additional review and evaluation will be performed which is expected to determine that the identified impacts related to mobile source annual average $PM_{2.5}$ increments will be avoided in the event that certain traffic mitigation measures are implemented. Additional modeling of $PM_{2.5}$ concentrations (Grid Analysis) will be performed using more refined or comprehensive analysis procedures to determine the magnitude and extent of neighborhood-scale $PM_{2.5}$ impacts from mobile sources. It is anticipated

that the grid analysis will show that the $PM_{2.5}$ concentrations are below the annual *de minimis* criterion threshold.

CONSTRUCTION

The Proposed Actions could result in significant adverse construction period impacts related to transportation, noise, and other technical areas including historic and cultural resources.

TRANSPORTATION

The third quarter of 2030 was selected as the reasonable worst-case analysis period for assessing potential cumulative transportation impacts from operational trips from completed portions of the projected developments and construction trips associated with construction activities. An assessment of transportation generated during this peak period is presented below.

Traffic

Construction traffic includes construction workers commuting via autos and trucks making deliveries to projected development sites. Each worker vehicle was assumed to arrive in the morning and depart in the afternoon or early evening with truck deliveries distributed throughout the construction day. In the third quarter of 2030, construction-related traffic is expected to peak during the 6 AM to 7 AM and 3 PM to 4 PM periods. During the 6 to 7 AM peak hour, 1,758 Passenger Car Equivalent (PCE) vehicle trips are projected, with 1,512 inbound trips and 246 outbound trips. During the 3 to 4 PM peak hour, there would be 1,352 PCE trips, including 43 inbound trips and 1,309 outbound trips. While it is projected that there would be potential significant adverse traffic impacts during construction, these impacts would be within the range of those identified for the 2035 operational year. Therefore, the mitigation measures that have been identified for the operational traffic impacts (see above) would be similarly effective at mitigating any potential construction traffic impacts. All mitigation measures would be subject to DOT review and approval. If DOT determines that an identified improvement is infeasible, and no alternative and equivalent measure is identified, then the impact would remain unmitigated and would constitute an unavoidable significant adverse impact of the Proposed Action.

Pedestrians

During the 2030 (third quarter) peak construction period, net incremental construction and operational travel demand on area sidewalks, corners, and crosswalks would be expected to total approximately 2,447 and 7,381 trips in the 6AM to 7 AM and 3 PM to 4 PM peak construction hours, respectively. These trips would be widely distributed among the pedestrian elements in the Project Area and would primarily be outside the weekday AM and PM peak commuter periods and weekday midday and Saturday peak periods when pedestrians at transit facilities typically create the greatest demand. Potential significant adverse pedestrian impacts are expected during construction and these impacts would be within the range of impacts identified for the 2035 With-Action conditions. The pedestrian mitigation measures summarized above are expected to be effective at mitigating these pedestrian impacts.

Transit

The Project Area is well served by public transportation with six subway stations or station complexes, 12 local bus routes, and two ferry landings, and two commuter rail stations nearby. During the 2030 peak construction period, the net incremental construction and operational travel demand is expected to generate during the 6 AM to 7 AM and 3 PM to 4 PM peak construction hours approximately 1,793 and 3,390 subway trips, respectively, 90 and 138 rail trips, respectively, 159 and 332 bus trips, respectively, and 104 and 188 ferry trips, respectively. As peak transit demand would not meet the 200 trips/hour *CEQR Technical Manual* analysis threshold for a detailed rail analysis, there would be no significant adverse impacts to rail transit services during the third quarter of 2030 peak construction period. The 2030 construction peak period transit conditions during the 6 AM to 7 AM and 3 PM to 4 PM construction peak hours are expected to be generally better than during the analyzed operational peak hours with full build-out of projected development in 2035 and most construction trips are not during the peak commuter period. While it is expected that there could be periodic potential significant adverse subway, bus, and ferry impacts during construction, these impacts would be within the range of impacts identified for operational phase transit in the 2035 build year. Mitigation measures for these operational subway, bus, and ferry impacts described above would likely be effective at reducing any potential construction subway, bus, and ferry impacts.

NOISE AND VIBRATION

Construction generated by the Proposed Actions would have the potential to result in significant adverse impacts related to noise. At some receptors, construction activity would result in increments that would be considered objectionable (i.e., 15 dBA or greater) or very objectionable (i.e., 20 dBA or greater). The potential for significant

adverse impacts at these receptors was determined by evaluating the duration of these increments and receptors where noise level increases were predicted to exceed the construction noise evaluation thresholds for extended durations were identified. Construction activities typically produce noise levels that are significant, noticeable and potentially intrusive during the most noise-intensive nearby construction activities. However, the most elevated levels of construction noise do not persist throughout construction and noise levels fluctuate throughout the workday resulting in noise increases that are intermittent. However, the magnitude and duration of construction noise levels at the identified receptors is projected to result in significant adverse impacts.

Unless special permits are issued by DOB, building construction in NYC is during weekday daytime hours and not overnight when residents and other sensitive uses (e.g., parks) are most sensitive to noise. All construction needs to comply with the noise control measures developed for a noise mitigation plan(s) as required under the New York City Noise Control Code. These measures could include a variety of source and path controls that may partially mitigate significant adverse impacts (and substantially reduce construction-related noise levels) by incorporating noise barriers, isolation pads between pile driver hammers and piles, acoustical shrouds surrounding pile driver hammers and piles, the use of electric cranes or cranes with exhaust silencers, and excavators with exhaust silencers. The feasibility and practicability of these potential mitigation measures is currently being explored by the lead agency, DCP, and will be refined between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures, it is anticipated that significant adverse impacts would be fully unmitigated and even if all of the above mitigation measures were determined to be feasible and practicable, some significant adverse construction noise impacts may still occur and be unavoidable.

With respect to vibration, the buildings of most concern with regard to the potential for structural or architectural damage due to vibration effects are NYCT structures immediately adjacent to the projected and potential development sites and historic buildings within 90 feet. For those historic buildings listed on the S/NR, NYCLs, and/or NYCHD within 90 feet of the projected and potential development sites, vibration monitoring would be required in accordance with DOB's *TPPN #10/88* requirements, and peak particle velocity (PPV) during construction would be prohibited from exceeding the 0.50 inches/second threshold. Historic buildings that have been determined eligible for S/NR listing are not afforded special protections under *TPPN #10/88*, but would be offered standard DOB building protections. In terms of potential vibration levels that would be perceptible and annoying, the construction equipment with the most potential for producing levels that exceed the 65 vibration decibels (VdB) limit is a pile driver. However, operation of pile-driving equipment in typical NYC construction is only for limited periods at a particular location and therefore would not result in any significant adverse impacts. Consequently, there would be no potential for significant adverse vibration impacts with the Proposed Actions.

ALTERNATIVES

The DEIS considers three alternatives – a No Action Alternative, a No Unmitigated Significant Adverse Impacts Alternative, and a DOE Site Plan Alternative. The No Action Alternative examines future conditions in the Project Area, but assumes the absence of the Proposed Actions. Under the No Action Alternative, existing zoning would remain in the area affected by the Proposed Actions. It is anticipated that this area would experience moderate growth under the No Action Alternative by 2035. Twenty one of the 103 projected development sites are expected to be redeveloped in the No Action Alternative, resulting in a net increase of 2,802 dwelling units, 113,519 gsf of commercial uses, 26,570 gsf of community facility uses, and a reduction of 105,862 gsf of industrial uses on the projected development sites, compared to existing conditions. The significant adverse impacts anticipated related to community facilities, open space, shadows, historic and cultural resources, transportation, mobile source air quality, noise and construction that would occur with the Proposed Actions would not occur under the No Action Alternative. However, the No Action Alternative would not meet the goals of the Proposed Actions. The benefits expected to result from the Proposed Actions—including promoting affordable housing development by increasing residential density and establishing Mandatory Inclusionary Housing (MIH), delivering new waterfront open space, enhancing connectivity and facilitating pedestrian-friendly, improving the resilience and sustainability of Long Island City, and supporting existing businesses and the creative community and promoting local job growth — would not be realized under this alternative, and the No Action Alternative would fall short of the goals and objectives of the Proposed Actions.

The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the Proposed Actions are modified to avoid the unmitigated significant adverse

impacts associated with the Proposed Actions, which include impacts related to community facilities, open space, shadows, historic and cultural resources, transportation, mobile source air quality, noise, and construction. This alternative considers a development scenario that would not result in any significant adverse impacts that could not be fully mitigated. However, to eliminate all identified unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized.

The DOE Site Development Alternative considers a development scenario on Projected Development Site 67 that would utilize public funding sources to provide a greater amount of affordable housing as compared to development projected in the With Action Condition. The Alternative is intended to provide more affordable housing on a City-owned site. Development under this scenario would result in an increase in affordable DUs and retail space, but a decrease in total unit count, total floor area, and building height. This increment could worsen the significant adverse impacts to Community Facilities (Early Childhood Programs), Transportation, and Air Quality.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, AICP (212) 720-3328; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007, Hilary Semel, Director (212) 676-3290; and on the New York City Department of City Planning's website located at <https://zap.planning.nyc.gov/projects/2024Q0304>.

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COMPTROLLER

ACCOUNTANCY

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 5/20/2025 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
40A	3391	31
41A	3392	24
42A	3392	20
43A	3392	18
44A	3392	16
45A	3392	12
46A	3392	9
47A	3392	7
48A	3392	5
49A	3392	3
50A	3392	2

Acquired in the proceeding entitled: South Beach Area – Stage 1 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller

my6-19

OFFICE OF THE MAYOR

■ NOTICE

EMERGENCY EXECUTIVE ORDER NO. 789

April 28, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated that 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, although there has been improvement in excessive staff absenteeism, extraordinarily high rates of attrition due to staff retirements and other departures continue to seriously affect the Department of Correction’s (DOC’s) staffing levels and create a serious risk to DOC’s ability to carry out the safety and security measures required for the maintenance of sanitary conditions; and access to basic services, including showers, meals, visitation, religious services, commissary, and recreation; 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 of 2022, 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 section 2 of Emergency Executive Order No. 786, dated April 23, 2025, is extended for five (5) days.

§ 2. 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. 790

April 28, 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 by 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; and

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 Emergency Executive Order 682, dated October 30, 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 section 2 of Emergency Executive Order No. 787, dated April 23, 2025 is extended for five (5) days.

§ 2. 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. 791

April 28, 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 order that section 2 of Emergency Executive Order No. 788, dated April 23, 2025, is extended for five (5) days.

§ 2. 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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PARKS AND RECREATION

■ NOTICE

TO: To Whom It May Concern
FROM: New York City Department of Parks and Recreation
SUBJECT: Notification re: Product Waiver
DATE: 4/22/2025

In accordance with Section 17-1206 of chapter 12 of title 17 of the administrative code of the city of New York, as amended by Local Law 56 of 2021, the New York City Department of Parks and Recreation (Parks) is applying for a waiver for use from the Department of Health and Mental Hygiene for the following restricted product(s) and use(s):

Product name(s): Eagle 20EW

Active ingredient: Myclobutanil

EPA registration #: 62719-463

Method of application: Foliar application

Pest/Weed targeted: Chrysanthemum white rust

Location(s) of use: 2900 Southern Blvd., Bronx, NY 10458

Waiver duration request: Up to one year

If, after careful consideration by health experts, the above waiver(s) are granted by the DOHMH you will be notified within 30 days of the granted date.

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YOUTH AND COMMUNITY DEVELOPMENT

■ NOTICE

Notice of Concept Paper

The NYC Department of Youth and Community Development (DYCD) is releasing a concept paper to obtain feedback that will assist with the development of an upcoming request for proposals (RFP) for the Boxing Community Center. Through this RFP, DYCD aims to fund a specialized Boxing Community Center located in the New York City Housing Authority (NYCHA) Van Dyke Community Center.

It's anticipated the concept paper will be released on May 12, 2025 with comments invited through June 13, 2025. Comments must be submitted via PASSPort by uploading your comments in the questionnaire tab.

To respond to this forthcoming RFP and all other Human/Client Services RFPs, organizations must have an account and an approved HHS Prequalification application in PASSPort. Proposals and Prequalification applications will ONLY be accepted through PASSPort. If you do not have a PASSPort account or an approved PASSPort HHS Prequalification Application, please visit www.nyc.gov/passport to get started.

my5-9

CHANGES IN PERSONNEL

ADMIN FOR CHILDREN'S SVCS
FOR PERIOD ENDING 03/14/25

		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
NAME									
COBBLER	TRAVIS	A	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
COBURN	BRIANNA	J	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
COCHRAN	BRITTANY	S	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
COLEMAN	MICHELLE	E	10251	\$28103.0000	DISMISSED	NO	04/18/02	067	
COMBRIE	KASH-SHA	C	52287	\$55507.0000	TERMINATED	YES	02/28/25	067	
COPELAND	NICOLE	P	70810	\$38064.0000	RESIGNED	YES	02/23/25	067	
CRISTINO	JORDANA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
DALBERISTE	CLAUDINE		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
DAVISON	AYSIA	R	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
DE JESUS	GISELLE		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
DELVOIS	JOSHUA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
DONE TIRADO	EDITH		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
DOUGLAS	JAVANE		52366	\$57127.0000	APPOINTED	NO	02/23/25	067	
ELLINGTON	SHEENA	E	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
ENWRIGHT	JUDY		95600	\$135696.0000	RETIRED	YES	06/30/24	067	
ENWRIGHT	JUDY		52367	\$77812.0000	RETIRED	NO	06/30/24	067	
EVANS	ALTHEA	G	52366	\$68027.0000	RETIRED	NO	03/02/25	067	
EVANS	LATAVIA	R	52366	\$57127.0000	RESIGNED	YES	02/26/25	067	
FERGUSON	TANYA	R	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
FERRER	ISAURA	G	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
FLORES	JOSEPH		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
FORDE AUGUSTE	KEISHA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
FOX	KENYA	Y	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
GARCIA	JAHSHREEN	R	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
GITTENS	NICKEISH	O	56058	\$70022.0000	RESIGNED	YES	02/16/25	067	
GONZALEZ	KATHERIN		52366	\$62043.0000	RESIGNED	NO	02/19/25	067	
GONZALEZ MORA	ARISLEYD		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
GOSTOVIC	LUKA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
GUMANHIC	MANDA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
HAKIME	JAMIL		52287	\$67525.0000	RESIGNED	NO	02/14/25	067	
HALL REID	DAMOYA	T	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
HASAN	AQIB		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
HASAN	HANEFAH	K	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
HERNANDEZ-SEVIL	ALYSSA	N	5245A	\$48094.0000	RESIGNED	YES	02/23/25	067	
HEWITT	RENAE	D	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
HOLMAN	TIFFANY	M	56056	\$42092.0000	APPOINTED	YES	02/23/25	067	

HOWARD	KIMBERLY	N	52366	\$57127.0000	APPOINTED	YES	02/23/25	067
HOWARD	QUINCY	A	52287	\$51502.0000	RESIGNED	YES	02/23/25	067
HUGO ALDANA JR	SERGIO	A	52366	\$57127.0000	APPOINTED	YES	02/23/25	067

ADMIN FOR CHILDREN'S SVCS
FOR PERIOD ENDING 03/14/25

		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
NAME									
IRHIEMI	MAUREEN	E	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JACKMAN	AOAH	K	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JAHAN	RIZUANA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JAMES	KELLEY		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JAMES	SHANIQUE	I	52366	\$62043.0000	RESIGNED	NO	11/24/24	067	
JAMISON	ANDREA	S	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JENKINS	TIFFANY		56057	\$49615.0000	APPOINTED	YES	02/23/25	067	
JOHNSON	WENDY	C	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JONES	CRUZITA	M	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JOSEPH	COURTNEY	M	52366	\$62043.0000	RESIGNED	YES	02/23/25	067	
JOSEPH	JAMILA	M	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
JOSEPH	SADIA	A	52366	\$62043.0000	RESIGNED	NO	03/02/25	067	
KAB	EDGAR		95600	\$114000.0000	INCREASE	YES	03/02/25	067	
KAIM-GONCALVES	KATARZYN		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
KAWECKI	ERNEST	S	40561	\$57550.0000	RESIGNED	YES	02/25/25	067	
KOCHER	CAROLINE	E	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
LAMPERT	MERIDITH		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
LAWTON	ANTIONE		52287	\$51502.0000	RESIGNED	YES	03/05/25	067	
LESLIE	CHANTAE		52366	\$67899.0000	RESIGNED	NO	03/04/25	067	
LEWIS	ALICIA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
LINTON	MICKEL	S	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
LOPEZ	FAITH	F	52366	\$67899.0000	RESIGNED	NO	02/24/25	067	
LOVETT	CHARLES		52366	\$57127.0000	APPOINTED	NO	02/23/25	067	
LUCAS	SHOSHONI		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MACHADO	RENA	M	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MAHBUB	SYED	E	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MAHMUD	TAUSIF		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MAJIYAGBE	OLANSHIL	K	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MAPP-GREIG	TAMAR	S	52366	\$67899.0000	DISMISSED	NO	03/06/25	067	
MASSIAH	RONALD	V	10124	\$69580.0000	RETIRED	NO	03/01/25	067	
MC NAIR	DOMINIQUE	U	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MCCLEAN	ASCHELLE	N	56058	\$73625.0000	RESIGNED	YES	12/29/24	067	
MCCLEAN	ASCHELLE	N	52366	\$60327.0000	RESIGNED	NO	12/29/24	067	
MCCLELLAND	CHERVON	M	52366	\$67947.0000	RESIGNED	NO	02/14/25	067	
MCFARLANE	DEBORAH		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MCKOY	DANIELLE	S	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MEDRAMO	FRANCI		52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MENDOZA	DIANA	I	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MILENKOVIC	BRITTIN	M	52366	\$67899.0000	DISMISSED	NO	03/06/25	067	
MILES	DEMETRIA	J	30087	\$92446.0000	INCREASE	YES	12/15/24	067	
MILLER	TIARA	T	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MITCHELL	INZA	J	10124	\$53370.0000	APPOINTED	NO	02/23/25	067	
MOJICA	ROCHELLEY	A	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
MOSS	ELANA	J	52366	\$62043.0000	RESIGNED	NO	02/23/25	067	
MYRICK	JASMINE	M	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
NAVAS	JORGE	A	56057	\$53890.0000	APPOINTED	YES	12/22/24	067	
NICHOLAS	CARMELA	W	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
NICHOLAS	NALANI	A	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
NIEVES	ESTEFANI	M	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	
NOTORIS	JOHN	R	30086	\$80763.0000	RESIGNED	YES	02/21/25	067	
NWANKWO	DORIS	U	52366	\$57127.0000	APPOINTED	YES	02/23/25	067	

LATE NOTICE

TEACHERS' RETIREMENT SYSTEM

PROCUREMENT

■ SOLICITATION

Goods and Services

GARTNER ADVISORY SERVICES - Negotiated Acquisition - Available only from a single source - PIN#070414 - Due 5-12-25 at 12:00 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.

Teachers' Retirement System, 55 Water Street, 16th Floor, New York, NY 10041. Rosa Polanco (212) 612-5707; rpolanco@trs.nyc.ny.us

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