



# THE CITY RECORD

Official Journal of The City of New York

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

VOLUME CL NUMBER 121

MONDAY, JUNE 26, 2023

Price: \$4.00

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## THE CITY RECORD

**ERIC L. ADAMS**  
Mayor

**DAWN M. PINNOCK**  
Commissioner, Department of  
Citywide Administrative Services

**JANAE C. FERREIRA**  
Editor, The City Record

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

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

Periodicals Postage Paid at New York, NY

POSTMASTER: Send address changes to The City Record, 1 Centre Street, 17th Floor, New York, NY 10007-1602

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, 17th Floor, New York, NY 10007-1602, (212) 386-0055, cityrecord@dcas.nyc.gov

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

## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BOARD MEETINGS

### MEETING

#### City Planning Commission

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

#### City Council

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

#### Contract Awards Public Hearing

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

#### Civilian Complaint Review Board

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

#### Design Commission

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

#### Department of Education

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

#### Board of Elections

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

#### Environmental Control Board

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

#### Board of Health

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

#### Health Insurance Board

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

#### Board of Higher Education

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

**Citywide Administrative Services**

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

**Commission on Human Rights**

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

**In Rem Foreclosure Release Board**

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

**Franchise and Concession Review Committee**

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

**Real Property Acquisition and Disposition**

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

**Landmarks Preservation Commission**

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

**Employees' Retirement System**

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

**Housing Authority**

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088

**Parole Commission**

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

**Board of Revision of Awards**

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

**Board of Standards and Appeals**

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

**Tax Commission**

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

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**BOROUGH PRESIDENT - QUEENS**

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■ PUBLIC HEARINGS

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**NOTICE IS HEREBY GIVEN** that a special Borough Board Meeting will be held by the Borough President of Queens, Donovan Richards, on Monday, June 26, 2023 starting at 5:30 P.M. The meeting will take place in the Borough President's Conference Room at 120-55 Queens Boulevard, Kew Gardens, NY 11424.

The Borough Board intends to vote on the following item:

**CITYWIDE - ULURP #N230113 ZRY - IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendments to 214 Sections (12, 13, 16, 22-26, 32-37, 42, 44, 52, 54, 62-64, 66, 73, 75, 78, 81, 82, 84-88, 91-93, 97, 98, 101, 104, 107, 109, 111, 114-118, 121, 124, 125, 126, 128, 131, 133-136, 139,141-143) of the NYC Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

Accessibility questions: [vgarvey@queensbp.org](mailto:vgarvey@queensbp.org), by: Wednesday, June 21, 2023, 12:00 P.M.



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**CITY COUNCIL**

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■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person at 250 Broadway, 14<sup>th</sup> Floor, New York, NY 10007, on the following matters commencing at 10:00 A.M. on June 28, 2023. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

**43<sup>RD</sup> AVENUE DEMAPPING**

**QUEENS CB - 11**

**C 210323 MMQ**

Application submitted by Anthony Lim pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance and closing of a portion of 43rd Avenue between 222nd Street and 223rd Street;
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5036 dated June 21, 2022, and signed by the Borough President.

**OCEAN CREST REZONING**

**QUEENS CB - 14**

**C 230041 ZMQ**

Application submitted by TCB Beach Channel Drive Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a by changing from an R4-1 District to an R6A District property bounded by Ocean Crest Boulevard, a line 175 feet northeasterly of Beach 32nd Street, a line 100 feet southeasterly of Ocean Crest Boulevard, a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, and Beach 32nd Street, as shown on a diagram (for illustrative purposes only) dated January 30, 2023, and subject to the conditions of CEQR Declaration E-702.

**OCEAN CREST REZONING**

**QUEENS CB - 14**

**N 230042 ZRQ**

Application submitted by TCB Beach Channel Drive Limited Partnership 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**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Area**

\* \* \*

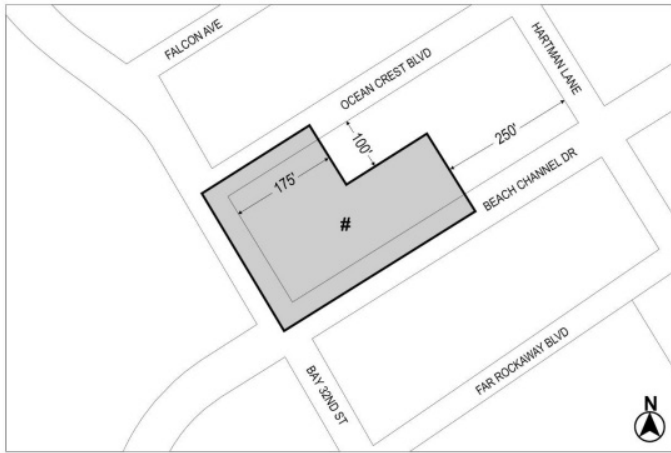
**QUEENS**

**Queens Community District 14**

\* \* \*

Map 5 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area # — [date of adoption] MIH Program Option 1

Portion of Community District 14, Queens

\*\*\*

7120 NEW UTRECHT REZONING  
BROOKLYN CB - 11 C 230001 ZMK

Application submitted by 7120 New Utrecht LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

- eliminating from within an existing R5 District a C2-2 District bounded by 71st Street, New Utrecht Avenue, 72nd Street and a line 100 feet northwesterly of New Utrecht Avenue; and
- changing from an R5 District to a C4-4L District property bounded by 71st Street, New Utrecht Avenue, 72nd Street, a line perpendicular to the northeasterly street line of 72nd Street distant 140 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 72nd Street and the northwesterly street line of New Utrecht Avenue, a line midway between 71st Street and 72nd Street, and a line perpendicular to the southwesterly street line of 71st Street distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 71st Street and the northwesterly street line of New Utrecht Avenue;

Borough of Brooklyn, Community District 11, as shown on a diagram (for illustrative purposes only) dated January 30, 2023, and subject to the conditions of CEQR Declaration E-704.

7120 NEW UTRECHT REZONING  
BROOKLYN CB - 11 C 230002 ZRK

Application submitted by 7120 New Utrecht LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying 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;  
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\*\*\* indicates where unchanged text appears in the Zoning Resolution.

\*\*\*

APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\*\*\*

BROOKLYN

\*\*\*

Brooklyn Community District 11

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Map 3 - [date of adoption]



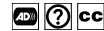
Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 11, Brooklyn

\*\*\*

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

Accessibility questions: Kaitlin Greer, [kgreer@council.nyc.gov](mailto:kgreer@council.nyc.gov), by: Friday, June 23, 2023, 3:00 P.M.



j22-28

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, June 28, 2023, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through [Department of City Planning's \(DCP's\) website](https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/428790/1) and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/428790/1>

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 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 [\[212-720-3508\]](tel:212-720-3508). Requests must be submitted at least five business days before the meeting.

BOROUGH OF THE BRONX

Nos. 1 - 3

893 EAGLE AVENUE REZONING

CD 3 C 220334 ZMX

IN THE MATTER OF an application submitted by the Housing Options and Geriatric Association Resources, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for for an amendment of the Zoning Map, Section No. 6c, changing from an R6 District to a R7- 2 District property bounded by a line 100 feet northerly of East 161st Street, Eagle Avenue, East 161st Street and a line midway between Third Avenue and Eagle Avenue, as shown on a diagram (for illustrative purposes only) dated February 13, 2023, and subject to the conditions of CEQR Declaration E-667.

No. 2

CD 3 N 220335 ZRX

IN THE MATTER OF an application submitted by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., Inc.) pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

Inclusionary Housing Designated Areas and Mandatory

Inclusionary Housing Areas

\* \* \*

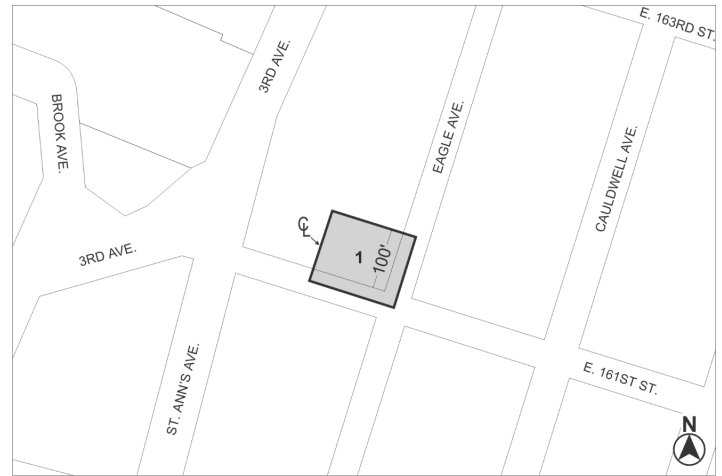
THE BRONX

\* \* \*

The Bronx Community District 3

\* \* \*

Map 2 – [date of adoption]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 3, The Bronx

\* \* \*

No. 3

C 220336 ZSX

IN THE MATTER OF an application submitted by the Housing Options and Geriatric Association Resources, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 11-story building on property located at 893 Eagle Avenue (Block 2620, Lots 49, 50, 52 & 56), in an R7-2\* District.

\*Note: This site is proposed to be rezoned by changing an R6 District to an R7-2 District under a concurrent related application for a Zoning Map change (C 220334 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/P2018X0270>, or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

BOROUGH OF BROOKLYN

Nos. 4 & 5

1233 57<sup>th</sup> STREET REZONING

No. 4

C 230117 ZMK

IN THE MATTER OF an application submitted by 1233 57 ST. LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c by changing from an R5 District to an R6A District property bounded by a line midway between 56<sup>th</sup> Street and 57<sup>th</sup> Street, a line 150 feet westerly of 13<sup>th</sup> Avenue, 57<sup>th</sup> Street, and a line 440 feet westerly of 13<sup>th</sup> Avenue as shown on a diagram (for illustrative purposes only) dated February 27, 2023, and subject to the conditions of CEQR Declaration E-709.

No. 5

N 230118 ZRK

IN THE MATTER OF an application submitted by 1233-57 ST. LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying 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

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

BROOKLYN

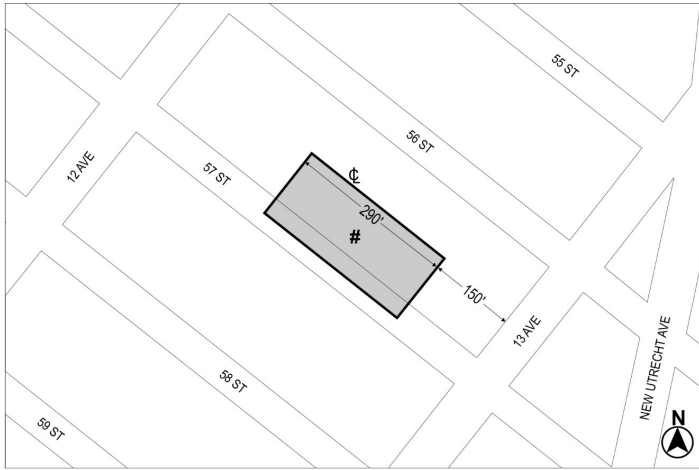
\* \* \*

Brooklyn Community District 12

\* \* \*

[PROPOSED MAP]

Map 5 – [date of adoption]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn

\* \* \*

BOROUGH OF MANHATTAN No. 6 262 FIFTH AVENUE

CD 5 C 230094 ZSM

IN THE MATTER OF an application submitted by Five Points 262 Project LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Sections 13-45 (Special Permits for Additional Parking Spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory off-street parking facility with a maximum capacity of 23 spaces on portions of the ground floor, cellar, sub-cellar level 1 and sub-cellar level 2, of a proposed residential building at 262 Fifth Avenue (Block 830, Lot 44), on a zoning lot located at 254-262 Fifth Avenue (Block 830, Lots 40, 41, 42, 44), in C5-2 and M1-6 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2022M0352, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF STATEN ISLAND No. 7 SOUTH RICHMOND ZONING RELIEF

CD 3 N 230112 ZRR

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 7 (Special South Richmond Development District) and related Sections.

Matter underlined is new, to be added; Matter struck out is existing, to be deleted; Matter within # # is defined in Section 12-10, 66-11 or 107-01; \* \* \* indicates where unchanged text appears in the Zoning Resolution.

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

11-45 Authorizations or Permits in Lower Density Growth Management Areas

The provisions of this Section shall apply within #lower density growth management areas#.

(a) Notwithstanding the provisions of N 040414 ZRY, pertaining to #lower density growth management areas#, and subject to the provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT) with respect to amendments of this Resolution other than N 040414 ZRY, Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and Section 11-43 (Renewal of Authorization or Special Permit), the following provisions shall apply with respect to special permits and authorizations granted by the City Planning Commission or for which certification or referral for public review has been made prior to August 12, 2004:

(1)(a) Any #development# or #enlargement#, including minor modifications thereto, granted a special permit or authorization by the Commission and, where applicable, the City Council, prior to August 12, 2004, may be #developed# or #enlarged# pursuant to the terms of such permit or authorization and, to the extent not modified under the terms of such permit or authorization, in accordance with the regulations in effect at the time such permit or authorization was granted.

(2)(b) Any application for a special permit certified by the Department of City Planning or application for an authorization referred by the Department of City Planning for public review prior to May 24, 2004, may be continued pursuant to the regulations in effect at the time of certification or referral and, if granted by the Commission and, where applicable, the City Council, may be #developed# or #enlarged# pursuant to the terms of such permit or authorization, including minor modifications thereto and, to the extent not modified under the terms of such permit or authorization, in accordance with the regulations in effect at the time such application was certified or referred for public review.

(b) Notwithstanding the provisions of N040414ZRY, the following provisions shall apply to certain #developments# within the #Special South Richmond Development District#:

(1) #Developments#, including minor modifications thereto, within the #Special South Richmond Development District# that contain #designated open space# and a portion of the #waterfront esplanade#, where such #development# is conditioned upon a restrictive declaration that includes a site plan for such #development#, including provisions for public access to such #designated open space# and #waterfront esplanade#, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

(2) #Developments# within the #Special South Richmond Development District# accessed, in part, by #private roads# and consisting, in part, of construction within #streets# that are unimproved, and for which a conservation easement has been granted to the City, and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law, or its successor, and an application for an authorization for such #development# has been filed pursuant to paragraph (a) of Section 26-27 (Waiver of Bulk Regulations Within Unimproved Streets) prior to May 1, 2004, may be #developed# in accordance with the regulations in effect prior to August 12, 2004.

\* \* \*

ARTICLE X SPECIAL PURPOSE DISTRICTS

Chapter 7 Special South Richmond Development District

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 Special South Richmond Development District Plan  
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Appendix B  
 Tree Selection Tables

107-00  
GENERAL PURPOSES

The “Special South Richmond Development District” established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following purposes:

- (a) to guide future development in accordance with the Land Use Plan for South Richmond and the Capital Improvement Plan for the Special District area;
- (b) to promote balanced land use and development of future land uses and housing in the Special District area, including private and public improvements such as schools, transportation, water, sewers, drainage, utilities, open space and recreational facilities, on a schedule consistent with the City’s Capital Improvement Plan and thereby provide public services and facilities in the most efficient and economic manner, and to ensure the availability of essential public services and facilities for new development within the area;
- (c) to avoid destruction of irreplaceable natural and recreational resources such as lakes, ponds, watercourses, beaches and natural vegetation and to maintain the natural ecological balance of the area with minimum disruption of natural topography, trees, lakes and other natural features; and
- (d) to promote the most desirable use of land in the South Richmond area and thus to conserve the value of land and buildings and thereby protect the City’s tax revenues.

**107-01**  
Definitions

Definitions specially specifically applicable in this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Area of no disturbance

An “area of no disturbance” is an area designated on a site plan or #area plan# to be protected from #site alteration#, except for new native planting. An #area of no disturbance# shall contain natural features including, but not limited to, trees, natural topography, #designated open space#, and aquatic features.

#Plan review sites# may include safeguards such as an #area of no disturbance# to define areas where #site alterations# shall not be proposed.

#### Area plan

An “area plan” is a proposed layout for a #zoning lot# subdivision with traffic circulation, including curb cuts on #arterials#; access easements; #areas of no disturbance#; #wetland-adjacent areas#; areas of #designated open space#; #building# envelopes; required #building# setbacks within proposed #zoning lots# in #Residence Districts#; and any other information prescribed by the City Planning Commission.

#### Arterial

An “arterial” is a #street# designated as an #arterial# listed in Section 107-25 107-24 (Special Regulations Along Certain Streets for Arterials or Railroads Rights of Way) whose function is primarily the accommodation of through vehicular traffic and to which special provisions of this Chapter apply. All such #arterials# are shown on the District Plan, Map 2 in Appendix A, which is hereby incorporated as an integral part of the provisions of this Chapter.

#### Caliper (of a tree)

“Caliper” of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.

#### Development

For the purposes of this Chapter, a “development” includes a #development# as defined in Section 12-10 (DEFINITIONS), the #enlargement# of a non-#residential building#, or the #enlargement# of a #residential use# that involves the addition of one or more #dwelling units#.

To “develop” is to create a #development#.

#### Designated open space

“Designated open space” is a portion of the #open space network# located on a #zoning lot# as shown on the District Plan (Map 3 in Appendix A), and is to be preserved in its natural state in accordance with the provisions of the #Special South Richmond Development District#.

#### Detached

For the purposes of this Chapter a “detached” #building# is a #building# surrounded by #yards# or other open area on the same #zoning lot# or is a #building# #abutting# a #street line# which is surrounded by #yards# or open area on the same #zoning lot# except where the #building# #abuts# the #street line#.

#### Drainage scheme

A “drainage scheme” is a plan for a system of storm sewers and/or sanitary sewers intended to serve a #development# which is submitted to the Department of Environmental Protection for review and approval.

#### Open space network

The “open space network” is a planned system of #open spaces# as shown on the District Plan (Map 3 in Appendix A), which includes #public parks#, #park streets#, #designated open space#, and the #waterfront esplanade#.

#### Park street

A “park street” is a #street# designated as such in Section 107-25 (Special Regulations Along Certain Streets or Railroads) and whose primary function is to provide connecting links for pedestrians and cyclists between portions of the #open space network# and to which special provisions of this Chapter apply. #Park streets# shall be designated to provide limited vehicular access.

#### Plan review site

A “plan review site” is any #zoning lot# that contains one or more acres, where there is a proposed #development, #enlargement#, #site alteration#, or subdivision of such #zoning lot# into two or more #zoning lots#.

#### Sewer acceptance

A “sewer acceptance” is the acceptance by the Department of Environmental Protection of a system of storm and/or sanitary sewers which were built in accordance with an approved #drainage scheme# intended to serve a #development#.

#### Site alteration

A “site alteration” is an alteration on any vacant tract of land, #land with minor improvements# or any tract of land containing #buildings or other structures#, which includes land contour work, permanent topographic modifications, removal of topsoil, removal of trees of six-inch caliper or more, excavating, filling, dumping, changes in existing drainage systems, improvements in public rights-of-way, whether or not a permit is required from the Department of Buildings, the Department of Transportation or other public agencies. A #site alteration# shall include any land operation within #designated open space#.

#### Tree credit

A “tree credit” is a credit for preserving an existing tree or for planting a new tree which is counted towards tree requirements.

#### Waterfront esplanade

The “waterfront esplanade” is a pedestrian way to be provided for public #use# within the #open space network# along the Raritan Bay waterfront, as shown on the District Plan (Map 3 in Appendix A).

#### Wetland-adjacent area

A “wetland-adjacent area” is an area that #abuts# an aquatic feature and which is under the jurisdiction of the New York State Department of Environmental Conservation (NYSDEC).

### 107-02

#### General Provisions

In harmony with the general purpose and intent of this Resolution and the general purpose of the #Special South Richmond Development District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect. In #flood zones#, or for #transit-adjacent sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

Property within the jurisdiction and control of the Department of Environmental Protection shall be exempt from the provisions of this Chapter where such property is an existing or planned portion of the Staten Island Bluebelt intended to support best management practices of stormwater.

In addition to applicability as provided in Section 11-10 (ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS), the provisions of this Chapter shall apply to #site alterations# or subdivision of #zoning lots#, except:

- (a) — public improvement projects for which preliminary design contracts were approved by the Board of Estimate prior to January 2, 1975, or for which title was vested by the City prior to September 11, 1975; and
- (b) — any #large-scale development# for which an authorization or special permit was granted prior to September 11, 1975. For the purposes of this Chapter, the City Planning Commission may extend such authorization or special permit for a renewable term of one year provided that the Commission finds that the facts upon which the authorization or special permit was granted have not substantially changed and that the adoption of this amendment shall not constitute a substantial change of fact.

For all #developments# located within areas D, F or K as shown on the District Plan (Map 4 in Appendix A), the applicant shall obtain from the Commission a certification indicating that the #development# complies with the approved South Richmond Development Plan. As a condition for such certification, the Commission shall find that:

- (1) — the minimum #lot area# for any #commercial# #development# is at least two acres;
- (2) — vehicular access and egress for the #development# is arranged so that it affords the best means of controlling the flow of traffic generated by such #development#; and

(3) — due consideration has been given to relate the proposed #development# to the character of the surrounding area by providing suitable buffering, landscaping and #building# setbacks.

For such certification, the applicant shall submit to the Commission a site plan and drawings depicting the proposed #buildings# and location of off-street parking facilities, curb cuts and pedestrian walkways. For #residential uses# within Area K, the #bulk# and parking regulations of R3-2 Districts, as modified by this Chapter, shall apply.

**107-03 Requirements for Certification, Authorization or Special Permit Application**

An application to the City Planning Commission for a certification, authorization or special permit respecting a #development#, #enlargement#, or #site alteration# shall include a survey map, prepared by a licensed land surveyor and dated no more than two years prior to the date of filing an application, showing:

- (a) existing topography at two foot contour intervals;;
- (b) the location of all existing #buildings or other structures#, and the location of all proposed #buildings or other structures#;;
- (c) the location of individual existing trees of six inch caliper or more;;
- (d) the location of any elements of the #open space network# on or adjacent to the #zoning lot#;; and
- (e) the location of any #wetland-adjacent areas#, streams, and natural watercourses;

and such other information as may be required by the Commission for its determination as to whether or not the certification, authorization or special permit is warranted.

**107-05 Relationship to Public Improvement Projects**

In all cases, the City Planning Commission shall deny a special permit, authorization or certification application whenever a #development# will interfere with a public improvement project (including, without limitation, housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, City Planning Commission or Site Selection Board.

**107-06 District Plan (Appendix A)**

The District Plan for the #Special South Richmond Development District# shows the #open space network#, #designated open space#, #park streets#, #waterfront esplanade#, and #building# setback lines. The elements of the District Plan are set forth in Appendix A, which is hereby incorporated as an integral part of the provisions of this Chapter.

**107-07 Tree Selection (Appendix B)**

Where planting of trees is required by the provisions of this Chapter, the selection of trees for their planting shall be in accordance with the Tree Selection Table set forth in Appendix B, which is hereby incorporated as an integral part of the provisions of this Chapter.

**107-08 Future Subdivision of Certain Plan Review Sites**

Within the Special District, any #zoning lot# existing on September 11, 1975, may be subdivided into two or more #zoning lots# provided that the existing topography, all individual trees of six inch caliper or more and all land located within a #designated open space#, to the greatest extent possible, are preserved under future #development# options.

Any subdivision of a #plan review site# that is proposed to take place within the Special District after September 11, 1975, shall be filed with the Department of City Planning Commission, and the Chairperson of the City Planning Commission shall certify that such subdivision of such #plan review site# complies with the approved South Richmond Plan and the above objective.

- (a) does not contain, or have frontage along, any District Plan Element listed in Section 107-20 (DISTRICT PLAN ELEMENTS), inclusive;
- (b) does not contain a #wetland-adjacent area#;
- (c) does not exceed the rate of two #tree credits# per 1,000 square feet of lot area; and
- (d) does not have a violation for tree removal without prior permission or approval and no trees been removed since [date of adoption] unless permitted pursuant to Section 107-312 (Regulations within plan review sites).

In the case of a subdivision which does not comply with the above conditions, subdivision of such #plan review site# shall not be permitted unless authorized by the Commission pursuant to Section 107-64 (Future Subdivision of Certain Plan Review Sites). of a tract of land containing #designated open space#, a site plan indicating the distribution of #bulk# for the individual #zoning lots# shall be submitted to the Commission. Such approved subdivision shall then be recorded in the land records and indexed against all #zoning lots#.

The subdivision plan for the #plan review site# shall include a survey map indicating existing topography at two foot contour intervals, all individual trees of six inch #caliper# or more, and the location of #designated open space# or any #wetland-adjacent area# within the area. When a #zoning lot# existing on September 11, 1975, is more than five acres and is intended to be subdivided, an area plan of the entire subdivision shall be filed with the Commission. The area plan shall include the proposed vehicular circulation system within the area, #block# and lot layouts and any other information required by the Commission.

For the purpose of applying the provisions of this Section, a subdivision includes reconfiguration of a #zoning lot# in a manner that would change its area or any dimension of such #zoning lot#.

**107-09 Applicability of Article VI**

\* \* \*

**107-10 GENERAL SPECIAL REQUIREMENTS**

**107-11 Special Requirements for Application**

Prior to the approval of any application to the Department of Buildings for For a #site alteration#, or a #development#, or #enlargement#, no certificate of occupancy or sign-off of a permit, as applicable, shall be issued by the Department of Buildings until the planting requirements of the following provisions, as applicable, have been satisfied, and reflected on an as-built survey, tree schedule, or any such information as may be required:

Section 107-32 (Tree Requirements)

Section 107-48 (Special Landscaping and Buffering Provisions)

the applicant shall file applications with the appropriate City agency requesting the certifications required in Section 107-12 (Public Facilities):

Any application to the Department of Buildings for a #site alteration# or #development# shall include a survey map or maps prepared by a licensed land surveyor showing, for the site, existing topography at two foot contour intervals and the locations, names and calipers of all existing trees of six inch caliper or more and; for any #development#, the application shall also include certifications from the appropriate City agencies as required by Section 107-12:

However, the requirements of a survey map at two foot contour intervals shall not apply to #zoning lots# 4,000 square feet or less owned separately and individually from all other adjoining #zoning lots# on September 11, 1975, and on the date of filing such application.

However, when a #zoning lot# which was owned separately and individually from all other adjoining #zoning lots# existing prior to January 2, 1975, is proposed to be #developed# with one #single# or #two-family# #detached# #residence#, the certification reports of Section 107-12 shall not be required, but the provisions of local laws shall apply. When a permit for land contour work, storm water drainage systems or other #site alteration# work is required from the Department of Transportation or Department of Environmental Protection or when a public agency requires a #site alteration# on either privately or City-owned land, the public agency involved shall, prior to initiating or issuing a permit for such site work, notify the Department of Buildings.

The Department of Buildings and the public agency involved shall jointly determine that the proposed #site alteration# work is consistent with the provisions of Sections 107-31 (Topographic Regulations), 107-32 (Free Regulations) and 107-25 (Special Regulations along Certain Streets and Railroads). In case of non-agreement, the provisions of Section 107-91 (Inter-agency Coordination) shall apply.

**107-12 Public Facilities**

**107-121 Public schools**

For any #development# containing #residential uses#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the #development#. All applications for certification pursuant to this Section shall be referred by the Chairperson of the Commission to the Board of Education.



The Board of Education shall issue a report concerning the availability of #school# capacity within 60 days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of an application. The report shall specify the following:

- (a) whether or not #school# space is available;
- (b) if #school# space is not available, the report shall include:
  - (1) the number of seats required;
  - (2) the grade organization;
  - (3) the location of the #school#;
  - (4) the size of #school# (sq. ft. per pupil); and
  - (5) the proposed financing mechanism.

For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:

- (1) such capacity is available in existing #schools#; or
- (2) construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the #development# upon its completion or within three years from the date of the Chairperson's certification; or
- (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson of the Commission and Board of Education.

After approval of the Chairperson of the Commission and Board of Education of the applicant's plan to provide the #school# #building#, the certification may be granted either upon approval of a financial agreement by the Board of Estimate or such guarantee of construction with provision for future #school# occupancy as may be accepted by the Board of Education and the Chairperson of the Commission.

However, the Chairperson of the Commission may grant such certification if capacity is not currently available and the Board of Education after consulting with the Community School Board determines that the impact from the #development# will have a minimal effect on the concerned #schools# and includes such statement in their report.

A certification by the Chairperson of the Commission that sufficient capacity will be available in the public #schools#, as set forth in the above circumstances, shall automatically lapse if substantial construction of the foundations of the #development# in accordance with approved plans has not been completed within one year from the date of such certification.

No certification concerning the availability of #school# capacity shall be required for any #development# within a predominantly built up area or within an area for which #drainage schemes# were approved prior to January 1, 1975. For the purposes of this Chapter, a "predominantly built up area" is a #block# having a maximum of four acres which is #developed# with #buildings# on #zoning lots# comprising 75 percent or more of the area of the #block#. All such #buildings# shall have a certificate of occupancy or other evidence acceptable to the Commissioner of Buildings issued not less than three years prior to the date of application for a building permit.

**107-20 DISTRICT PLAN ELEMENTS**

All land in the #open space network# as shown on the District Plan (Map 3 in Appendix A), except #public parks#, and any #zoning lot# along an #arterial# as shown on the District Plan (Map 2 in Appendix A), are is subject to the provisions of this Section, inclusive.

**107-21 Modification of Designated Open Space**

\* \* \*

**107-22 Designated Open Space**

\* \* \*

Within any #designated open space#, removal of trees, alteration of topography, #development# or #enlargement# of active recreational facilities, or the establishment of utility easements may be undertaken only in accordance with the provisions of this Section and Section 107-30 (TOPOGRAPHIC AND TREE-NATURAL FEATURE REGULATIONS).

\* \* \*

**107-221 Active recreational facilities**

#Designated open space# may be used for active recreational facilities provided that the City Planning Commission certifies that such #uses# are compatible with the purposes of the network #open space network#

and have minimal impact on tree removal, topographic alterations or drainage conditions.

Active recreational facilities may include swimming pools, tennis courts or facilities and equipment normally found in playgrounds, and shall comply with the #use# regulations of the underlying district.

In the development of active recreational facilities, no individual trees of six-inch #caliper# or more shall be removed except by special authorization of the Commission in accordance with the provisions of Section 107-64 (Removal of Trees) or 107-65 (Modification of Existing Topography) 107-65 (Modification of Natural Feature Regulations). Active recreational facilities shall not be allowed within 60 feet of any watercourse in #designated open space# unless the Commission certifies that a location closer to such watercourse will not adversely affect the natural character of the watercourse or its drainage function. The Commission, where appropriate, shall be guided by the reports from other City agencies involved in land contour work, storm water drainage systems or similar operations.

If the City of New York acquires an easement for public access to any #designated open space# on which a #building# has been, is being or could be in the future, constructed in accordance with the provisions of this Chapter, the City's acquisition of an easement shall not affect the qualifications of the #designated open space# for satisfying #lot area# requirements, #yard# requirements, #floor area# or #lot coverage# restrictions or #open space# requirements as provided in Section 107-224 (Qualification of designated open space as lot area for bulk computations) and shall not be deemed to create a #non-compliance#.

**107-222 Public pedestrian ways**

For any #site alteration#, #development#, or #enlargement# on a #zoning lot# which contains #designated open space#, the City Planning Commission shall certify whether or not the applicant shall be required to provide a public pedestrian way through a portion of the #designated open space#.

When a public pedestrian way is required, it shall be built and maintained by the owner of the #zoning lot# and shall be accessible to the public at all times. The public pedestrian way shall be improved at the time the #site alteration#, #enlargement#, or #development# takes place, except that for #site alterations# or #developments# on a tract of land less than 1.5 acres, the Commission may allow the applicant to delay the construction of the public pedestrian way if the applicant complies with Section 107-24 (Performance Bond).

The location and dimension of such pedestrian way shall be determined by the Commission. The owner of the #zoning lot# may request the City to take an easement on the property. If the City of New York acquires an easement for public access to any #designated open space# on which a #building# has been, is being or could be in the future, constructed in accordance with the provisions of this Chapter, the City's acquisition of an easement shall not affect the qualifications of the #designated open space# requirements as provided in Section 107-224 (Qualification of designated open space as lot area for bulk computations) and shall not be deemed to create a #non-compliance#.

**107-223 Permitted obstruction in designated open space**

\* \* \*

**107-224 Qualification of designated open space as lot area for bulk computations**

\* \* \*

**107-225 Special bulk regulations for developments containing designated open space**

\* \* \*

**107-226 Zoning lots entirely or substantially within designated open space**

When a #zoning lot# owned separately or individually from all adjoining #zoning lots# prior to January 2, 1975, is located entirely or substantially within #designated open space# and no reasonable development is possible on the #zoning lot#, the owner may request the City to provide, in exchange, a City-owned #zoning lot#.

The #zoning lots# may be exchanged only after an appraisal made by a body consisting of the following:

- (a) one independent fee appraiser appointed by the City;
- (b) one independent fee appraiser appointed by the private property owner, which appraiser may be the same as in paragraph (a) of this Section; and
- (c) if needed to resolve a disagreement between the two appraisers appointed in paragraphs (a) and (b), one

independent fee appraiser chosen by mutual agreement between the two individually appointed appraisers.

Such requests for exchange shall be filed by the owner of the #zoning lot# with the City Planning Commission.

If such exchange of #zoning lots# is not feasible under this Section or Section 384-7.0 of the New York City Administrative Code, the City may either acquire such #zoning lot# or permit development to proceed thereon with the minimal modification of the #designated open space# necessary to permit #development# containing #residences#.

**107-23 Waterfront Esplanade**

\* \* \*

**107-24 Performance Bond**

When the provision of the required improvement is to be delayed for a period not to exceed five years from the date of the City Planning Commission certification, the owner of the #zoning lot# shall, prior to obtaining any certificate of occupancy, provide to the Comptroller of the City of New York a performance bond or City securities to ensure the future provision of either the #waterfront esplanade# or the public pedestrian way.

When the required improvement has been constructed, the Comptroller of the City of New York may release the bond or City securities posted to ensure such construction, provided an amount of the bond or City securities to ensure maintenance of the improvement, as set forth in the paragraph above, remains with the Comptroller.

The value of the bond or City securities tendered to ensure the future provision of the improvement shall be at the rate of \$400 per 100 square feet of #waterfront esplanade# and at \$200 per 100 square feet of public pedestrian way, if such bond or securities are tendered prior to January 1, 1980.

At five year intervals after January 1, 1980, the Commission, with the approval of the Board of Estimate, shall establish the new rates for the future provision (and maintenance) of the improvement.

**107-25 107-24 Special Regulations for Arterials Along Certain Streets or Railroads Rights of Way**

Along the following #streets# designated as either #arterials# or #park streets# and identified as such on the District Plan, or along a designated railroad, special regulations relating to restriction of access, and setback of #buildings#, and landscaping apply as set forth in this Section and shown on the District Plan (Map 2 in Appendix A).

**Arterials**

- Hylan Boulevard
- Woodrow Road
- Amboy Road
- Frontage roads for Richmond Parkway
- Huguenot Avenue
- Page Avenue
- Arthur Kill Road
- Service roads for West Shore Expressway
- Richmond Avenue

**Park Streets**

- Marcy Avenue from Richmond Parkway to Woodrow Road
- Albee Avenue from Richmond Parkway to Amboy Road
- Grantwood Avenue from Richmond Parkway to Woodrow Road
- Miles Avenue from Arthur Kill Road to Barlow Avenue
- Barlow Avenue from Miles Avenue to Colon Avenue

**Railroads**

- The Staten Island Rapid Transit right-of-way.

In accordance with the primary function of an #arterial# to accommodate vehicular through traffic, access is restricted to #arterials# pursuant to paragraph (a) of Section 107-241 (Special provisions for arterials).

In addition, along portions of #arterials# as indicated on Maps 2.1 through 2.4 (Arterial Setback Plan) in Appendix A of this Chapter, the #building# setback provisions of paragraph (b) of Section 107-241 apply.

**107-251 107-241 Special provisions for arterials**

Along those #streets# designated as #arterials#, the following regulations shall apply:

- (a) Access restrictions  
Curb cuts are not permitted along an #arterial# #street# on #zoning lots# with access to a frontage on an improved non-#arterial# #street#. For #zoning lots# with access frontage

only to on an #arterial# #street#, one curb cut is permitted along such #arterial# #street#. For purposes of this Section, adjoining #zoning lots# in the same ownership or control on [date of adoption] shall be treated as one a single #zoning lot#. For any #zoning lot# which includes an #area plan# approved by the City Planning Commission, no curb cut shall be allowed except where a curb cut is designated on such #area plan#. Such access restrictions with regard to curb cuts shall not apply to #schools#, hospitals and related facilities, police stations, or fire stations.

For a #zoning lot# with no less than 100 feet of frontage on an #arterial# #street#, the Commissioner of Buildings may approve curb cuts that exceed the access restrictions listed above where the Commissioner of Transportation submits a letter certifying that such additional curb cuts are necessary to avoid adverse effects on the traffic operations and safety of the #arterial#, or that such curb cuts will not adversely affect traffic operations and safety on the #arterial# including, but not limited to, all curb cut locations on an #arterial# #street# by either implementing a traffic pattern serving right-turn only movements or the implementation of traffic signalization, or other reasons acceptable to the Commissioner of Transportation.

For #zoning lots# with access only to a #arterial street#, the City Planning Commission may, by certification, approve additional curb cuts for access to such #arterial street# when necessary to avoid adverse effects on the traffic flow of the #arterial#.

For #zoning lots# with access to both #arterial# and non-#arterial streets#, the Commission may authorize one or more curb cuts on the #arterial street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations).

- (b) #Building# setback  
Along portions of the #arterials#, as indicated on the District Plan (Maps 2.1 through 2.4 in Appendix A of this Chapter), a 20 foot #building# setback shall be provided for the full length of the #front lot line# #abutting# such #arterial#. The front #building# setback area shall be unobstructed from its lowest level to the sky except as permitted by this Section. Where a front #building# setback area at least 35 feet in depth is provided, such setback area may be used for required #accessory# off-street parking or loading facilities. No portion of such required setback area may be used for open storage.  
In the case of the service roads of the West Shore Expressway, a 30 foot #building# setback shall be provided and required off-street parking and loading facilities are permitted within such setback. Within the required front #building# setback, there shall be provided one tree of three-inch #caliper# or more, pre-existing or newly planted, for each 400 square feet of such front open area, unless waived pursuant to the provisions of paragraph (c) of Section 107-483 (Planting and screening for parking areas). The trees shall be selected in accordance with the provisions of Section 107-32 (Tree Requirements) the table set forth in Appendix B.

**107-252 Special provisions for park streets**

For those #streets# designated as #park streets#, the following regulations shall apply:

- (a) Access restrictions  
No curb cuts are permitted on such #streets# except that one curb cut is permitted for any #residential#, #community facility# or #commercial# #use# whose #zoning lot# has frontage only on a #park street#. For purposes of this Section, adjoining #zoning lots# in the same ownership shall be treated as one #zoning lot#. For #zoning lots# with access to both #park streets# and non-#park streets#, the City Planning Commission may authorize one or more curb cuts on the #park street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations).
- (b) Landscaping  
One tree of at least three inch caliper, pre-existing or newly planted, shall be provided for each 400 square feet of area of the #street# sidewalk area. Trees shall be selected in accordance with the table set forth in Appendix B and shall be planted in the #street# sidewalk area.
- (c) Development and maintenance responsibility  
The owner of each #development# abutting a #park street# shall have responsibility for landscaping and maintenance of

that portion of the #park street# located between the #front lot line# and the curb.

Alternatively, maintenance responsibility may be vested in a properly constituted Home Association or other organization established for this purpose. Those segments of a #park street# which are abutted by land #developed# prior to the effective date of the Special District designation shall be #developed#, landscaped and maintained by the City of New York.

#### 107-253-107-242

##### Building setbacks along railroad rights-of-way

For all #developments# on #zoning lots# immediately adjacent or directly opposite to the Staten Island Rapid Transit right-of-way, a #building# setback of at least 20 feet in depth, unobstructed from its lowest level to the sky, except as permitted herein, shall be provided along the #lot line# immediately adjacent to or directly opposite the right-of-way of such railroad. Such #building# setback shall be measured perpendicular to such #lot line#, as indicated on the District Map.

Within such #building# setback area, unless the area is within a #street# or is waived according to the planting waiver provisions of paragraph (c) of Section 107-483 (Planting and screening for parking areas), there shall be provided one tree of three-inch #caliper# or more, pre-existing or newly planted, for each 400 square feet of such open area. The trees-Tree species shall be selected in accordance with the table set forth in Appendix B Section 107-32 (Tree Requirements).

#### 107-30

##### TOPOGRAPHIC AND TREE NATURAL FEATURE REGULATIONS

Any #development#, #enlargement# resulting in changes to #lot coverage#, or #site alteration# shall comply with the provisions of this Section, inclusive.

All #zoning lots# shall comply with the provisions of Sections 107-31 (General Regulations for Natural Features), inclusive, and 107-32 (Tree Requirements).

In addition, regulations within areas of #designated open space# are set forth in Section 107-311 (Areas within designated open space).

Any #plan review site# shall also comply with the provisions of Section 107-312 (Regulations within plan review sites).

Any application to the Department of Buildings for a #site alteration#, #development#, or #enlargement# shall include a survey map prepared by a licensed land surveyor showing, for the site: existing topography at two-foot contour intervals; the locations, names and #calipers# of all existing trees of six-inch #caliper# or more; the location of any elements of the #open space network#; and the location of any #wetland-adjacent areas#, streams, and natural watercourses.

A site plan for such application shall also include the location of any #area of no disturbance#, proposed paving, and shall identify those trees proposed to be removed and proposed to be preserved.

#### 107-31

##### General Topographic Regulations for Natural Features

Except for any existing topographic natural feature which is unsafe and the removal of which is required by the Department of Buildings to eliminate hazardous conditions, no topographic modifications #site alteration# may take place except as provided in this Section or as authorized by Section 107-65, inclusive.

No modification of topography shall take place within eight feet of a tree that is counted toward minimum #tree credits# pursuant to the provisions of Section 107-32 (Tree Requirements).

Within any #zoning lot# which is not a #plan review site#, tree removal shall be permitted in areas that do not contain #designated open space#, provided that such #zoning lot# complies with the provisions of Section 107-32.

#### 107-311

##### Areas within designated open space

Within #designated open space# on a #zoning lot#, any #site alteration# shall be permitted only by authorization of the City Planning Commission pursuant to Section 107-65 (Modification of Existing Topography Natural Feature Regulations).

#### 107-312

##### Areas not within designated open space Regulations within plan review sites

On any portion of a #zoning lot# #plan review site# not within #designated open space#, #development#, #enlargement#, or #site alteration# of topography shall be permitted only in accordance with the provisions of this Section or by authorization of the City Planning Commission pursuant to the provisions of Section 107-65 (Modification of Natural Feature Regulations) or by certification of the Chairperson

of the City Planning Commission pursuant to the provisions of Section 107-51 (Certification of Certain Plan Review Sites).

The ground elevation of land existing on September 11, 1975 [date of adoption], may be modified by up to two feet of cut or fill, provided that such modification shall not result in the destruction of trees of six-inch #caliper# or more, unless authorized pursuant to other provisions of this Chapter. Modification of topography to a greater extent and removal of trees of six-inch #caliper# or more shall only be permitted:

- (a) in an area designated for within 20 feet of an existing #building's# foundations, driveways, or in an area designated for utilities for a proposed #building or other structure#, whose location is approved by the Department of Buildings in accordance with the provisions of this Chapter; and
- (b) in order to meet the legal mapped grades of a #street#, the existing topography of that portion of the #zoning lot# abutting such #street# may be modified to create a slope on the #zoning lot# of not less than one foot vertical to each two feet horizontal, provided the slope is landscaped to prevent erosion;:
- (c) within an existing #group parking facility#, or within existing landscaping required pursuant to Section 107-483 (Planting and screening for parking areas), which does not result in the removal of parking spaces or travel lanes;
- (d) where such modification of topography takes place more than 20 feet from the boundary of an area of #designated open space#, a #wetland-adjacent area#, a #side lot line#, or a #rear lot line#; or
- (e) where such tree interferes with another tree of six-inch #caliper# or more, and such tree to be preserved belongs to a species pursuant to the provisions of Section 107-32 (Tree Requirements).

Topographic modifications not permitted by the provisions of this Section may be permitted only by authorization of the City Planning Commission pursuant to the provisions of Section 107-65.

If an existing tree of six-inch #caliper# or more is removed without prior approval from the Department of Buildings or the City Planning Commission and does not meet the provisions of this Section, any permit issued by the Department of Buildings for a #site alteration#, #enlargement#, #development#, or any #use# on the #zoning lot# shall not be granted a letter of completion, certificate of occupancy, or similar sign-off until such tree is replanted, or proposed to be replaced, as applicable, in accordance with Section 107-32. A violation for tree removal without prior permission or approval shall be recorded against such site.

#### 107-32

##### Tree Regulations

The following regulations in Sections 107-321 through 107-323, inclusive, shall not apply to existing trees which are unsafe and the removal of which is required by the Department of Buildings:

#### 107-321

##### Tree preservation

No trees of six-inch caliper or more shall be removed, or land operations affecting their survival undertaken, in connection with any #site alteration#, or #development#, except in compliance with the provisions of this Section.

Prior to any such removal or land operations, plans shall be filed with the Department of Buildings showing the locations of all trees of six-inch caliper or more on the #zoning lot# and in the public sidewalk area of the #street# or #streets# adjacent thereto, and identifying those which are proposed to be removed. Removal of live trees of six-inch caliper or more will be permitted only under the following circumstances:

- (a) where such trees are located areas to be occupied by #buildings#, driveways, areas for required #accessory# parking, or within a distance of eight feet of the exterior walls of such #building#, provided that it is not possible to avoid such removal by adjustments in the arrangement of such #buildings#, driveways or required parking areas;
- (b) where the would create special hazards or dangers to persons or property, which it would not be possible or practical to eliminate by pruning;
- (c) where continued presence of the trees would interfere with another tree of six-inch caliper or more designated for preservation and belonging to a species listed in Appendix B (Tree Selection Tables); or
- (d) where authorizations granted by the City Planning Commission under the provisions of this Chapter require or clearly contemplate the removal of such trees.

If an existing tree of six-inch caliper or more identified for preservation is removed without prior approval by the Department of Buildings or the City Planning Commission, any permit issued by the Department of Buildings for a #site alteration#, #development# or any #use# on the #zoning lot# shall be revoked.

In order to remove such violations, the owner of the #zoning lot# shall request the Commission to specify the tree restoration requirements and to certify such requirements to the Department of Buildings.

No building permit, reinstatement of such permit or issuance of a certificate of occupancy shall occur until the owner of the #zoning lot# either posts with the Comptroller of the City of New York a landscaping performance bond in an amount determined by the Commission or completes the replanting in accordance with the requirements set forth by the Commission in order to correct the planting violations.

Replacement trees to be planted shall be of a caliper no less than three inches and be of a species listed in Appendix B and the sum of whose calipers shall be at least equivalent to that of the trees removed.

In addition, the Commission may require a restrictive declaration specifying the terms of implementing the restoration plan.

Where on-site planting of such replacement trees would result in over crowding or would adversely affect the ecology of the site, the Commission may authorize planting of one or more replacement trees on adjoining public sidewalks or in a nearby public area or substituting other planting material pursuant to Section 107-323.

**107-322-107-32 Tree requirements Requirements**

For all #zoning lots#, New newly planted trees shall be provided in accordance with the table set forth in Appendix B planted no closer than eight feet from any other tree and be of a species selected from the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation), or its successor.

For any existing tree of at least six-inch caliper which is preserved, credit for one tree shall be given for the first six inches of caliper and, for each additional four inches of caliper, credit for an additional tree shall be given.

- (a) On site Planting in #Residence Districts# or in a #zoning lot# with fewer than 10 parking spaces.

In connection with any #development#, #site alteration#, or #enlargement# involving the addition of at least 1,000 square feet of #floor area# in a #Residence District#, or in any #group parking facility# with fewer than 10 parking spaces, that are not fully enclosed, newly planted trees of at least one three-inch #caliper# and less than six-inch #caliper#, or pre-existing or newly planted, trees of at least six-inch #caliper#, shall be provided on the #zoning lot# at the rate of one #tree credit# for each 1,000 square feet of #lot area# or portion thereof.

A newly planted tree of between one and two-inch #caliper# shall have 0.5 #tree credits#, and a newly planted tree greater than two-inch #caliper# but less than six-inch #caliper# shall have one #tree credit#. Newly planted trees appearing on a site plan in an approved application may be counted toward #tree credits# on site plans for future applications if they have not yet grown to a six-inch or greater #caliper#, provided that they remain in good health and continue to comply with the standards set forth in this Section.

Any existing tree of at least six-inch #caliper# which is preserved and has no new paving, #development#, #enlargement#, or modification of topography within eight feet of such tree, shall have one #tree credit# for the first six inches of #caliper# and an additional #tree credit# for each additional three inches of #caliper#.

- (b) Planting for open parking areas

Any #development# or #enlargement# on a #zoning lot# that contains with open off-street parking areas with a #group parking facility# with 10 or more parking spaces that are not fully enclosed in or more shall be subject to the tree planting and screening requirements of Section 107-483.

**107-323-107-33 Substitution of other plant materials Other Plant Materials**

For any #development#, #site alteration# or #enlargement# which is required to provide trees in accordance with the provisions of paragraph (a) of Section 107-322, the City Planning Commission may allow the substitution of other plant material for such required trees, provided a detailed landscaping plan is filed with the Commission for approval and certification. A copy of such approved landscaping plan shall be filed with the Department of Buildings by the Commission.

**107-33-107-34 Preservation of Natural Features**

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**107-40 SPECIAL USE, BULK AND PARKING REGULATIONS**

**107-41 Type of Residence**

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**107-411 Affordable independent residences for seniors in Area SH**

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**107-412 Special bulk regulations for certain community facility uses in lower density growth management areas**

\* \* \*

**107-42 Minimum Lot Area and Lot Width for Residences**

For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements set forth in the table in this Section shall apply, which shall vary by #building# height. Where two or more #buildings# that are #single-# or #two-family# #detached# or #semi-detached# #residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10 (DEFINITIONS), provided that the applicable #lot width#, in feet, set forth in the table shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table.

However, one #single-family# #detached# #residence# or, where permitted, one #single-# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# or #lot width# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, both on December 8, 2005, and on the date of application for a building permit.

In all cases, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of #dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for #semi-detached# #residences# in R3-1 and R3-2 Districts.

District	Type of #Residence#	Height (in stories)	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)
R1-1	#detached#	1-4	9,500	100
R1-2	#detached#	1-2	5,700	40
		3	5,700	50
		4	5,700	60
R2	#detached#	1-4	3,800	40
R3-1	#detached#	1-2	3,800	40
		3-4	3,800	45
R3-1	#semi-detached#	1-2	2,375 <sup>3</sup>	24 <sup>3</sup>
		3-4	3,800	40
R3-2	#detached#	1-2	3,800	40
		3-4	4,275	45
	#attached#	1-2	1,700	18
		1-2	2,375 <sup>1</sup>	24 <sup>1</sup>
		3-4	2,280	24
3-4	3,800 <sup>1</sup>	40 <sup>1</sup>		
R3A	#detached#	1-3	3,325	35
R3X <sup>2</sup>	#detached#	1-2	3,800	40
		3	4,750	50
		4	5,700	60
R4A	#detached#	1-3	3,325	35

R4-1	#semi-detached# #detached#	1-3 1-3	2,375 <sup>3</sup> 3,325	24 <sup>3</sup> 35
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<sup>1</sup> For #attached buildings# that #abut# an #attached building# on a separate #zoning lot# on one side and on the other side are bounded by #yards# or open area.

<sup>2</sup> In Area LL as shown on the District Plan (Map 4 in Appendix A) of this Chapter, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet. However, the minimum #lot area# and minimum #lot width# set forth in this table shall apply to any #development# on a #zoning lot# having an area of at least 1.5 acres for which applications for certifications pursuant to Sections 107-08 (Future Subdivision) and 107-121 (Public Schools) have been filed prior to March 1, 2003.

<sup>3</sup> For #two-family# #semi-detached# #residences# with a height of one or two #stories# in R3-1 and R3-2 Districts and for all #two-family# #semi-detached# #residences# in R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

BY SPECIAL PERMIT (PURSUANT TO SECTION 107-74)

District	Type of #Residence#	Height (in stories)	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)
R2	#semi-detached#	1-4	3,800	30
	#attached#	1-4	3,800	22
R3-1	#attached#	1-2	1,700	20
		2-3	2,280	24

**107-421**  
Minimum lot area and lot width for zoning lots containing certain community facility uses

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**107-43**  
Maximum Height for Buildings or Structures

Subject to the requirements for maximum height of walls and required setbacks in Sections 23-63, 24-52 or 33-43, no #building# or other structure# shall exceed a height of four #stories# and no structures other than #buildings# shall exceed a height of 50 feet unless modified by a special permit of the City Planning Commission, pursuant to Section 107-73 (Exceptions to Height Regulations).

**107-44**  
Maximum Floor Area Ratio for Community Facility Uses

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**107-45**  
Required Open Space for Residences

\* \* \*

**107-46**  
Yard and Court Regulations

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**107-461**  
Front yards

\* \* \*

**107-462**  
Side yards

\* \* \*

**107-463**  
Side yard regulations for other residential buildings

\* \* \*

**107-464**  
Side yards for permitted non-residential use

\* \* \*

**107-465**  
Modifications of special yard regulations for certain zoning lots

\* \* \*

**107-466**  
Court regulations

\* \* \*

**107-467**  
Modifications of yard and court requirements

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**107-47**  
Special Parking Regulations

**107-471**  
Modification of waiver requirements for spaces below minimum number

For the purposes of this Chapter, the waiver provision set forth in Section 36-231 (In districts with high, medium or low parking requirements) shall not apply to any #development# in the Special District.

**107-472**  
Maximum size of group parking facility Group parking facilities within plan review sites

For the purposes of this Chapter, no #accessory# #group parking facility# for non-#residential uses# shall contain more than 30 off-street parking spaces be permitted anywhere on a #plan review site#, or any #zoning lot# that contained one or more acres on [date of adoption], except as set forth in Sections 107-51 (Certification of Certain Plan Review Sites) or 107-68 (Modification of Group Parking Regulations).

**107-473**  
Location of required parking

For a #residential# #building# on a #zoning lot# containing a #wetland-adjacent area# or #designated open space#, the provisions of Section 25-622 (Location of parking spaces in lower density growth management areas) that do not permit open off-street parking between the #street line# and the #street wall# or prolongation thereof of a #building# shall not apply.

**107-48**  
Special Landscaping and Buffering Provisions

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**107-481**  
Planting provisions along Residence District boundaries

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**107-482**  
Landscaped buffer for manufacturing development adjacent to residences

\* \* \*

**107-483**  
Planting and screening for open parking areas

#Zoning lots# that contain a #group parking facility# with 10 or more parking spaces that are not fully enclosed, shall be subject to paragraphs (a) and (b) of this Section and may be subject to paragraph (c) of this Section.

(a) Tree planting requirements for open parking

The provisions of Section 37-921 (Perimeter landscaping) shall apply to all facilities. In addition, one One tree; of three-inch #caliper# or more, pre-existing or newly planted, shall be provided for each four open parking spaces and. Such trees may be located in the perimeter landscaped area of the parking area or in planting islands within the parking area.

However, where 30 or more open parking spaces are provided, at least 50 percent of the required trees shall be located within planting islands within the parking area. Such planting islands shall have a minimum area of 150 square feet of pervious surface and comply with the requirements of paragraphs (a), (b) and (c) of Section 37-922 (Interior landscaping).

For open parking areas with at least 36 parking spaces, the total number of trees required pursuant to Section 37-922- (Interior landscaping) shall be superseded by the number of trees required pursuant to this Section.

(b) Screening requirements

The For open parking areas or parking garages located on the ground floor and not fully enclosed, such non-enclosed portion shall be screened from all adjoining #zoning lots# by a landscaped area at least four feet in width, densely planted with shrubs maintained at a maximum height of three feet. Such Open parking areas shall also be screened from all adjoining #streets# by a perimeter landscaped area at least seven feet in width in accordance with Section 37-921 (Perimeter landscaping). Such perimeter landscaped area may be interrupted only by vehicular entrances and exits. Sidewalks that provide a direct connection between the public sidewalk and a pedestrian circulation route within the parking area may also interrupt a perimeter landscaped area.

In addition, such screening shall be maintained in good condition at all times and may be interrupted by normal entrances and exits.

(c) Planting Wwaiver

Tree planting and screening requirements may be waived if the Commissioner of Buildings certifies that planting is unfeasible due to:

- (1) unique geological conditions, such as excessive subsurface rock conditions or high water table;
- (2) underground municipal infrastructure; or
- (3) a City, State or Federal mandated brownfield remediation that requires the site to be capped.

Such waiver shall be based on a report prepared by a licensed engineer that such conditions exist.

For #developments# in #Residential Residence Districts#, trees provided in accordance with the provisions of this Section may be counted for the purposes of meeting the requirements of paragraph (a) of Section 107-322, paragraph (a). Furthermore, for #developments# in #Commercial# or #Manufacturing Districts#, which provide trees in accordance with the provisions of this Section, the requirements of Section paragraph (a) of 107-322, paragraph (a), shall not apply.

107-49  
Special Regulations for Area M

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107-491  
Special use regulations for residential uses

\* \* \*

107-492  
Special bulk regulations

\* \* \*

107-50  
CERTIFICATIONS

Administrative certifications from the City Planning Commission are required, as set forth in various sections of this Chapter, in any one of the following circumstances:

- (a) when a tract of land is certain #plan review sites# are subdivided, as set forth in Section 107-08 (Future Subdivision of Certain Plan Review Sites);
- (b) when a #development# contains #residential uses#, as set forth in Section 107-121 (Public schools);  
when certain #plan review sites# meet the requirements set forth in Section 107-51 (Certification of Certain Plan Review Sites) and do not require an authorization pursuant to Section 107-60, inclusive;
- (c) when a #zoning lot# contains #designated open space#, as set forth in Section 107-22 (Designated Open Space);
- (d) where required #yards# or equivalents are to be modified as set forth in Section 107-465 (Modifications of special yard regulations for certain zoning lots);
- (e) where a #zoning lot# along an #arterial# requests more than one curb cut, as set forth in Section 107-251 (Special provisions for arterials);
- (f) where plant material is substituted for required trees as set forth in Section 107-32 107-33 (Substitution of other plant materials Other Plant Materials); or
- (g) when #development# takes place within areas D, F, or K, as set forth in Section 107-02 (General Provisions); or
- (h) when a #zoning lot# contains a portion of the proposed #waterfront esplanade#, as set forth in Section 107-23 (Waterfront Esplanade).

107-51  
Certification of Certain Plan Review Sites

For any #enlargement# or #site alteration# on a #plan review site# which does not comply with the provisions of Section 107-31 (General Regulations for Natural Features), the Chairperson of the City Planning Commission shall certify that:

- (a) such #plan review site# does not:
  - (1) contain any of the district plan elements as set forth in Section 107-20 (DISTRICT PLAN ELEMENTS), inclusive;
  - (2) contain a #wetland-adjacent area#; and

- (3) exceed the rate of two #tree credits# per 1,000 square feet of lot area as of [date of adoption];

(b) new or existing tree planting shall satisfy tree requirements pursuant to Section 107-32 (Tree Requirements); and

(c) the resulting #enlargement# or #site alteration# does not require more than 10 additional accessory off-street parking spaces for a #commercial#, #community facility#, or #manufacturing use#.

Any #enlargement# or #site alteration# on a #plan review site# which does not comply with these conditions, or any #development# on a #plan review site#, shall require an authorization pursuant to Section 107-60 (AUTHORIZATIONS).

107-60  
AUTHORIZATIONS

107-61  
General Provisions

\* \* \*

107-62  
Yard, Court and Parking Regulations

For any #plan review site# or any #zoning lots# containing #designated open space# or a #wetland-adjacent area#, the City Planning Commission may authorize variations in the #yard# or #court# regulations as set forth in Section 107-46, inclusive, or in the location of parking, driveway or curb cut regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-622 (Location of parking spaces in lower density growth management areas) and 25-631 (Location and width of curb cuts in certain districts) 25-632 (Driveway and curb cut regulations in lower density growth management areas) for the purpose of allowing proper arrangements of #buildings#, driveways or required parking areas so as to avoid the destruction of natural features, existing topography and individual trees of six-inch caliper or more. #Rear yard#, #side yard# or #side yard# equivalent variations shall not be authorized on the periphery of a #development# unless acceptable agreements are jointly submitted for #development# of two or more adjacent #zoning lots# by the owners thereof, incorporating the proposed #yard# or #side yard# equivalent variations along their common #lot lines#.

As a condition for granting such authorizations, the Commission shall find that the proposed placement of #buildings# and arrangement of #open spaces# will not have adverse effects upon light, air and privacy on adjacent #zoning lots# and will preserve natural features in #areas of no disturbance#.

107-63  
Minimum Distance Between Buildings

\* \* \*

107-64  
Removal of Trees-Future Subdivision of Certain Plan Review Sites

For any #development#, the City Planning Commission may authorize the removal of trees of six-inch caliper or more whose removal would otherwise be prohibited under the provisions of Section 107-32 provided that the Commission makes one or more of the following findings:

- (a) that the tree's retention would cause serious disadvantage in the arrangement of open areas on the lot, impairing the usefulness of such areas;
- (b) that such tree is located in an area where more than two feet of cut or fill is required and measures for saving the tree would be extremely difficult and impractical; or
- (c) that provision of a segment of the #waterfront esplanade# is not feasible without such tree's removal.

For any #plan review site# that does not comply with Section 107-08 (Future Subdivision of Certain Plan Review Sites), the City Planning Commission may authorize a future subdivision into two or more #zoning lots#, provided that the Commission finds that:

- (a) to the greatest extent possible, all individual trees of six-inch #caliper# or more, the existing topography, and all land located within a #designated open space#, are preserved under future #development# options;
- (b) such subdivision complies with the goals described in paragraph (c) of Section 107-00 (GENERAL PURPOSES); and
- (c) where vehicular access and egress are located on an #arterial#, the location of such vehicular access and egress permits better site planning.

Any subdivision that is proposed to take place within the Special District after [date of adoption], shall be filed with the City Planning Commission. A site plan and #area plan# shall indicate the distribution of #bulk# for the individual #zoning lots# submitted to the Commission. Such approved subdivision shall then be recorded in the land records and indexed against all #zoning lots#.

**107-65**  
**Modifications of Existing Topography Natural Feature Regulations**

For any #development#, #enlargement#, or #site alteration# on #plan review sites# or within #designated open space#, the City Planning Commission may authorize modifications of the natural topography existing on ~~September 11, 1975 [date of adoption]~~ beyond the amount specified in Section 107-31 (Topographic Regulations General Regulations for Natural Features), inclusive, or modification of tree regulations pursuant to Sections 107-312 (Regulations within plan review sites) and 107-32 (Tree Requirements), ~~provided that the Commission finds that:~~

The Commission may authorize modifications to natural features, provided that the Commission finds that:

- (a) ~~#development# on the #zoning lot# is not feasible without such modifications the modifications are the minimum necessary to facilitate the project;~~
- (b) such modification of topography is necessary to accommodate public amenities, such as public pedestrian ways, the #waterfront esplanade# or active recreational facilities within a #designated open space# as required under the provisions of this Chapter;
- (c) such modification will not cause unnecessary disturbance of the drainage pattern in the area; and
- (d) such ~~modified topography modification~~ will have minimal impact on the existing natural topography features of the surrounding area and will blend harmoniously with it; and
- (e) areas within the #zoning lot# that contain natural features are preserved within a proposed #area of no disturbance#, especially those areas which are contiguous to #designated open space#, #wetland-adjacent areas#, or other area containing mostly natural features.

~~Where a permit for land contour work or topographic modification is required from the Department of Transportation or the Department of Buildings, the City Planning Commission and other such agencies shall jointly determine the conditions under which such topographic modification may be permitted so as best to serve the purposes of the Special District, in accordance with the provisions of Section 107-91 (Inter-agency Coordination).~~

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

**107-66**  
**Developments Partly Within Designated Open Space**

**107-661**  
**Modification of permitted obstructions**

\* \* \*

**107-662**  
**Modification of required yards of building setbacks**

On application, the City Planning Commission may grant an authorization modifying the building setback requirements of Section ~~107-251~~ 107-241 (Special provisions for arterials), provided that the Commission finds that:

\* \* \*

**107-67**  
**Uses and Bulk Permitted in Certain Areas**

**107-671**  
**In Areas F and K**

~~In Areas F and K, as shown in the District Plan (Map 4 in Appendix A), the City Planning Commission may authorize one or more #uses# in the Use Groups specified in this Section not permitted by the underlying district regulations:~~

~~As a condition for such authorization, the Commission shall find that:~~

- (a) ~~such #uses# are so located as not to impair the essential character of the surrounding area for its future development;~~
- (b) ~~the minimum #lot area# of a #zoning lot# on which such #uses# are located is at least 20 acres;~~
- (c) ~~vehicular access and egress for such proposed #uses# are located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas; and~~
- (d) ~~where vehicular access and egress are located on an #arterial#, such location affords the best means for controlling the flow of traffic generated by such proposed #uses# to and from such #arterial#.~~

~~In each case the Commission may prescribe additional conditions and safeguards, including requirements for adequate screening, planting or landscaping:~~

Areas (as designated on the District Map)	Permitted Use Groups
F	12
K	7A 7B 7D 7E

**107-672 107-671**  
**In Area SH**

\* \* \*

**107-68**  
**Modification of Group Parking Facility and Access Regulations**

For a permitted #commercial#, #community facility# or #manufacturing# #use#, the City Planning Commission may authorize ~~more than 30~~ #accessory# off-street parking spaces in a #plan review site# or portion of a #plan review site# existing on [date of adoption] and for any #use#, may modify access restrictions with regard to curbs as set forth in paragraph (a) of Section 107-251 (Special provisions for arterials) or paragraph (a) of Section 107-252 (Special provisions for park streets). In order to grant such authorization, the Commission, upon a review of the site plan, shall find that:

- (a) vehicular access and egress are located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- (b) where vehicular access and egress are located on an #arterial# or #park street#, such location affords the best means for controlling the flow of traffic generated by such #use# to and from such #arterial# or #park street#, and does not unduly interfere with pedestrian traffic; and
- (c) the location of such vehicular access and egress the design of the parking facility permits better site planning avoids undue conflict between pedestrian and vehicular movements in a manner that results in a better site plan.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition its authorization upon compliance with an approved site and landscaping plan. The Commission may also permit modifications to parking lot landscaping and maneuverability requirements only if such modifications preserve vegetation and natural topography natural features.

**107-69  
Residential Uses in Area M**

\* \* \*

**107-70  
SPECIAL PERMITS**

**107-71  
General Provisions**

On application, the City Planning Commission, may grant special permits for modifications of specified regulations of this Chapter or of the underlying districts in accordance with the provisions of Sections 107-72 to 107-78, inclusive, relating to Special Permits special permits.

**107-72  
Qualification of Designated Open Space as Lot Area**

\* \* \*

**107-73  
Exceptions to Height Regulations**

\* \* \*

**107-74  
Modification of Permitted Use Regulations**

\* \* \*

**107-75  
Modification of Underlying R1-1 District Regulations**

For any #development#, the City Planning Commission may grant special permits for the modifications of underlying R1-1 District regulations on #yards# or #courts# where such modifications are appropriate in order to:

- (a) permit siting of a #building# or driveway so as to avoid destruction of a valuable tree of six-inch caliper or more; or

- (b) allow a #building# to be arranged on a #zoning lot# that includes #designated open space# without encroaching on such #designated open space#.

As a condition for granting such modifications, the Commission shall find that:

- (1) the siting of the #building# will not adversely affect adjacent properties by impairing privacy or access of light and air;
- (2) the benefits to the surrounding area from the proposed arrangement of #buildings# and #open spaces# outweigh any disadvantages which may be incurred thereby in the area; and
- (3) such modification is the least modification required to achieve the purpose for which it is granted.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

**107-76  
Boundary Adjustments in Designated Open Space**

\* \* \*

**107-77  
Community Facility Buildings or Treatment Plants Permitted in Designated Open Space**

\* \* \*

**107-78  
Other Buildings Permitted in Designated Open Space**

\* \* \*

**107-80  
~~LARGE-SCALE RESIDENTIAL DEVELOPMENT~~  
REGULATIONS**

**107-81  
Applicability of Large-scale Residential Development Regulations**

All regulations of Article VII, Chapter 8 (Special Regulations Applying to Large-scale Residential Development), are applicable in the Special District.

**107-82  
Applicability of Large-scale Residential Development Regulations to Parcels Containing Designated Open Space**

Any #development# used predominantly for #residential use# on a #zoning lot# which includes #designated open space# may be treated as a #large-scale residential development#, and special authorizations or special permits for such #development# may be granted in accordance with the provisions of Article VII, Chapter 8, as modified herein, regardless of whether such #development# will have the area, number of #buildings#, or number of #dwelling units# specified in the definition of #large-scale residential development# as set forth in Section 12-10 (DEFINITIONS), except as provided in Sections 107-821 to 107-823, inclusive.



107-821

Bonus provisions

Bonuses which may be granted for large-scale residential developments under the provisions of Sections 78-32 (Bonus for Good Site Plan), 78-33 (Bonus for Common Open Space) or 78-35 (Special Bonus Provisions), may not be granted for developments which have less than the minimum area, number of buildings or number of dwelling units required by the definition of a large-scale residential development.

107-822

Lot area restriction

Authorizations or special permits granted within the Special South Richmond Development District pursuant to this Resolution shall be consistent in all cases with the provisions of Section 107-224 (Qualification of designated open space as lot area for bulk computations).

107-823

Common open space

Approval by the City Planning Commission of a development plan incorporating designated open space as common open space shall be conditioned upon the findings required in Section 78-52 (Common Open Space), except that the Commission may waive or modify any requirements of paragraph (g) of Section 78-52.

Notwithstanding any provision in Article VII, Chapter 8, or elsewhere in this Zoning Resolution, if the City of New York acquires title or a less than fee interest in any designated open space which serves as required open space for a development and the acquisition occurs while the development is under construction or after it is completed, it shall not affect the area's qualifications for satisfying open space requirements for zoning lots in the development.

107-83

Modification of Minimum Required Lot Area for Residences

Modification of minimum required lot area for residences as set forth in Section 107-42 may be granted by the City Planning Commission, pursuant to Section 78-311, paragraph (c).

107-84

Joint Applications

Notwithstanding the provisions of Section 78-06 (Ownership), a tract of land which includes designated open space and which is the subject of an application under the provisions of Section 107-81 (Applicability of Large-scale Residential Development Regulations), may include adjacent properties in more than one ownership, provided that the application is filed jointly by the owners of all the properties included. Any subdivision of the tract reflecting ownerships at the time of application or creating new ownerships before, during or after development shall be subject to the provisions of Section 78-51 (General Provisions).

107-90

SPECIAL ADMINISTRATIVE PROVISIONS FOR RECORDATION

107-91

Inter-agency Coordination

Where an authorization or permit for a site alteration or development is required from the City Planning Commission pursuant to this Chapter and where a permit is required from the Department of Transportation or Department of Buildings for land contour work, or from the Department of Environmental Protection

for a storm water drainage system for buildings or adjacent areas, or where construction of a public improvement project is undertaken by a City agency, the Department of City Planning and the agencies involved shall jointly determine the conditions under which such proposed development or site alteration will best meet the purposes of the Special South Richmond Development District. Applications for any required permit or authorization shall be filed simultaneously with each agency from which the permit or authorization is required.

107-92

Recordation

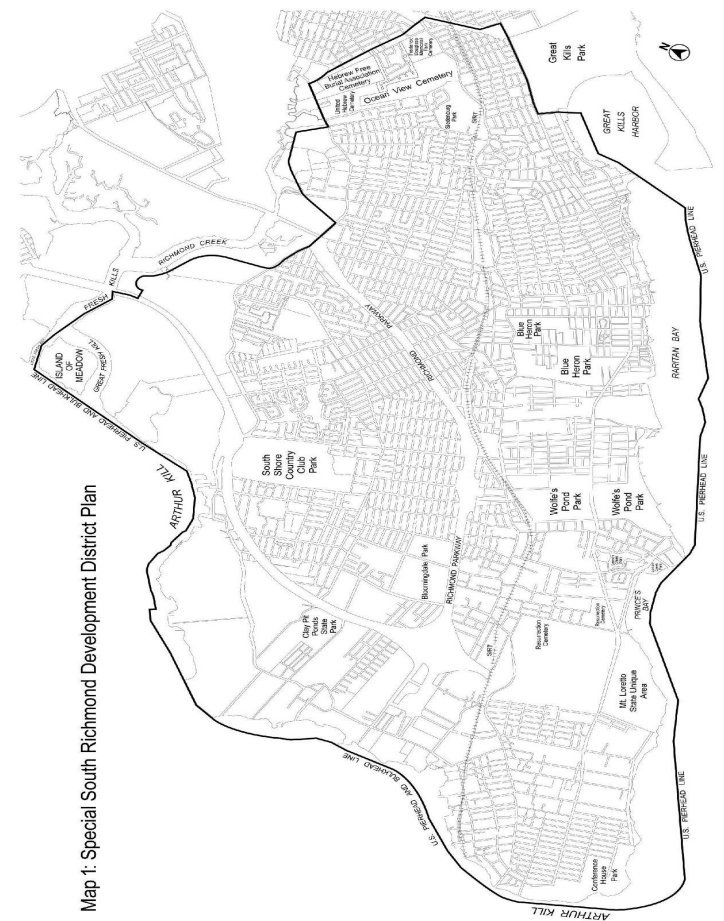
When any yard requirement of the applicable district regulations is modified by the City Planning Commission pursuant to Section 107-46 (Yard and Court Regulations), prior to the filing of an application for any permit with the Department of Buildings, there shall be recorded in the Office of the County Clerk, County of Richmond, and indexed against such zoning lots to be developed as a unit, an instrument describing all conditions and restrictions required by the Commission for the development and use of such zoning lots. Recordation of instruments may be required in connection with any other zoning application hereunder. A certified copy of such instrument shall be submitted to the City Planning Commission upon recordation thereof.

The Special South Richmond Development District Plan, individual District Plan Maps and Tree Selection Tables are incorporated as Appendices A and B Appendix A of this Chapter.

Appendix A

Special South Richmond Development District Plan

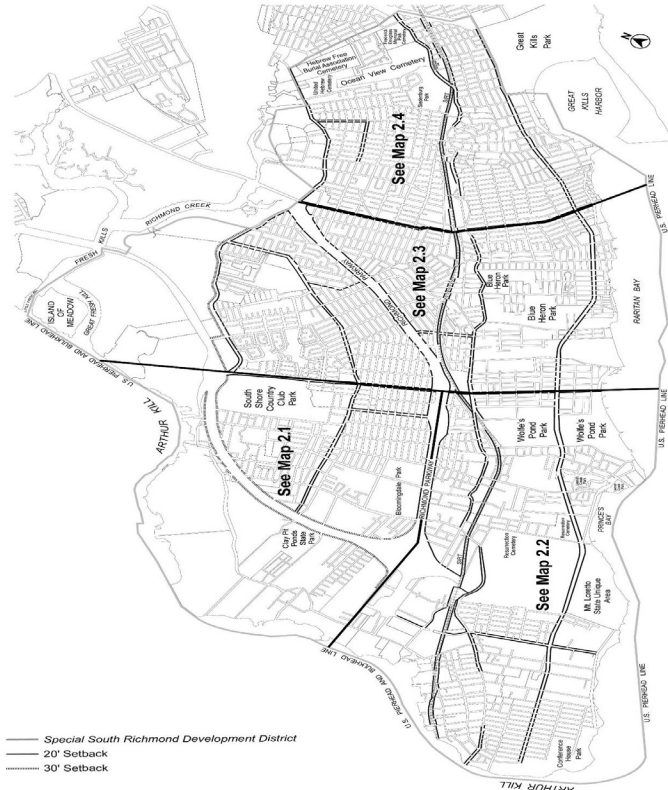
Map 1 — District Plan



Map 1: Special South Richmond Development District Plan

Map 2 — Arterial Setback Plan

[EXISTING MAP]

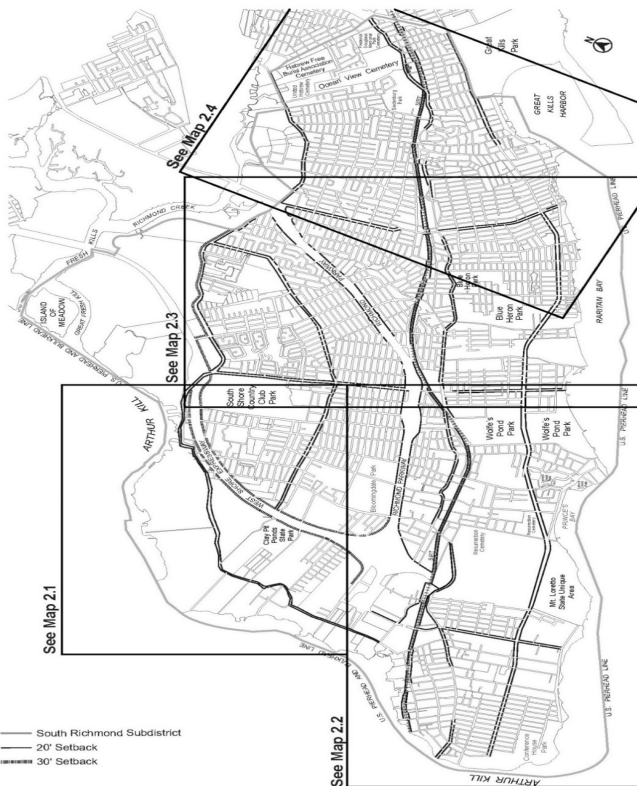


- Special South Richmond Development District
- - - 20' Setback
- ..... 30' Setback

[PROPOSED MAP]

Appendix A

Map 2. Arterial Setback Plan (date of adoption)

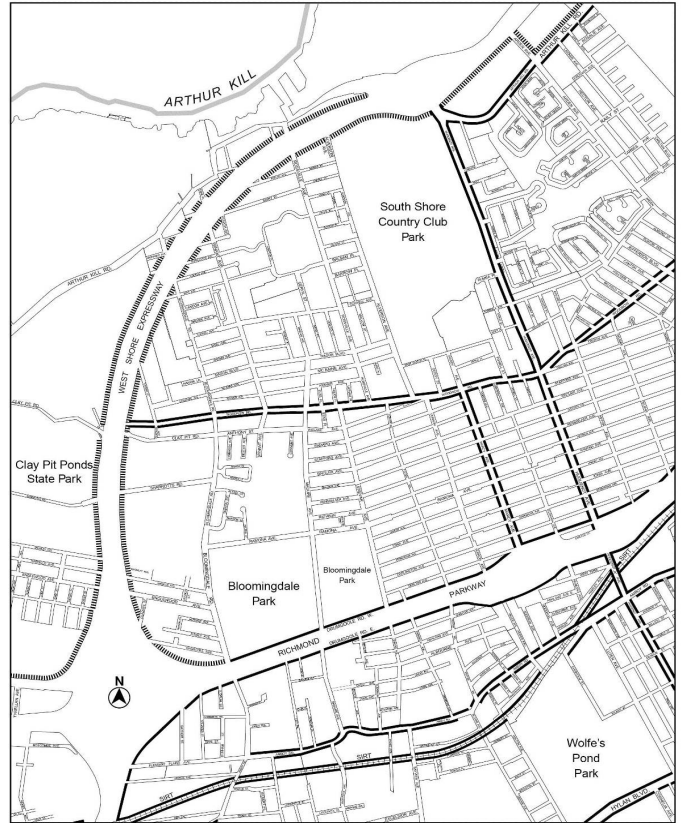


- South Richmond Subdistrict
- - - 20' Setback
- ..... 30' Setback

Map 2.1 — Arterial Setback Plan

[EXISTING MAP]

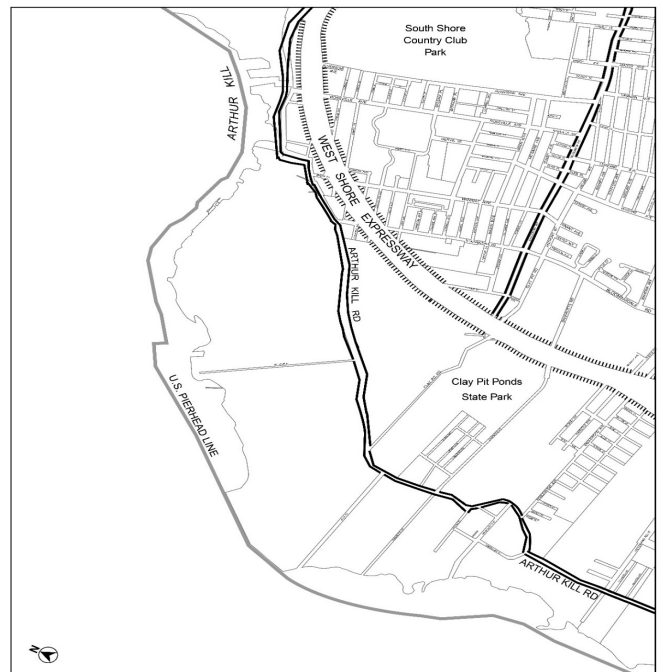
- Special South Richmond Development District
- - - 20' Setback
- ..... 30' Setback



[PROPOSED MAP]

Appendix A

Map 2.1 Arterial Setback Plan (date of adoption)

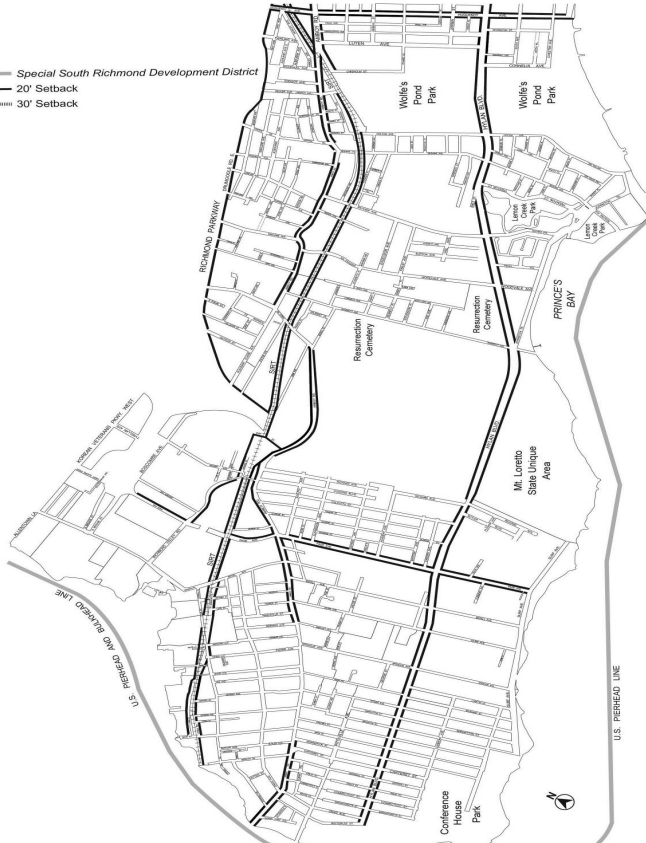


- Special South Richmond Development District
- - - 20' Setback
- ..... 30' Setback

Map 2.2 — Arterial Setback Plan

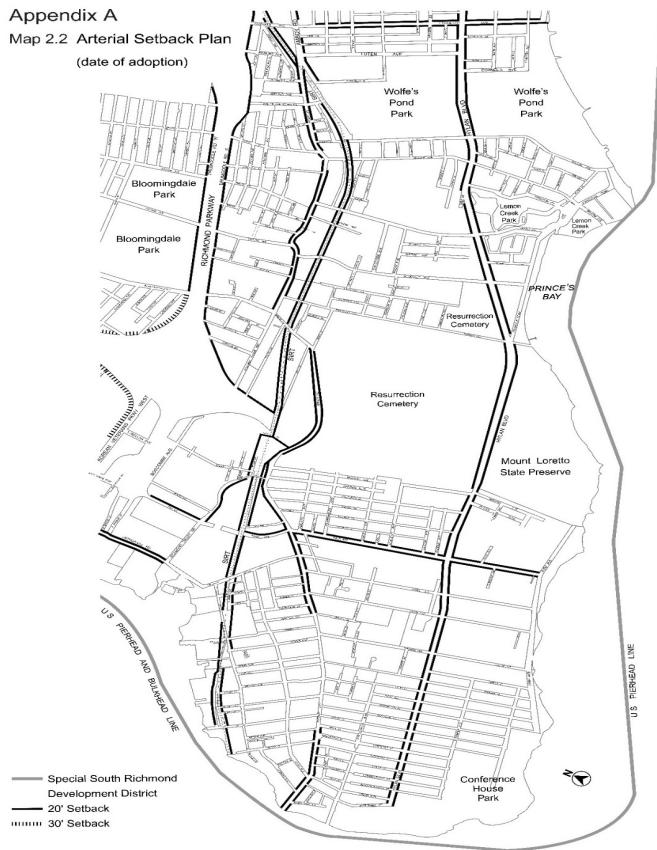
[EXISTING MAP]

- Special South Richmond Development District
- 20' Setback
- 30' Setback



[PROPOSED MAP]

Appendix A  
Map 2.2 Arterial Setback Plan  
(date of adoption)



- Special South Richmond Development District
- 20' Setback
- 30' Setback

Map 2.3 — Arterial Setback Plan

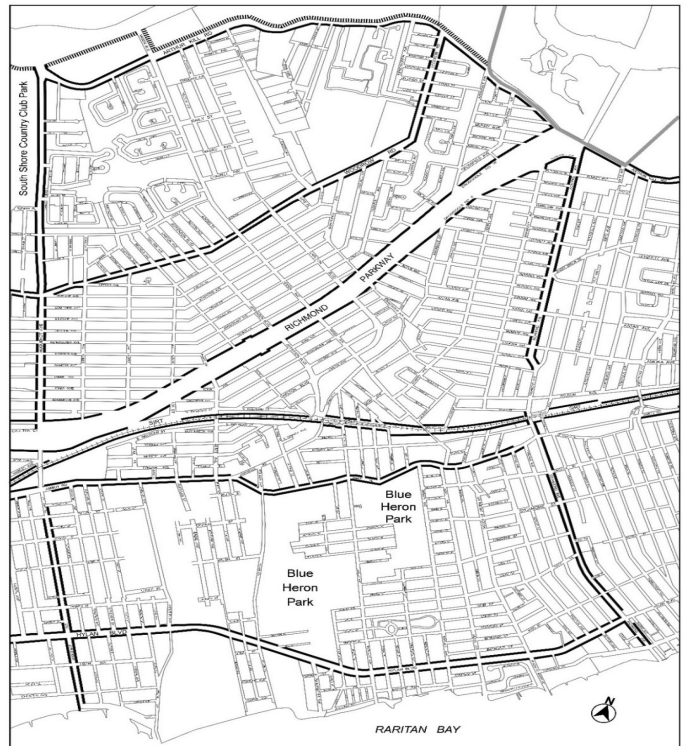
[EXISTING MAP]

- Special South Richmond Development District
- 20' Setback
- 30' Setback



[PROPOSED MAP]

Appendix A  
Map 2.3 Arterial Setback Plan (date of adoption)



- Special South Richmond Development District
- 20' Setback
- 30' Setback

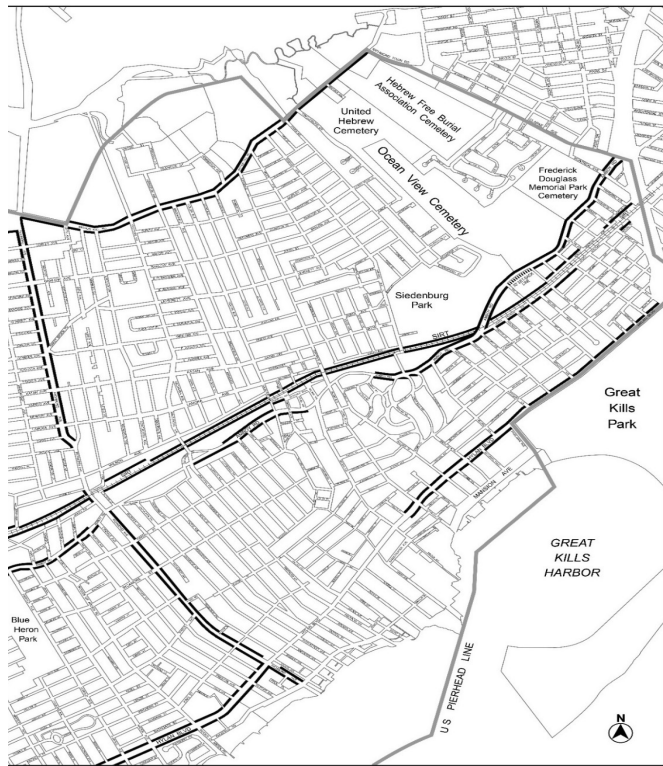
Map 2.4 — Arterial Setback Plan

[EXISTING MAP]



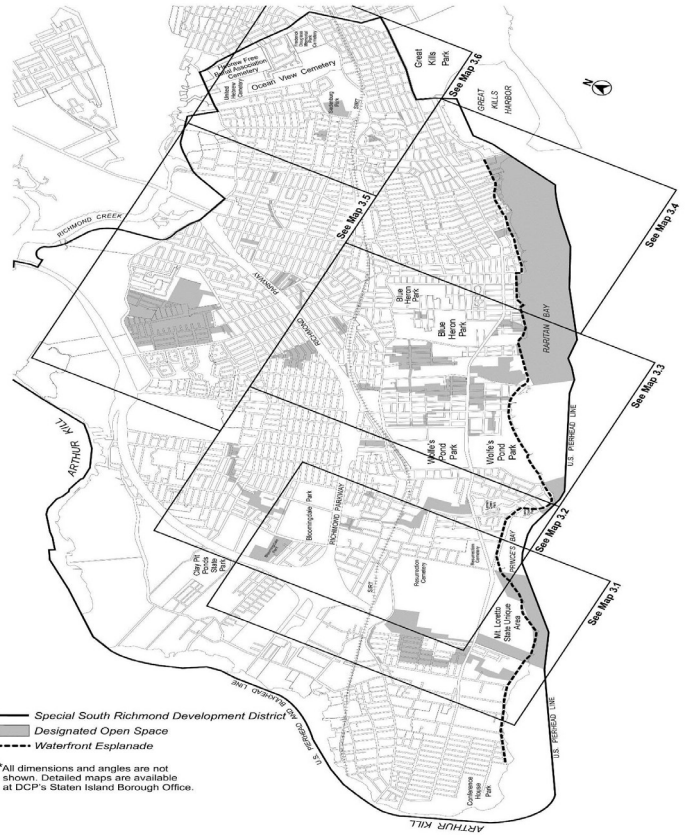
[PROPOSED MAP]

Appendix A  
Map 2.4 Arterial Setback Plan (date of adoption)



Map 3 — Open Space Network

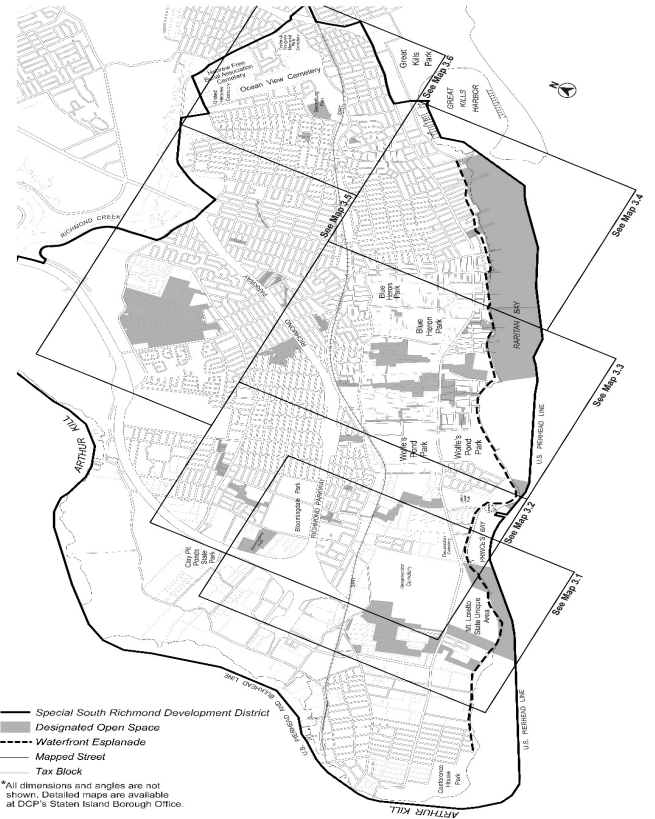
[EXISTING MAP]



\*All dimensions and angles are not shown. Detailed maps are available at DCP's Staten Island Borough Office.

[PROPOSED MAP]

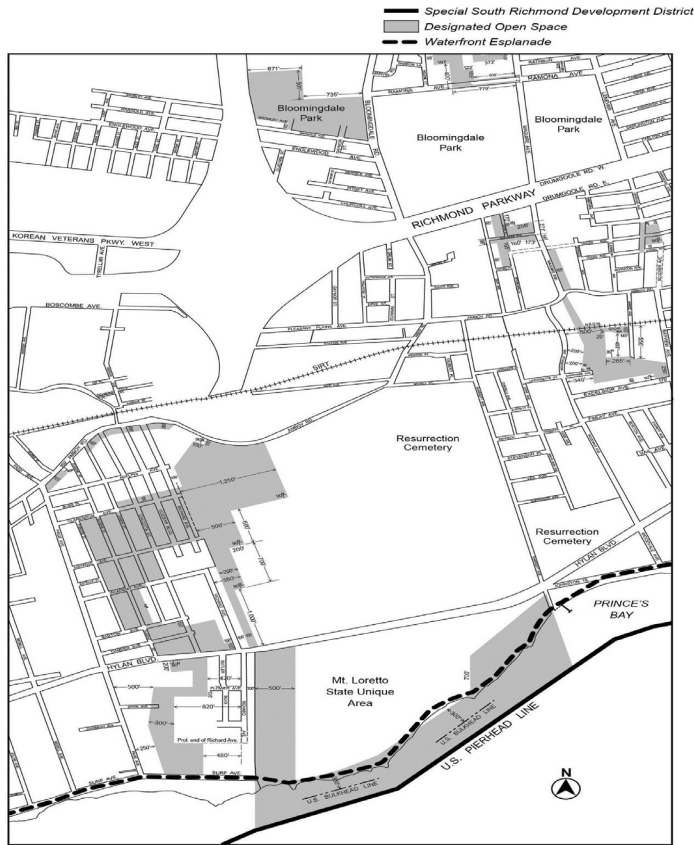
Appendix A  
Map 3 Open Space Network (date of adoption)



\*All dimensions and angles are not shown. Detailed maps are available at DCP's Staten Island Borough Office.

Map 3.1 — Open Space Network

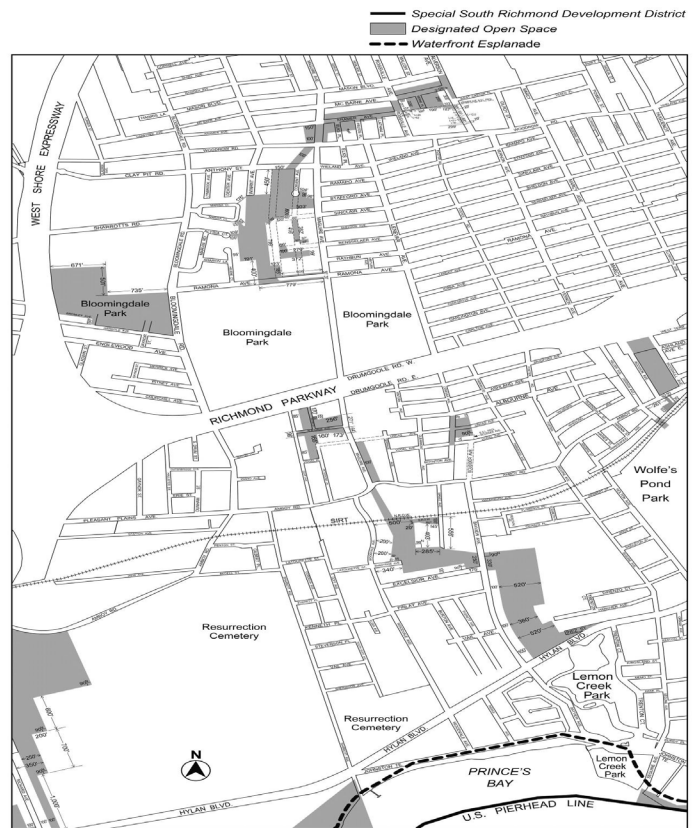
[EXISTING MAP]



[PROPOSED MAP]

Map 3.2 — Open Space Network (6/29/11)

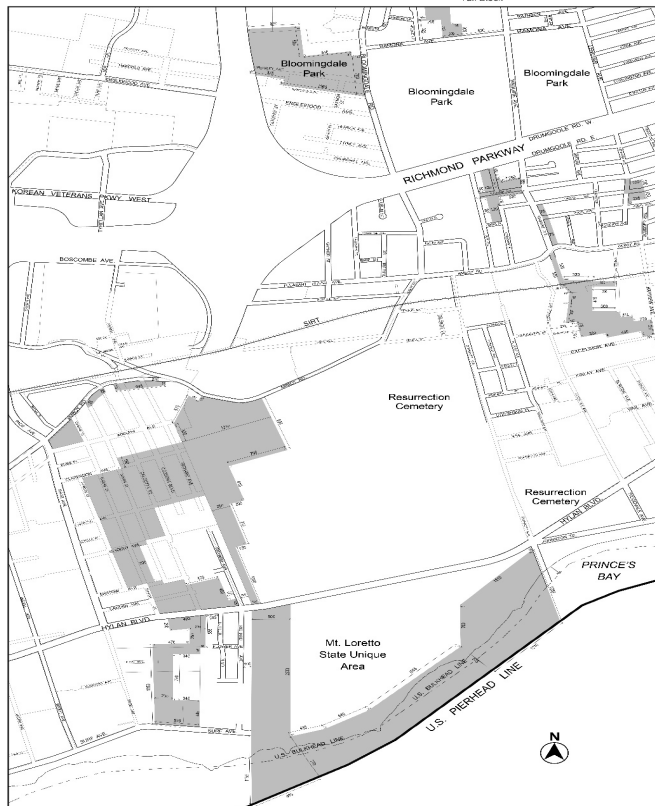
[EXISTING MAP]



[PROPOSED MAP]

Appendix A

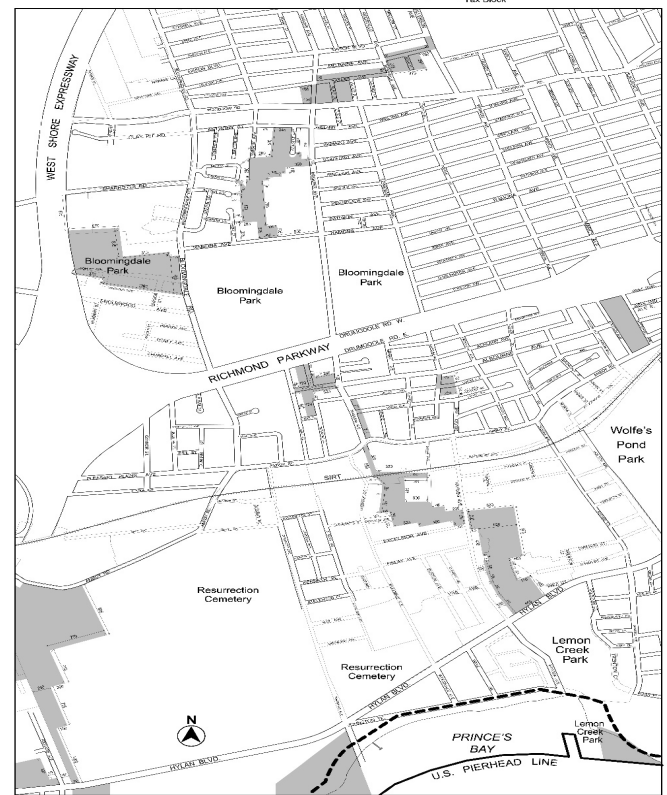
Map 3.1 (date of adoption)



\*All dimensions are in feet

Appendix A

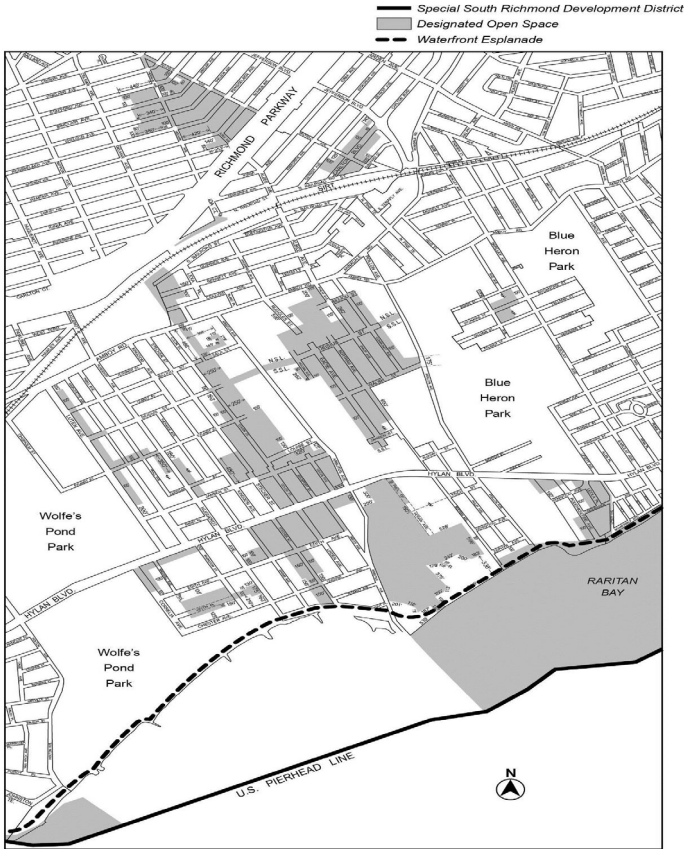
Map 3.2 (date of adoption)



\*All dimensions are in feet

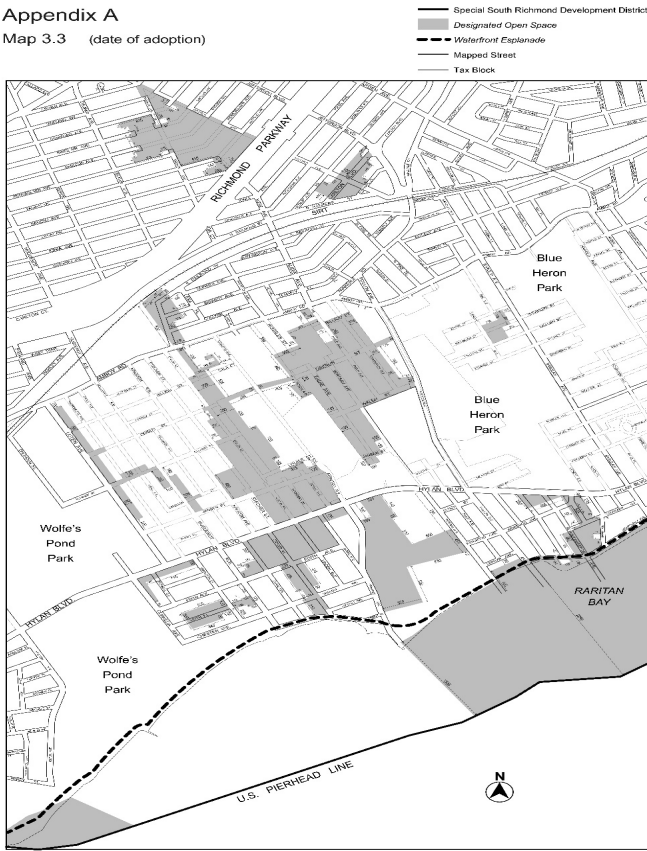
Map 3.3 — Open Space Network

[EXISTING MAP]



[PROPOSED MAP]

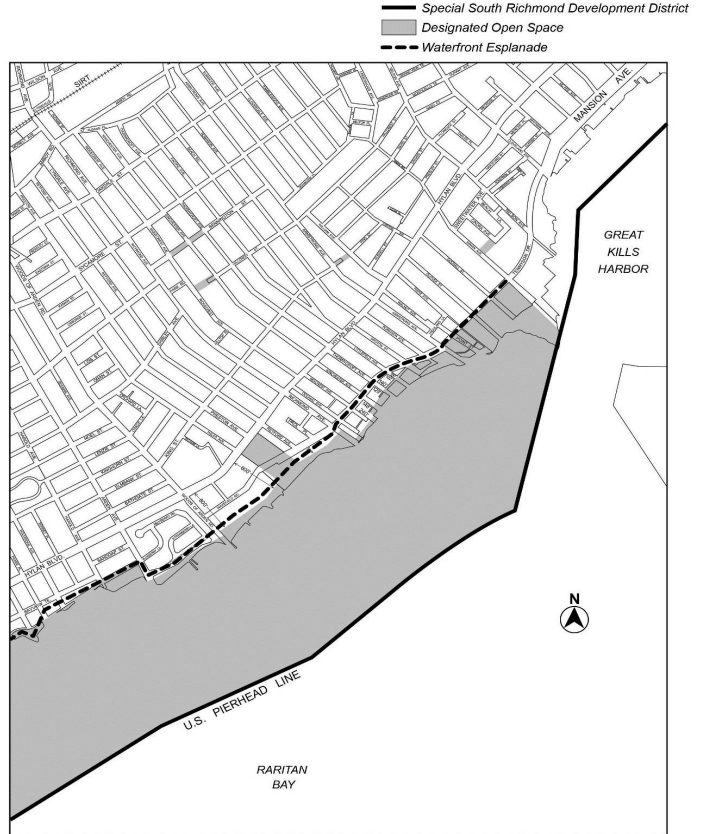
Appendix A  
Map 3.3 (date of adoption)



\*All dimensions are in feet

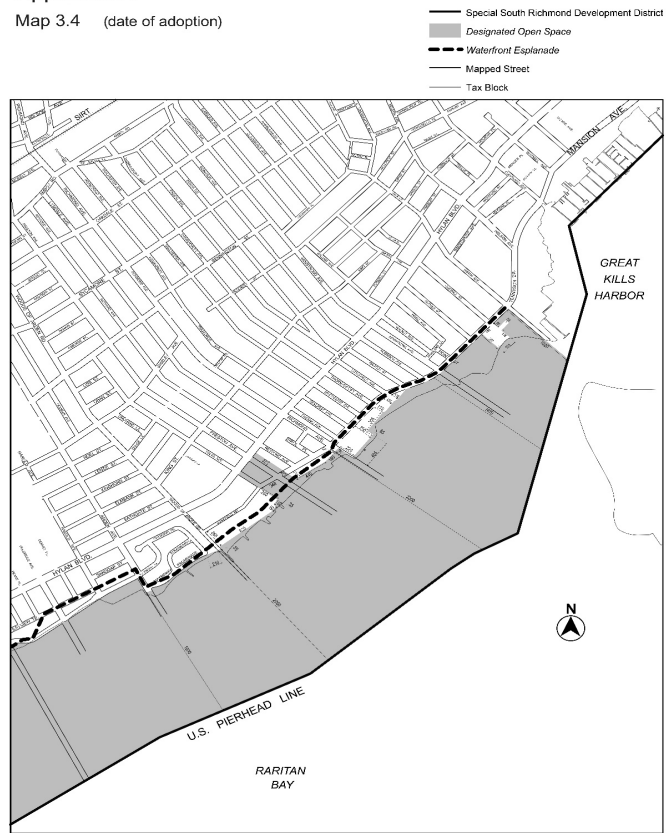
Map 3.4 — Open Space Network (7/29/92)

[EXISTING MAP]



[PROPOSED MAP]

Appendix A  
Map 3.4 (date of adoption)



\*All dimensions are in feet

Map 3.5 — Open Space Network (10/22/81)

[EXISTING MAP]

- Special South Richmond Development District
- Designated Open Space



[PROPOSED MAP]

Appendix A  
Map 3.5 (date of adoption)

- Special South Richmond Development District
- Designated Open Space
- Mapped Street
- Tax Block

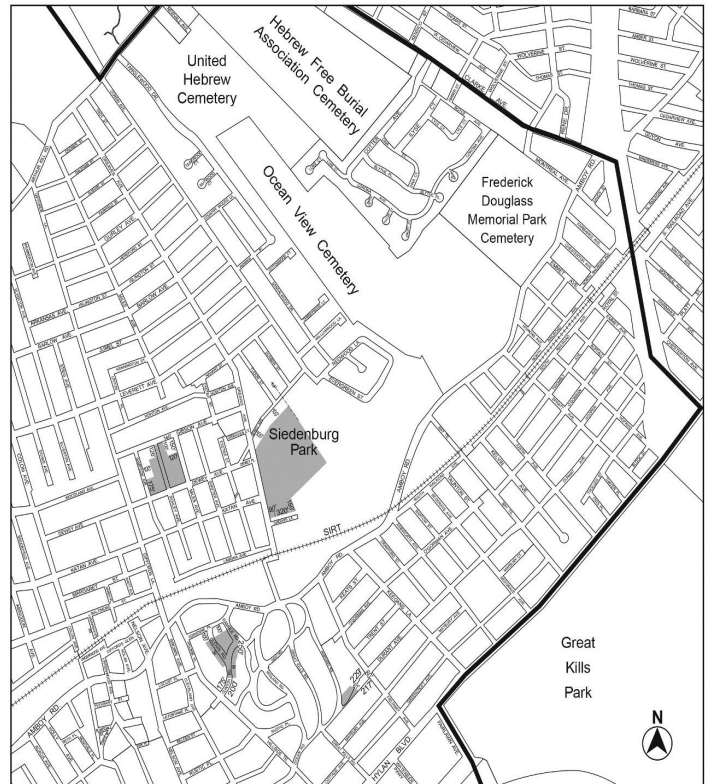


\*All dimensions are in feet

Map 3.6 — Open Space Network

[EXISTING MAP]

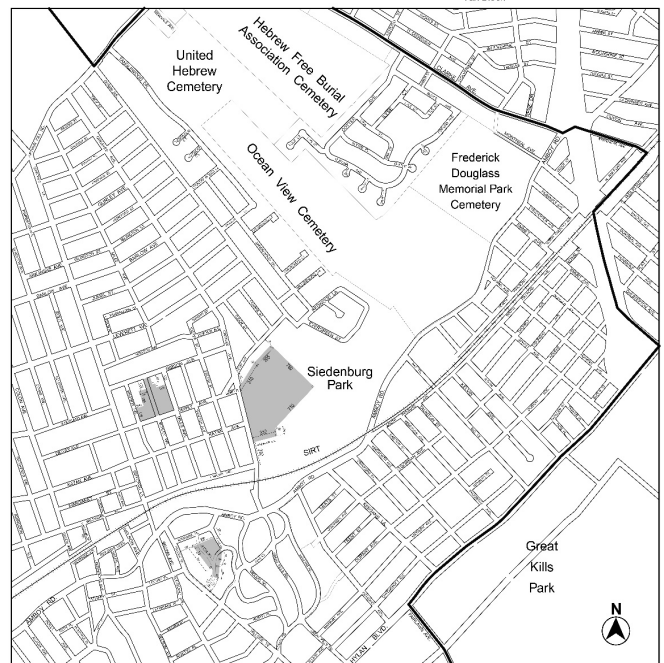
- Special South Richmond Development District
- Designated Open Space



[PROPOSED MAP]

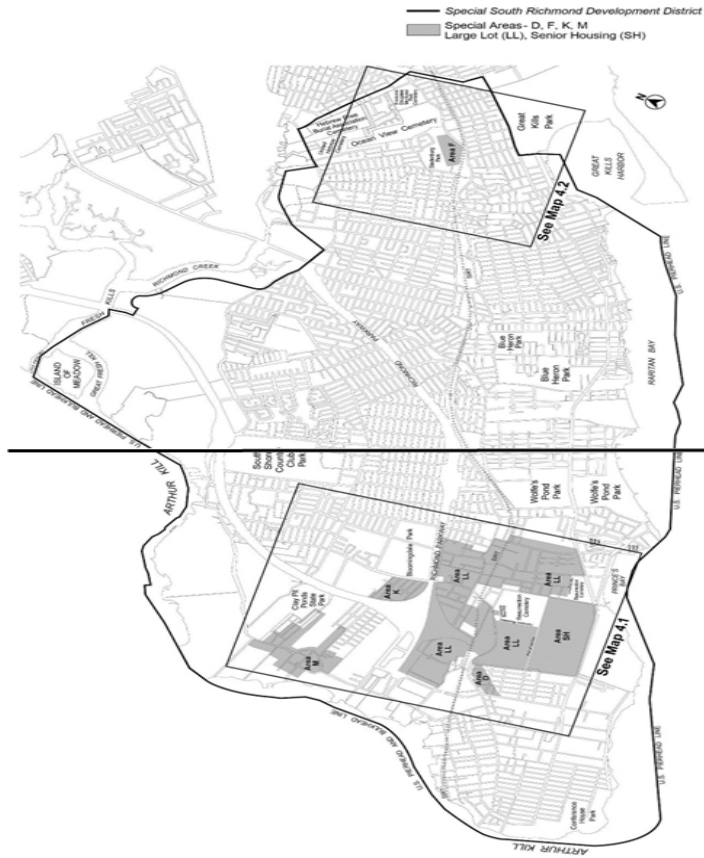
Appendix A  
Map 3.6 (date of adoption)

- Special South Richmond Development District
- Designated Open Space
- Mapped Street
- Tax Block



\*All dimensions are in feet

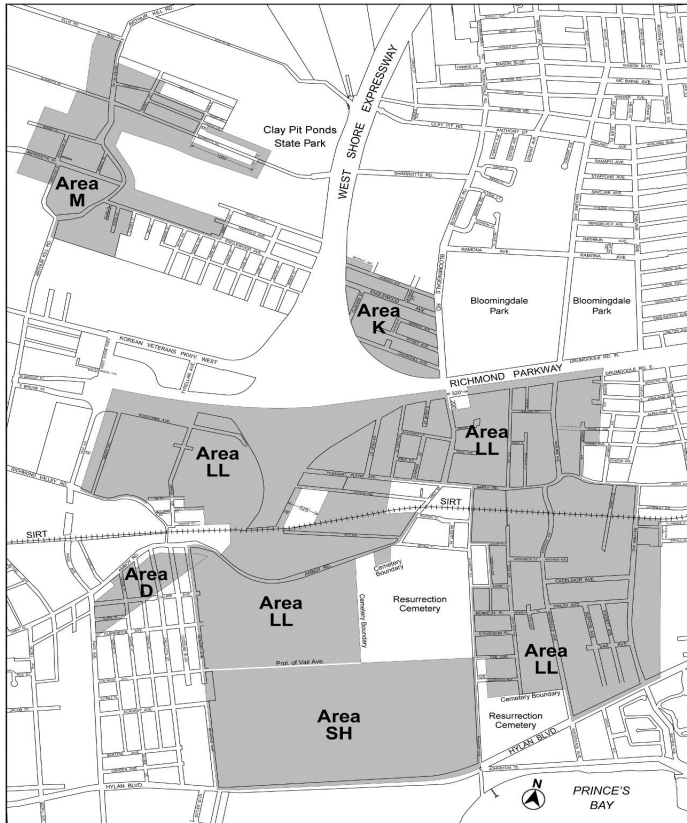
Map 4 — Special Areas



Map 4.1 — Special Areas D, K, LL, M and SH

[EXISTING MAP]

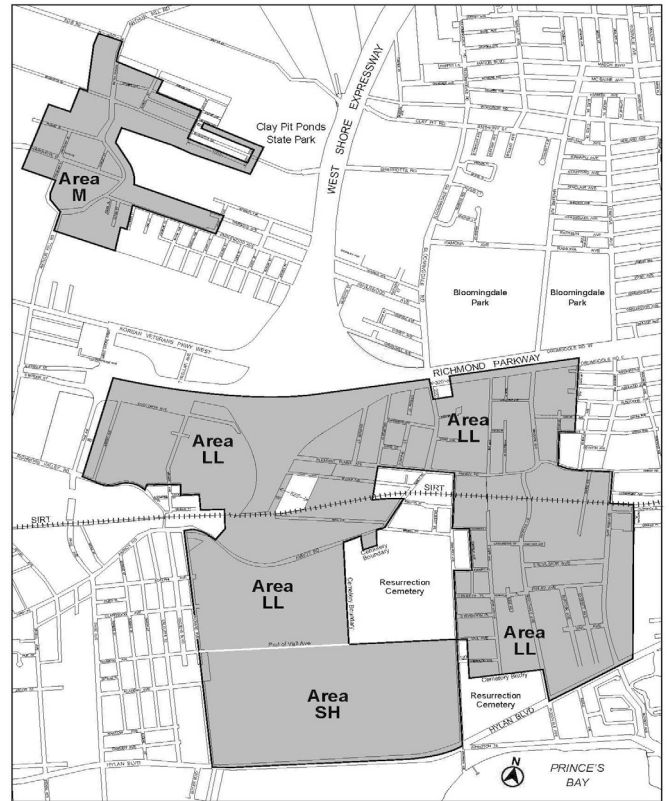
Map 4.1: Special Areas D, K, LL, M and SH



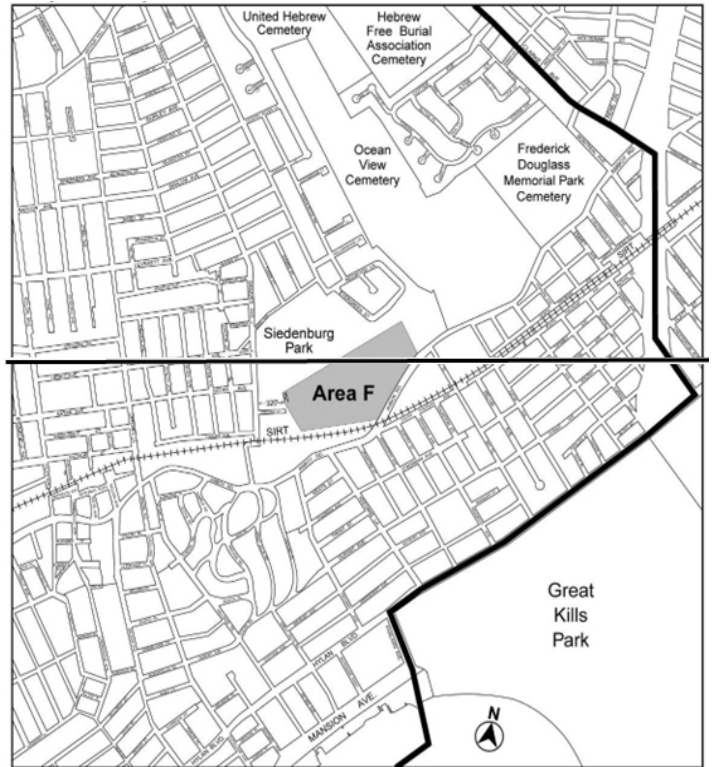
[PROPOSED MAP]

Appendix A (date TBD)

Map 4. Special Areas LL, M and SH



Map 4.2 — Special Area F



Appendix B  
Tree Selection Tables

Small Trees, 12 - 35 feet at mature height: Uses



Species	Use						
	Sidewalk	On-Lot	Common open space	Screening	Setback	Park Street	Replace-ment
Grabapple (Malus)		x	x				x
Carolina Silver Bell (Halesia carolina)		x	x				
Flowering Cherry (Prunus)	x	x	x		x	x	x
Flowering Dogwood (Cornus florida)		x	x		x	x	x
Golden Rain Tree (Koelreuteria paniculata)	x	x	x			x	x
Hawthorne (Crataegus)		x	x		x		
Hedge Maple (Acer campestre)		x	x	x	x	x	x
Japanese Maple (Acer palmatum)		x	x		x		
Russian Mulberry (Morus alba 'Tatarica')		x	x			x	
Russian Olive (Elaeagnus augustifolia)	x	x	x				
Saucer Magnolia (Magnolia soulangeana)		x	x	x	x	x	x

Small Trees, 12 - 35 feet at mature height: Shape, Foliage, Advantages, Disadvantages and Characteristics:

Species	Shape	Foliage	Advantages	Disadvant-ages	Other Character-istics
Grabapple (Malus)	round	dense	moderate growth rate, easily transplated, no maintenance	litters, needs full sun	flowering fruit, fall color: yellow orange
Carolina Silver Bell (Halesia carolina)	round	light	withstands insects	requires well drained soil; requires moist soil	flowers, fall color
Flowering Cherry (Prunus)	round	light	tolerant of shade	short lived	flowering
Flowering Dogwood (Cornus florida)	spreading	light	moderate growth rate, easily transplated, no maintenance	needs wind protection; requires well drained soil	flowers, red fall color
Golden Rain Tree (Koelreuteria paniculata)	round	dense	all soils, rapid growth rate, tolerates city, easily transplanted	requires sun	flowers
Hawthorne (Crataegus)	round	dense	easily transplanted	needs pruning, thorns; intolerate of pests, slow growth	fall color: bronze, red
Hedge Maple (Acer campestre)	round	dense	all soils, tolerates city	requires well drained soil	fall color
Japenese Maple (Acer palmatum)	round	dense	no maintenance	slow growth rate, difficult to transplant	red fall color
Mulberry (Morus alba 'Tatarica')	round	dense	all soils, rapid growth rate	litters, needs wind protection, needs pruning	fruit
Russian Olive (Elaeagnus augustifolia)	spreading	light	withstands insects, grows in dry soil	requires sun	flowers

Saucer Magnolia (Magnolia soulangeana)	round	dense	moderate growth rate, easily transplanted, tolerates city	requires well drained soil; requires rich moist soil; needs sun	flowers, bronze fall color
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Medium Trees, 35 - 75 feet at mature height: Uses

Species	Use						
	Sidewalk	On Lot	Common open space	Screening	Setback	Park Street	Replacement
American Yellowwood (Cladrastis lutea)		x	x				
Ash, Green (Froxinus-pennsylvatica lanceolata)	x	x	x	x	x	x	x
Bradford Pear (Pyrus-calleryana)	x	x	x			x	x
Chinese Chestnut (Castanca mollissima)		x	x		x	x	x
Cork Tree, Amur (Phellodendron amurense)	x	x	x				
Elm, Smooth Leaf (Ulmus-carpinifolia)	x	x	x	x	x	x	
Elm, Chinese (Ulmus parvifolia)		x	x			x	
Elm, Siberian (Ulmus pumila)		x	x			x	
European Beech (Fagus sylvatica)				x			x
European Hornbeam (Carpinus-betulus)		x	x			x	
Honey Locust (Gleditsia triacanthos)							
Katsura (Cercidiphyllum-japonicum)	x	x	x		x	x	
Little Leaf Linden (Tilia-cordata)	x	x	x		x	x	x
Maple, Norway (Acer-platanoides)		x	x			x	x
Maple, Red (Acer rubrum)	x	x	x	x	x	x	x
Oak, Willow (Quercus-phellos)	x		x				x
Poplar, Lombardi (Populus-nigra 'Italica')		x	x	x	x	x	x
Zelkova, Japanese (Zelkova-serrata)	x						x

Medium Trees, 35 - 75 feet at mature height: Shape, Foliage, Advantages, Disadvantages and Characteristics:

Species	Shape	Foliage	Advantages	Disadvantages	Other Characteristics
American Yellowwood (Cladrastis lutea)	round	dense	withstands insects	spreading shallow roots; difficult to transplant	flowers, yellow fall color

Ash, Green (Froxinus-pennsylvatica lanceolata)	round	dense	all soils, rapid growth rate, wind resistant	low insect resistance	-fall color
Bradford Pear (Pyrus-calleryana)	pyramidal	dense	tolerates city, withstands fire blight	needs pruning	flowers, fall color: bronze/red
Chinese Chestnut (Castanica mollissima)	spreading round	dense	rapid growth rate, withstands insects	-requires well drained soil	fruit, fall colors
Cork Tree, Amur (Phellodendron amurense)	round	light	rapid growth rate, tolerates city, easily transplanted	litters	fruit, fall color: yellow
Elm, Smooth Leaf (Ulmus-carpinifolia)	round	dense	rapid growth rate, withstands insects	blight	
Elm, Chinese (Ulmus parvifolia)	round-oval	dense	rapid growth rate, withstands insects	blight	
Elm, Siberian (Ulmus pumila)	round	light	all soils, rapid growth rate, withstands insects	blight	
European Beech (Fagus sylvatica)	pyramidal	dense	easily trans-planted, use as hedge if pruned	slow growth rate, requires well drained soil	fall color: bronze
European Hornbeam (Carpinus betulus)	round	dense	all soils, withstands insects	slow growth rate, requires sun	fruit, fall color
Honey Locust (Gleditsia triacanthos)	open-headed	light	moderate growth rate, tolerates city, all soils	litters, needs sun	fall color: pale yellow
Katsura (Cercidiphyllum-japonicum)	round	dense	no maintenance rapid growth rate, disease free	prefers open sunny site	fall color: yellow some scarlet or purple
Little Leaf Linden (Tilia-cordata)	oval-pyramidal	dense	withstands insects, tolerates city, easily transplanted	needs maintenance, slow growth rate	fall color: pale yellow
Maple, Norway (Acer-platanoides)	columnnar	dense	tolerates city, rapid growth rate, easily transplanted no maintenance	surface roots	fall color: yellow
Maple, Red (Acer rubrum)	round	dense	rapid growth rate, easily transplanted resists disease	litters	-fall color: scarlet/ orange yellow
Oak, Willow (Quercus-phellos)	pyramidal-spreading	dense	rapid growth rate, easily transplanted	prefers moist soil, can't withstand cold winter	fall color: yellow
Poplar, Lombardi (Populus-nigra 'Italica')	fastigiata	light-dense	easily transplanted rapid growth rate	short-lived, needs maintenance, roots pry open sewers	fall color: yellow
Zelkova, Japanese (Zelkovaserrata)		dense	all soils, rapid growth rate		

Large Trees, 75 feet or more at mature height: Uses

Species	Use						
	Sidewalk	On Lot	Common open space	Screen-ing	Setback	Park Street	Replacement
American Beech (Fagus-grandifolia)		x	x			x	x
Black Gum (Sour Gum) (Nyssa-sylvatica)		x	x				
Cucumber Tree (Magnolia-acuminata)		x	x				

European White Birch- (Betula perdula)		x	x			x	x
Ginkgo (Ginkgo biloba)	x	x	x	x	x	x	x
Japanese Pagoda (Sophora-japonica)	x	x	x				x
Kentucky Coffee Tree (Gymnocladus dioicus)		x	x	x	x	x	x
Linden, Silver (Tilia petiolaris)	x	x	x		x		x
Locust, Black (Robinia pseudoacacia)		x	x		x	x	
Maple, Silver (Acer saccharinum)		x	x			x	x
Maple, Sugar (Acer saccharum)		x	x			x	x
Oak - Pin (Quercus palustris)		x	x		x	x	x
Oak, Red (Quercus borealis)	x	x	x		x	x	x
Oak, White (Quercus alba)		x	x				
Sweetgum (Liquidambar styraciflua)	x	x	x	x		x	
Sycamore, London Plane (Platanus acerifolia)	x	x	x	x	x	x	x
Tulip Tree (Liriodendron tulipifera)		x	x			x	x
Blue Atlas Cedar (Cedrus atlantica 'Glauca')		x	x	x	x		x
Douglas Fir (Pseudotsuga menziesii)		x	x	x	x		x
Eastern White Pine (Pinus strobus)			x	x	x		x

Large Trees, 75 feet or taller at mature height: Shape, Foliage, Advantages, Disadvantages and Characteristics.

Species	Shape	Foliage	Advantages	Disadvantages	Other Characteristics
American Beech (Fagus grandifolia)	round	dense	hedge use if pruned, wind resistant, easily transplanted	slow growth rate, shallow roots	fall color: bronze
Black Gum (Sour Gum) (Nyssa sylvatica)	pyramidal	dense	withstands insects, moderate growth rate no maintenance	difficult to transplant	fall color: scarlet/orange
Cucumber Tree (Magnolia acuminata)	pyramidal (varies)	dense	withstands insects, rapid growth rate, grows in partial shade/sun		flowers
European White Birch- (Betula perdula)	pyramidal	light	easily transplanted rapid growth rate withstands insects	needs protection, prefers cold climate	fall color: yellow
Ginkgo (Ginkgo biloba)	columnar pyramidal spreading	light	all soils, withstands insects, tolerates city, easily transplanted	slow growth rate, avoid female	fall color: pale yellow

Japanese Pagoda (Sophora japonica)	round-weeping	light	all soils, withstands insects, tolerates city, easily transplanted rapid growth rate	needs maintenance, requires sun	flowers, fall color: yellow
Kentucky Coffee Tree (Gymnocladus dioicus)	fastigate	light	all soils, long life, withstands insects, long life	needs protection, requires sun, slow growth rate	
Linden, Silver (Tilia petiolaris)	fastigate	dense	rapid growth rate, withstands heat & drought		fall color: pale yellow
Locust, Black (Robinia pseudoacacia)	columnar	light	all soils, tolerates city, rapid growth rate	susceptible to insects	flowers
Maple, Silver (Acer saccharinum)	fastigate	dense	rapid growth rate, easily transplanted	brittlewood, needs maintenance	fall color: red/yellow-orange
Maple, Sugar (Acer saccharum)	fastigate	dense	easily transplanted long life	slow growth rate, little tolerance for city	fall color: scarlet/yellow-orange
Oak, Pin (Quercus palustris)	pyramidal	dense	all soils, withstands insects, rapid growth rate, easily transplanted	needs maintenance	fall color: scarlet
Oak, Red (Quercus borealis)	oval	dense	tolerates city, grows faster than other oaks, easily transplanted		fall color: red
Oak, White (Quercus alba)	round	dense	holds leaves in winter	slow growth rate, prefers dry soil	
Sweetgum (Liquidambar styraciflua)	pyramidal	dense	moderate growth rate, withstands insects	difficult to transplant	flowers, fall color
Sycamore, London Plane (Platanus Acerifolia)	round-spreading	light-dense	all soils, tolerates city, easily transplanted rapid growth rate	overplanted in NYC, susceptible to fungus	
Tulip Tree (Liriodendron tulipifera)	pyramidal		withstands insects	requires well-drained soil	flowers, fall color
Blue Atlas Cedar (Cedrus atlantica 'Glauca')	pyramidal	evergreen	moderate growth rate, easily transplanted no maintenance		
Douglas Fir (Pseudotsuga menziesii)	pyramidal	evergreen	easily transplanted rapid growth rate	needs protection	
Eastern White Pine (Pinus strobus)	pyramidal	evergreen	easily transplanted rapid growth rate	requires well-drained soil	

\* \* \*

**NOTICE**

On Wednesday, June 28, 2023, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Action is a zoning text amendment to update the Special South Richmond Development District (SSRDD) to provide a clear and consistent framework that balances developments with natural features regulations within the special district. In 2020 and 2021, the project was proposed as the Staten Island Special Districts Update. Since the public scoping meeting, the project has been renamed and limited to only amend the SSRDD due to public feedback received during the public outreach process. The modifications to Special Natural Area District and Special Hillside Preservation District are no longer included in the Proposed Action.

The Proposed Action is a zoning text amendment that would affect the SSRDD (Article X, Chapter 7) and all of Staten Island's SSRDD which is located in Community District 3. The Proposed Action would amend the existing SSRDD regulations to allow most small sites, less than 1 acre, an as-of-right framework by codifying CPC best practices and updating the regulations that govern the natural features on large sites to

provide a clearer framework for CPC discretionary review. The analysis year is 2030.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 PM on Monday, July 10, 2023.

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. 20DCP130R.

**BOROUGH OF BROOKLYN**

No. 8

**LINDEN STREET HISTORIC DISTRICT**

CD 4

N 230353 HKK

IN THE MATTER OF a communication dated from May 18, 2023, the Executive Director of the Landmarks Preservation Commission regarding the Linden Street Historic District designation, designated by the Landmarks Preservation Commission on May 9, 2023. (Designation List No. 531/LP-2665). The Linden Street Historic District consists of the 32 properties bounded by a line beginning at the northwest corner of Bushwick Avenue and Linden Street, continuing northwesterly along the southwestern curb line of Bushwick Avenue to a point on a line extending northeasterly from the northwestern property line of 55 Linden Street (aka 1020-1026 Bushwick Avenue), southwesterly along said line and the northwestern property lines of 55 Linden Street (aka

1020-1026 Bushwick Avenue) through 15 Linden Street; southeasterly along the southwestern property line of 15 Linden Street and a line extending southeasterly to the northwestern curb line of Linden Street; southwesterly along the northwestern curb line of Linden Street to a point on a line extending northwesterly from the southwestern property line of 14 Linden Street; southeasterly along said line and the southwestern property line of 14 Linden Street; northeasterly along the southeastern property lines of 14 through 34 Linden Street; northwesterly along the northeastern property line of 34 Linden Street and a line extending northwesterly to the northwestern curb line of Linden Street; northeasterly along the northwestern curb line of Linden Street to the place of beginning, Borough of Brooklyn, Community District 4.

**BOROUGH OF MANHATTAN  
No. 9  
80 PINE STREET IBO OFFICE SPACE**

**CD 1** **N 230279 PXM**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Independent Budget Office, pursuant to Section 195 of the New York City Charter for use of property located at 80 Pine Street (Block 39, p/o Lot 12) (Independent Budget Office office).

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

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Thursday, June 22, 2023, 5:00 P.M.



j13-28

**HOUSING AUTHORITY**

**■ NOTICE**

The next Board Meeting of the New York City Housing Authority is scheduled for Thursday, June 29, 2023, at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Friday following the Board Meeting.

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

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

The meeting will be streamed live on NYCHA's YouTube Channel at <https://www.youtube.com/c/nycha> and NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/board-meetings.page>.

For additional information, please visit NYCHA's Website or contact (212) 306-6088.

Accessibility questions: Office of the Corporate Secretary (212-306-6088), by: Tuesday, June 20, 2023, 5:00 P.M.



j8-29

**LANDMARKS PRESERVATION COMMISSION**

**■ NOTICE**

**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, June 27, 2023, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th 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 Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

**30 College Place - Brooklyn Heights Historic District  
LPC-23-04641 - Block 236 - Lot 52 - Zoning: R7-1  
CERTIFICATE OF APPROPRIATENESS**

A brick carriage house. Application is to construct a rooftop addition, modify the rear facade, and excavate the cellar.

**171 Columbia Heights - Brooklyn Heights Historic District  
LPC-23-09747 - Block 234 - Lot 7503 - Zoning: R6  
CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style hotel building built in 1903. Application is to create new window openings.

**158 Clinton Street - Brooklyn Heights Historic District  
LPC-23-08456 - Block 267 - Lot 32 - Zoning: R6  
CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1847. Application is to construct a rear yard addition and rear dormer, alter the roof, and replace a door.

**302 Grand Avenue - Clinton Hill Historic District  
LPC-22-05952 - Block 1951 - Lot 30 - Zoning: R6B, C2-4  
CERTIFICATE OF APPROPRIATENESS**

Two vacant lots. Application is to construct two new buildings, and create a curb cut.

**120 Pacific Street - Cobble Hill Historic District  
LPC-22-05837 - Block 291 - Lot 12 - Zoning: R6  
CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built c. 1842. Application is to establish a Master Plan governing the future installation of windows.

**304 Carroll Street - Carroll Gardens Historic District  
LPC-23-10618 - Block 450 - Lot 38 - Zoning: R6B  
CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by Edward P. Crane and built in 1872-73. Application is to legalize the installation of stucco at the rear façade and alteration of the areaway fence and curb without Landmarks Preservation Commission permits, and to replace windows.

**306 Carroll Street - Carroll Gardens Historic District  
LPC-23-09006 - Block 450 - Lot 39 - Zoning: R6B  
CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by Edward P. Crane and built in 1872-73. Application is to alter facades and modifying openings, replace windows, raise the height of the roof and install HVAC equipment, install ironwork, expand a rear yard addition, and reconstruct the garage and install a roof deck at the garage.

**277 Canal Street, aka 277-289 Canal Street, and 418-422 Broadway - SoHo-Cast Iron Historic District Extension  
LPC-23-09351 - Block 209 - Lot 1 - Zoning: M1-5/R9X  
CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style theater, store, and loft building designed by David M. Oltarsh and built 1927-28. Application is to construct a vertical enlargement and establish a master plan governing the installation of storefront infill and signage.

**52 Charles Street - Greenwich Village Historic District  
LPC-23-05495 - Block 611 - Lot 13 - Zoning: C2-6  
CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1839-40. Application is to construct rear yard and rooftop additions.

**140 West 81st Street - Upper West Side/Central Park West Historic District  
LPC-23-04861 - Block 1211 - Lot 50 - Zoning: R8B  
CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church building designed by John F. Capen and built in 1893. Application is to apply a coating on the masonry façade.

**1014 Fifth Avenue - Metropolitan Museum Historic District  
LPC-23-10928 - Block 1494 - Lot 72 - Zoning: R10, R8B, P1  
CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style townhouse designed by Welch, Smith & Provot and built in 1906-1907. Application is to amend work approved under

LPC-23-00224, to modify doors, install signage, alter the areaway, and replace sidewalk pavers.

**1209 Park Avenue - Expanded Carnegie Hill Historic District  
LPC-23-11109 - Block 1523 - Lot 72 - Zoning: R10  
CERTIFICATE OF APPROPRIATENESS**

A converted 19th century rowhouse with a Modern style façade designed by Lucien David and altered in 1960. Application is to reclad the front facade, replace the rear facade and construct rooftop and rear yard additions.

**15 West 122nd Street - Mount Morris Park Historic District  
LPC-23-04680 - Block 1721 - Lot 8 - Zoning: R7-2  
CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by Cleverdon and Putzel and built in 1887-1888. Application is to approve the construction of a rooftop addition built slightly taller than approved by Certificate of No Effect 19-24553.

j14-27

**TRANSPORTATION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Thursday June 29, 2023 at 2:00 P.M., via the WebEx platform and in person, on the following petitions for revocable consent.

**WebEx: Meeting Number (access code): 2632 403 7009**

**Meeting Password: Fu6A5Z8PsAS**

**The hearing will be held in person at 55 Water St, BID ROOM, in the Borough of Manhattan. Masks are required to be worn to enter the building and during the hearing.**

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 186 Manhattan Associates, LLC to continue to maintain and use a stoop and a fenced-in area on the south sidewalk of East 93<sup>rd</sup> Street, west of Third Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1880**

- For the period July 1, 2023 to June 30, 2024 - \$747/per annum
- For the period July 1, 2024 to June 30, 2025 - \$761
- For the period July 1, 2025 to June 30, 2026 - \$775
- For the period July 1, 2026 to June 30, 2027 - \$789
- For the period July 1, 2027 to June 30, 2028 - \$803
- For the period July 1, 2028 to June 30, 2029 - \$817
- For the period July 1, 2029 to June 30, 2030 - \$831
- For the period July 1, 2030 to June 30, 2031 - \$845
- For the period July 1, 2031 to June 30, 2032 - \$859
- For the period July 1, 2032 to June 30, 2033 - \$873

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

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Commons Associates LLC to continue to maintain and use conduits, lampposts, planting areas, and a bench, on and under Myrtle Avenue, between Flatbush Avenue Extension and Duffield Street, on the west sidewalk of Duffield Street, west of Flatbush Avenue Extension, and under and across Tech Place, east of Bridge Street, in the Borough of Brooklyn. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1511**

From the date of approval to June 30, 2026- \$25/per annum

with the maintenance of a security deposit in the sum of \$0.00 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Long Island University to construct, maintain and use planters on the south sidewalk of Willoughby Street, west of Ashland Place, and on the west sidewalk of Ashland Place, south of Willoughby Street, in the Borough of Brooklyn. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms

and conditions for compensation payable to the City according to the following schedule: **R.P. # 2617**

From the Approval Date to June 30, 2034 - \$940/per annum

with the maintenance of a security deposit in the sum of \$7,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing RXR 196 Willoughby Owner LLC to construct, maintain and use a planter on the south sidewalk of Willoughby Street between Fleet Street and Ashland Place, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2618**

From the Approval Date to June 30, 2034 - \$55 /per annum

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

**#5 IN THE MATTER OF** a proposed revocable consent authorizing Trustees of Columbia University in the City of New York to continue to maintain and use conduits under and across West 168<sup>th</sup> Street, west of Broadway, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 831**

- For the period July 1, 2023 to June 30, 2024 - \$6,163 per annum
- For the period July 1, 2024 to June 30, 2025 - \$6,276
- For the period July 1, 2025 to June 30, 2026 - \$6,389
- For the period July 1, 2026 to June 30, 2027 - \$6,502
- For the period July 1, 2027 to June 30, 2028 - \$6,615
- For the period July 1, 2028 to June 30, 2029 - \$6,728
- For the period July 1, 2029 to June 30, 2030 - \$6,841
- For the period July 1, 2030 to June 30, 2031 - \$6,954
- For the period July 1, 2031 to June 30, 2032 - \$7,067
- For the period July 1, 2032 to June 30, 2033 - \$7,180

with the maintenance of a security deposit in the sum of \$7,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing West 64<sup>th</sup> Street LLC to continue to maintain and use an underground improvement under the south sidewalk of West of West 65<sup>th</sup> Street, east sidewalk of Broadway and north sidewalk of West 64<sup>th</sup> Street, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1861**

- For the period July 1, 2023 to June 30, 2024 - \$239,669
- For the period July 1, 2024 to June 30, 2025 - \$244,034
- For the period July 1, 2025 to June 30, 2026 - \$248,399
- For the period July 1, 2026 to June 30, 2027 - \$252,794
- For the period July 1, 2027 to June 30, 2028 - \$257,129
- For the period July 1, 2028 to June 30, 2029 - \$261,494
- For the period July 1, 2029 to June 30, 2030 - \$265,859
- For the period July 1, 2030 to June 30, 2031 - \$270,224
- For the period July 1, 2031 to June 30, 2032 - \$274,589
- For the period July 1, 2032 to June 30, 2033 - \$278,954
- For the period July 1, 2033 to June 30, 2034 - \$283,319

with the maintenance of a security deposit in the sum of \$279,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations

**#7 IN THE MATTER OF** a proposed revocable consent authorizing Anthony Diaz to construct, maintain and use two stoops and fenced-in area with stair on the northwest sidewalk of Greene Avenue, between Woodward Avenue and Fairview Avenue, in the Borough of Queens. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2605**

- From the Approval Date to June 30, 2023 - \$6,100/per annum
- For the period July 1, 2023 to June 30, 2024 - \$6,214

For the period July 1, 2024 to June 30, 2025 - \$6,328  
 For the period July 1, 2025 to June 30, 2026 - \$6,442  
 For the period July 1, 2026 to June 30, 2027 - \$6,556  
 For the period July 1, 2027 to June 30, 2028 - \$6,670  
 For the period July 1, 2028 to June 30, 2029 - \$6,784  
 For the period July 1, 2029 to June 30, 2030 - \$6,898  
 For the period July 1, 2030 to June 30, 2031 - \$7,012  
 For the period July 1, 2031 to June 30, 2032 - \$7,126  
 For the period July 1, 2032 to June 30, 2033 - \$7,240  
 For the period July 1, 2033 to June 30, 2034 - \$7,354

with the maintenance of a security deposit in the sum of \$7,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing City Harvest, Inc. to construct, maintain and use an accessible ramp and stairs on the south sidewalk of 52<sup>nd</sup> Street, between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue, in the Borough of Brooklyn. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2609**

From the Approval Date by the Mayor to June 30, 2023 - \$3,025/ per annum  
 For the period July 1, 2023 to June 30, 2024 - \$3,081  
 For the period July 1, 2024 to June 30, 2025 - \$3,137  
 For the period July 1, 2025 to June 30, 2026 - \$3,193  
 For the period July 1, 2026 to June 30, 2027 - \$3,249  
 For the period July 1, 2027 to June 30, 2028 - \$3,305  
 For the period July 1, 2028 to June 30, 2029 - \$3,361  
 For the period July 1, 2029 to June 30, 2030 - \$3,417  
 For the period July 1, 2030 to June 30, 2031 - \$3,473  
 For the period July 1, 2031 to June 30, 2032 - \$3,529  
 For the period July 1, 2032 to June 30, 2033 - \$3,585  
 For the period July 1, 2033 to June 30, 2034 - \$3,641

with the maintenance of a security deposit in the sum of \$35,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing I414 Realty LLC to construct, maintain and use an enclosure for trash receptacles on the south sidewalk of West 45<sup>th</sup> Street, between 9<sup>th</sup> Avenue and 10<sup>th</sup> Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2611**

From the Approval Date by the Mayor to June 30, 2034 - \$53/per annum

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

**#10 IN THE MATTER OF** a proposed revocable consent authorizing Kupo Ljesnjanin & Ifeta Ljesnjanin to construct, maintain and use an accessibility lift, entry steps, and fenced-in planted area on the west sidewalk of 47<sup>th</sup> Street, between 30<sup>th</sup> Avenue and 28<sup>th</sup> Avenue, in the Borough of Queens. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2602**

From the Approval Date by the Mayor to June 30, 2023 - \$3,125/ per annum  
 For the period July 1, 2023 to June 30, 2024 - \$3,183  
 For the period July 1, 2024 to June 30, 2025 - \$3,241  
 For the period July 1, 2025 to June 30, 2026 - \$3,299  
 For the period July 1, 2026 to June 30, 2027 - \$3,357  
 For the period July 1, 2027 to June 30, 2028 - \$3,415  
 For the period July 1, 2028 to June 30, 2029 - \$3,473  
 For the period July 1, 2029 to June 30, 2030 - \$3,531  
 For the period July 1, 2030 to June 30, 2031 - \$3,589  
 For the period July 1, 2031 to June 30, 2032 - \$3,647  
 For the period July 1, 2032 to June 30, 2033 - \$3,705  
 For the period July 1, 2033 to June 30, 2034 - \$3,763

with the maintenance of a security deposit in the sum of \$7,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing Ellivkroy Realty Corporation to continue to maintain and use planters on the south sidewalk of East 86<sup>th</sup> Street, west of York Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1642**

For the period July 1, 2014 to June 30, 2024 - \$50/annum

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

**#12 IN THE MATTER OF** a proposed revocable consent authorizing New York University to construct, maintain and use an overhead building projection Triangle Fire Memorial above and along the west sidewalk of Greene Street and the north sidewalk of Washington Place, in the Borough of Manhattan. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2570**

From the Approval Date by the Mayor to June 30, 2023 - \$10,762/ per annum

For the period July 1, 2023 to June 30, 2024 - \$10,962  
 For the period July 1, 2024 to June 30, 2025 - \$11,162  
 For the period July 1, 2025 to June 30, 2026 - \$11,362  
 For the period July 1, 2026 to June 30, 2027 - \$11,562  
 For the period July 1, 2027 to June 30, 2028 - \$11,762  
 For the period July 1, 2028 to June 30, 2029 - \$11,962  
 For the period July 1, 2029 to June 30, 2030 - \$12,162  
 For the period July 1, 2030 to June 30, 2031 - \$12,362  
 For the period July 1, 2031 to June 30, 2032 - \$12,562  
 For the period July 1, 2032 to June 30, 2033 - \$12,762  
 For the period July 1, 2033 to June 30, 2034 - \$12,962

with the maintenance of a security deposit in the sum of \$100,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

j9-29



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

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

**CITYWIDE ADMINISTRATIVE SERVICES**

■ SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at:

<https://iaai.com/search?keyword=dcas+public>  
 All auctions are open to the public and registration is free.

Vehicles can be viewed in person at:  
 Insurance Auto Auctions, Green Yard  
 137 Peconic Avenue, Medford, NY 11763  
 Phone: (631) 207-3477

No previous arrangements or phone calls are needed to preview.  
 Hours are Monday from 10:00 A.M. – 2:00 P.M.

jy29-j17



**PROCUREMENT**

**“Compete To Win” More Contracts!**

**Thanks to a new City initiative - “Compete To Win” - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and Women-Owned Businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.**

- **Win More Contracts, at [nyc.gov/competetowin](https://nyc.gov/competetowin)**

**“The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed, to the City’s prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence.”**

**HHS ACCELERATOR PREQUALIFICATION**

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

**CITYWIDE ADMINISTRATIVE SERVICES**

■ SOLICITATION

*Services (other than human services)*

**PQL ID: PQL000134 ARMED/UNARMED SECURITY GUARDS AND RELATED SERVICES, CITYWIDE M/WBE PQL** - Request for Qualifications - PIN# 000134 - Due 8-8-23 at 2:00 P.M.

DCAS’ Office of Citywide Procurement is issuing a Request for Qualifications (“RFQ”) to evaluate and pre-qualify a list of City Certified Minority and Women-Owned Business Enterprise Vendors (M/WBE’s) for Armed/Unarmed Security Guards and Related Services.

Pursuant to this Request for Qualifications (“RFQ”), the City of New York, through DCAS, is seeking to identify qualified Armed/Unarmed Security Guards and Related Services vendors to furnish all labor, materials equipment necessary and required to perform Security and Related service projects (“Projects”) throughout the City.

DCAS anticipates establishing a total of three (3) PQLs grouped into distinct categories (“Options”) of Armed/Unarmed Security Guards and Related Services as follows:

- a. PQL Option #1 – Armed Security Guard Services
- b. PQL Option #2 – Unarmed Security Guards Services

c. PQL Option #3 – Related Services

By establishing contractors’ qualifications and experience in advance, this RFQ will result in Pre-Qualified Lists of competent M/WBE’s which various City Agencies will utilize to solicit Armed/Unarmed Security Guards and Related Services bids for work in City buildings and facilities with an estimated cost of \$1,000,000 or less. DCAS will administer the PQL.

Projects are defined as those which are identified as Armed/Unarmed Security Guards and Related Services that will fall within the specific categories listed above and are required by the Agency to provide Security Guards and Related Services in City buildings and facilities.

DCAS will hold an OPTIONAL PQL INFORMATION CONFERENCE on: DATE: July 10, 2023 TIME: 11:00 A.M.(EST)

LOCATION: <https://dcas-nyc-gov.zoom.us/j/8175tV0NLAu>

Please note: Attendance is NOT MANDATORY but strongly recommended.

It is anticipated that the PQLs for Options 1, 2, & 3 will be established by: November 30, 2023. This date is subject to change. All applications are completed electronically using the City’s digital Procurement and Sourcing Solutions Portal (“PASSPort”).

To access this RFQ, please visit the following link: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

Click on the “Prequalified Lists” tab and search the PQL ID “PQL000134” in the Keyword field. Then click on the icon. All questions and requests for additional information concerning the applications for this RFQ must be sent via email to: [BMathieu@dcas.nyc.gov](mailto:BMathieu@dcas.nyc.gov).

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

*Citywide Administrative Services, [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). Balduin Mathieu (212) 386-0423; [BMathieu@dcas.nyc.gov](mailto:BMathieu@dcas.nyc.gov)*

**j20-26**

**OFFICE OF CITYWIDE PROCUREMENT**

■ AWARD

*Goods*

**DOC - FRUITS AND VEGGIES** - Competitive Sealed Bids - PIN# 85723B0084001 - AMT: \$362,296.00 - TO: FoodCo Distributors Inc, 3512 Quentin Road, Brooklyn, NY 11234.

• **j26**

**DOC - FRUITS AND VEGGIES** - Competitive Sealed Bids - PIN# 85723B0084003 - AMT: \$476,736.00 - TO: Plainfield Fruit & Produce Co Incorporated, 82 Executive Avenue, Edison, NJ 08817.

• **j26**

**DOC - FRUITS AND VEGGIES** - Competitive Sealed Bids - PIN# 85723B0084002 - AMT: \$596,000.00 - TO: Frank Gargiulo & Son Inc, 535 Sweetland Avenue, Hillside, NJ 07205.

• **j26**

**SPECIAL FORMULA HORSE FEED PELLETS-** Competitive Sealed Bids - PIN# 85723B0114001 - AMT: \$719,800.00 - TO: Chestnut Vale Feed Inc, 150 Duffy Avenue, Hicksville, NY 11801.

• **j26**

**CORRECTION**

■ INTENT TO AWARD

*Services (other than human services)*

**07223Y0168-SECURUS PREMIUM CONTENT SERVICES** - Request for Information - PIN#07223Y0168 - Due 7-5-23 at 2:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of The New York City Department of Correction to enter into a Sole Source negotiation, with Securus Technologies LLC, with offices located at 4000 International Parkway, Carrollton, TX 75007 for premium content services for Securus tablets (which includes movies, music, games, and television programming).

Any vendor besides Securus Technologies LLC that believe it can provide the above referenced services may express interest responding to the RFI E-PIN 07223Y0168 in PASSPort no later than July 5, 2023 at 2:00 P.M.

**j21-27**

**DESIGN AND CONSTRUCTION**

**PROGRAM MANAGEMENT**

■ **VENDOR LIST**

*Construction/Construction Services*

**PQL LABEL: GENERAL CONSTRUCTION LARGE PROJECTS**

NYC DDC Is certifying the GC Large PQL with the following approved vendors:

1. Andron Construction Corp
2. Ashnu International Inc
3. C&L Contracting Corp
4. Cde Air Conditioning Co Inc
5. Citnalta Construction Corp
6. E&A Restoration Inc
7. Ew Howell Co LLC
8. Forte Construction Corp
9. Iannelli Construction Co Inc
10. Infinity Contracting Services, Corp
11. Lanmark Group, Inc.
12. Leon D. Dematteis Construction Corp
13. Litehouse Builders, Inc
14. Losardo General Construction Corp
15. MPCC Corp
16. N.S.P. Enterprises, Inc
17. Neelam Construction Corp
18. Nicholson & Gallaway Inc
19. Padilla Construction Services, Inc. PCS
20. Paul J. Scariano Inc
21. Peter Scalamandre & Sons Inc
22. Plaza Construction LLC
23. Prismatic Development Corp.
24. Sea Breeze General Construction, Inc.
25. SLSCO LP
26. Stalco Construction Inc
27. Technico Construction Services Inc.
28. Tishman Construction Corporation of NY
29. Whitestone Construction Corp
30. XBR, Inc.
31. Zhl Group Inc
32. Zoria Housing LLC

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

*Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. (718) 391-2410; RFQ\_PQL@ddc.nyc.gov*

• j26-30

**DISTRICT ATTORNEY - BRONX COUNTY**

■ **INTENT TO AWARD**

*Goods and Services*

**CELLEBRITE PREMIUM LICENSES** - Sole Source - Available only from a single source - PIN# 90223S001 - Due 7-3-23 at 5:00 P.M.

Pursuant to Procurement Policy Board Rules, Section 3-05, the Bronx County District Attorney intends to enter into a sole source agreement with Cellebrite Inc. for Cellebrite Premium licenses. Cellebrite Premium is a comprehensive on-premise solution that enables law enforcement agency to access iOS and high-end Android devices. Any qualified vendor that wishes to express interest in providing such product and believes that at present or in the future it can also provide related software, and services is invited to do so by submitting an expression of interest to Darryl Rodney (RodneyD@bronxda.nyc.gov), Jonathan Demera (DemeraJ@bronxda.nyc.gov), and Selena Ley (LeyS@Bronxda.nyc.gov).

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.

*District Attorney - Bronx County, 198 East 161st Street, 4th Floor, Room 428, Bronx, NY 10451. Jonathan Demera (718) 644-1255; demeraj@bronxda.nyc.gov*

j23-29

**DISTRICT ATTORNEY - NEW YORK COUNTY**

■ **INTENT TO AWARD**

*Services (other than human services)*

**INTENT TO NEGOTIATE: ANNUAL MAINTENANCE FOR LAWCROUT ATTORNEY SUBSCRIPTION** - Sole Source - Available only from a single source - PIN# 901LAWCRUIT24 - Due 6-28-23 at 10:00 A.M.

PPB Rules Sole Source Procurement Section 3-05.

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.

*District Attorney - New York County, 80 Centre Street, Room 409, New York, NY 10013. Ana Montano-Molinari (212) 335-3484; molinarmontanoa@dany.nyc.gov*

j22-28

**EMERGENCY MANAGEMENT**

**ADMINISTRATION AND PROCUREMENT**

■ **INTENT TO AWARD**

*Services (other than human services)*

**LEARNING MANAGEMENT SYSTEM** - Sole Source - Available only from a single source - PIN# 01723Y0051 - Due 6-29-23 at 2:00 P.M.

Learning Management System (LMS) that provides access to online trainings, registration for in-person trainings, and maintains learning records for NYCEM staff and agency partners.

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.

*Emergency Management, 165 Cadman Plaza East, Brooklyn, NY 11201. Ying Li (646) 771-7981; yli@oem.nyc.gov*

j23-29

**ENVIRONMENTAL PROTECTION**

**WATER SUPPLY**

■ **SOLICITATION**

*Construction/Construction Services*

**82623B0055-BWS-JOC23-E BWS JOB ORDER CONTRACT, UPSTATE, ELECTRICAL** - Competitive Sealed Bids - PIN# 82623B0055 - Due 7-27-23 at 10:00 A.M.

BWS-JOC23-E: Job Order Contracting for BWS - Electrical - Upstate. This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82623B0055 into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov). On the Response Due Date at 10:00 A.M., please be advised that you will be required to submit a PAPER copy of the JOC Bid Submission Form and the Bid Security to NYC Department of Environmental Protection, 96-05 Horace Harding Expressway, 1st Floor Low Rise, Flushing, NY 11373.

Pre-Bid conference location - Microsoft TEAMS call in (audio only) +1 347-921-5612, Phone Conference ID: 311939053#. To join via Microsoft TEAMS video please go to Passport link in attachments and download "Notice to bidders". Virtual, NY 11373. Mandatory: no Date/Time - 2023-07-10 10:00:00

• j26

**HEALTH AND MENTAL HYGIENE****AGENCY CHIEF CONTRACTING OFFICER****■ INTENT TO AWARD***Human Services/Client Services***POSTGRADUATE CENTER FOR MENTAL HEALTH** - Request for Proposals - PIN# 131656681 - Due 6-29-23 at 12:00 A.M.

Provider Name: Postgraduate Center For Mental Health  
 PIN#: 19AZ010005R1X00  
 Contract Term: 10/1/2023 - 9/30/2027  
 Service Address/Administrative Address: 158 East 35th Street, New York, NY 10016-4102.

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

*Health and Mental Hygiene, 42-09 28th Street, 17th Floor, CN 30A, Long Island City, NY 11101. Denise Beach (347) 396-6624; dbeach@health.nyc.gov*

**j23-29****HOUSING AUTHORITY****PROCUREMENT****■ SOLICITATION***Services (other than human services)***MAIL DELIVERY/PICK UP SERVICES** - Request for Quote - PIN# 458035 - Due 7-7-23 at 2:00 P.M.

Requirements Contract for Mail Delivery/Pick-Up Services. No Bid Security Required.

The term of this contract is three (3) years, with the option to extend, at NYCHA's discretion for two (2) one-year periods.

A non-mandatory Proposers' conference will be held via Microsoft Teams on June 28, 2023, at 12:00 P.M. Meeting Information: 646-838-1534, Conference ID: 39232672#. Although attendance is not mandatory at the Proposer's Conference, it is strongly recommended that all interested Proposers attend. Proposers who wish to attend must RSVP by e-mail to NYCHA's Coordinator by no later than June 27, 2023, at 4:00 P.M. NYCHA additionally recommends that Proposers e-mail questions in advance of the Proposer's Conference to NYCHA's coordinator by no later than 12:00 P.M. on June 27, 2023. Questions submitted in writing must include the firm name and the name, title, address, telephone number and e-mail address of the individual to whom responses to the Proposer's questions should be given. Proposers will be permitted to ask additional questions at the Proposers' Conference. All questions and answers will be provided to all firms that received a copy of this RFQ.

In addition to the documents attached below, bidders are directed to review the Special Notices and Conditions, Instructions to Bidders, and General Conditions prior to submitting a bid. To access these documents, click on the "Contract Terms" tab above, and then "Preview Contract Terms," to download a PDF version.

Please note that in the event NYCHA receives no responses in connection with this RFQ by the original bid submission deadline, the bid submission deadline shall be extended automatically for seven (7) calendar days. The foregoing extension does not in any way limit NYCHA's right to extend the bid submission deadline for any other reason.

Prior to submitting a bid, please confirm that your bid response includes all required forms and documentation and that all required forms and documentation are properly completed, signed, and notarized, where applicable.

Note: In response to the COVID-19 outbreak, we are accepting only electronic bids submitted online via iSupplier. Paper bids will not be accepted or considered. Please contact NYCHA Procurement at [procurement@nychanyc.gov](mailto:procurement@nychanyc.gov) for assistance.

Please note: An Up-to-Date Prevailing Wages Links are posted on iSupplier under Quick Links Section of Sourcing Supplier. The vendors are responsible for being informed of any updates to the Prevailing Wage Schedule.

Interested firms are invited to obtain a copy of the RFQ on NYCHA's website. To conduct a search for the RFQ number; vendors are

instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>.

*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.*

*Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Jenelle Fraser (212) 306-4740; rfp.procurement@nychanyc.gov*

**• j26****HUMAN RESOURCES ADMINISTRATION****■ INTENT TO AWARD***Human Services/Client Services*

**06923N0077-NAE WITH CATHOLIC CHARITIES NEIGHBORHOOD SERVICES 64U SCATTER SITE** - Negotiated Acquisition - Other - PIN# 06923N0077 - Due 6-28-23 at 3:00 P.M.

The Human Resources Administration (HRA) intends to extend the existing contract with Catholic Charities Neighborhood Services Inc. to provide permanent housing and supportive services to Agency's clients. This Negotiated Acquisition Extension is necessary to ensure housing and supportive services continuity to clients. The contract term will be: 07/01/2023 - 09/30/2023. The contract total value is \$698,311.00.

Procurement and award are in accordance with Section 3-01(d)(2)(vii) for the reasons set forth herein.

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

*Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Adrienne Williams; ACCOContractPlanning@dss.nyc.gov*

**j21-27**

**06923N0076- NAE WITH CATHOLIC CHARITIES NEIGHBORHOOD SERVICES 70U SCATTER SITE** - Negotiated Acquisition - Other - PIN# 06923N0076 - Due 6-28-23 at 3:00 P.M.

The Human Resources Administration (HRA) intends to extend the existing contract with Catholic Charities Neighborhood Services Inc. to provide permanent housing and supportive services to Agency's clients. This Negotiated Acquisition Extension is necessary to ensure housing and supportive services continuity to clients. The contract term will be: 07/01/2023 - 09/30/2023. The contract total value is \$745,161.00.

This procurement and award are in accordance with Section 3-01(d)(2)(vii) for the reasons set forth herein.

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

*Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Adrienne Williams; ACCOContractPlanning@dss.nyc.gov*

**j21-27**

**06923N0078-NAE WITH HARLEM CONGREGATIONS FOR COMMUNITY IMPROVEMENT 60U SCATTER SITE** - Negotiated Acquisition - Other - PIN# 06923N0078 - Due 6-27-23 at 3:00 P.M.

The Human Resources Administration (HRA) intends to extend for one year the existing contract with Harlem Congregations for Community Improvement Inc. to provide more time to release a Competitive Sealed Proposal. This Negotiated Acquisition Extension is necessary to ensure continuity of housing and supportive services delivered to Agency's clients by incumbent provider Harlem Congregations for Community Improvement Inc. The contract term will be: 7/1/2023 - 6/30/2024. The contract total value is \$ 3,321,945.00.

This procurement and award are in accordance with Section 3-01(d)(2)(vii) for the reasons set forth herein.

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

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Adrienne Williams; ACCOContractPlanning@dss.nyc.gov

j20-26

Services (other than human services)

SIP (SESSION INITIATION PROTOCOL) TRUNK SERVICES- VERIZON - Negotiated Acquisition - Other - PIN# 06923N0074 - Due 6-27-23 at 3:00 P.M.

Pursuant to Section 3-04 of the PPB Rules, HRA/ITS intends to enter into a Negotiated Acquisition (NA) contract with Verizon Business Network Services LLC to close the Session Initiation Protocol (SIP) Trunk Services contract performed by Verizon for the period from 9/1/2020 to 12/31/2022 for \$2,658,856.12.

j20-26

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

IT SECURITY

AWARD

Services (other than human services)

7-858-0274A - IT AUTO - DEVOPS ENGINEER POSITION 3 (RI 0152) - M/WBE Noncompetitive Small Purchase - PIN#85823W0107001 - AMT: \$336,700.00 - TO: OptiNet Communications Inc, 33 South Wood Avenue, Suite 600, Iselin, NJ 08830.

j26

LAW DEPARTMENT

PROCUREMENT

INTENT TO AWARD

Goods and Services

HOTDOCS ANNUAL MAINTENANCE RENEWAL - Sole Source - Available only from a single source - PIN#02523x001578 - Due 7-3-23 at 5:00 P.M.

It is the intent of the New York City Law Department ("Department") to enter into a contract, commencing on January 1, 2023 and terminating on December 31, 2023, with Abacus data Systems, Inc., pursuant to Procurement Policy Board ("PPB") Rules Section 3-05. Under the terms of the contract, Abacus Data Systems, Inc. will provide system updates and monthly maintenance to the HotDocs document management system. Pursuant to Section 3-05(a) of the PPB Rules, Abacus was determined to be the only source available to provide the system updates and maintenance as it is the creator and sole owner of HotDocs and is the only vendor capable of providing maintenance service to the software, including but not limited to, all programming and maintenance services.

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.

Law Department, 100 Church Street, 5th Floor, Room 5-208a, New York, NY 10007. Henry Sheehan (212) 356-1128; hsheehan@law.nyc.gov

j21-27

INSTAKNOW LICENSES AND SERVICES - Sole Source - Available only from a single source - PIN#02523X001167 - Due 7-3-23 at 5:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the New York City Law Department to enter into sole source negotiations with Instaknow, Inc. with the expectation that Instaknow will be awarded a contract with the Law Department for the provision of Instaknow annual licenses and professional services associated with the Department's Process Automation Project, which is necessary for the Department to maintain, operate and expand its automation applications. Instaknow tools are used by the Law Department for the continuation of the Department's various applications. Instaknow will provide supportive software and services to the Department as necessary to fulfill requirements of the process automation project. Any vendor besides Instaknow, Inc. that believes it can provide the above referenced services may express interest by responding to the RFI EPIN 02523Y0048 in PASSPort no later than June 22, 2023. If you need additional assistance with PASSPort, please

contact the MOCS Service Desk at https://mocssupport.atlassian.net/servicedesk/customer/portal/8: https://www1.nyc.gov/site/mocs/systems/passport-user-materials.page If you need additional assistance please contact MOCS Service desk at https://mocssupport.atlassian.net/servicedesk/customer/portal/8.

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.

Law Department, 100 Church Street, 5th Floor, Room 5-208a, New York, NY 10007. Henry Sheehan (212) 356-1128; hsheehan@law.nyc.gov

j21-27

Services (other than human services)

ABM JANITORIAL AUTHORIZED CLEANING SERVICES - Sole Source - Available only from a single source - PIN#02523Y0053 - Due 7-3-23 at 5:00 P.M.

It is the intent of the New York City Law Department ("Department") to enter into a contract, commencing on November 1 2022 and terminating on June 30, 2023, with ABM Janitorial Services, Inc., pursuant to Procurement Policy Board ("PPB") Rules Section 3-05. Under the terms of the contract, ABM Janitorial Services will provide various office and bathroom cleaning as well as disinfecting all desktops and counters and trash disposal. Pursuant to Section 3-05(a) of the PPB Rules, ABM Janitorial Services was determined to be the only source available to provide the cleaning services required as it is the only cleaning vendor permitted by the building management to perform such services to all tenants at this building location.

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.

Law Department, 100 Church Street, 5th Floor, Room 5-208a, New York, NY 10007. Henry Sheehan (212) 356-1128; hsheehan@law.nyc.gov

j21-27

PARKS AND RECREATION

REVENUE

SOLICITATION

Human Services/Client Services

RFP FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF MOSHOLU GOLF COURSE - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# X92-3-GC-2023 - Due 7-21-23 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a non-significant RFP for the renovation, operation, and maintenance of Mosholu Golf Course at Van Cortlandt Park, Bronx.

There will be a recommended remote proposer meeting on Tuesday, June 27, 2023, at 12:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Microsoft Teams link for the remote proposer meeting is as follows:

https://teams.microsoft.com/l/meetup-join/19%3ameeting\_MTg5M2QwMTItNTFkNi00Mzg1LTk2MzEtZDA0YTM1M2E2M2U3%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%2222fb21b72-0af5-451c-a2d8-fe9025c74e2a%22%7d

You may also join the remote proposer meeting by phone using the following information:

Dial: +1-646-893-7101

Phone Conference ID: 685 896 273#

Subject to availability and by appointment only, we may set up a meeting at the concession site at 3545 Jerome Avenue, in Van Cortlandt Park, Bronx.

All Proposals submitted in response to this RFP must be submitted by no later than Friday, July 21, 2023, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing, June 16, 2023, through July 21, 2023, by contacting Barbara Huang, Project Manager, at (212) 360-3490 or at Barbara.Huang@parks.nyc.gov.

The RFP is also available for download, commencing June 16, 2023, through July 21, 2023, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, the prospective proposer may contact Barbara Huang, Project Manager, at (212) 360-3490 or via email: [Barbara.Huang@parks.nyc.gov](mailto:Barbara.Huang@parks.nyc.gov).

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

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

Parks and Recreation, 830 Fifth Avenue, New York, NY 10065. Barbara Huang (212) 360-3490; [Barbara.Huang@parks.nyc.gov](mailto:Barbara.Huang@parks.nyc.gov)

Accessibility questions: Barbara Huang, by: Wednesday, July 19, 2023, 3:00 P.M.



j16-29

**REVENUE AND CONCESSIONS**

■ AWARD

*Services (other than human services)*

**CITY PARKS FOUNDATION CONCESSION AGREEMENT FOR SUMMERSTAGE FESTIVAL** - Sole Source - Available only from a single source - PIN# M10-1-71-O - AMT: \$1.00 - TO: City Parks Foundation Inc., 830 Fifth Avenue, 2nd Floor, New York, NY 10065.

The City of New York Department of Parks and Recreation ("Parks") has awarded a concession to the City Parks Foundation Inc. ("CPF"), of 830 Fifth Avenue, 2nd Floor, New York, NY 10065, for the operation and management of a food, beverage and merchandise concession related to the presentation of live events at SummerStage in Central Park, Manhattan, and for the sale of naming rights of the SummerStage festival, primarily based at Central Park, Manhattan.

In lieu of a license fee, all gross receipts received by CPF at the food, beverage and merchandise concession will be used exclusively to provide for the management, maintenance, operation and programming at the Licensed Premises, including the operations under this License Agreement. CPF shall use any revenue it receives from the Naming Rights Sponsorship Agreement to offset the high costs of the maintenance and operations of the Rumsey Playfield in Central Park, and programming free events at the Rumsey Playfield and other locations as part of SummerStage, including but not limited to attracting a more diverse and higher profile slate of performers.

The term of the Agreement shall become effective on June 28, 2023 and, unless terminated sooner in accordance with this License, shall terminate on April 11, 2033, which is ten (10) years from the date of execution of a new Maintenance and Operations Agreement ("M&O Agreement"), or the last day of any subsequent renewal periods that are exercised pursuant to this Agreement. Parks, in its sole discretion, shall have the option to renew this Agreement for up to two (2) additional five (5)-year periods, provided that Parks has renewed the M&O Agreement for the same periods. Notwithstanding the foregoing, in no event will the total length of the term of this Agreement, including any renewal periods, exceed the shorter of (i) twenty (20) years; or (ii) the term of the M&O Agreement, including any renewal periods.

• j26

**PROBATION**

**ADMINISTRATION**

■ INTENT TO AWARD

*Human Services/Client Services*

**NEON ARTS NA** - Negotiated Acquisition - Other - PIN# 78123N0009 - Due 7-6-23 at 2:00 P.M.

Pursuant to Section 3-04(b)(2)(c) and 3-04(b)(2)(iii) of the NYC Procurement Policy Board Rules, the Department of Probation intends to enter into a contract with Renaissance Youth Center, to ensure continuity of services for the NeON Arts program. The contract term will be from July 1, 2023 to June 30, 2024 with an anticipated contract amount of \$787,500.00. This ad is for informational purposes only, anyone who would like additional information regarding this procurement or future like procurements may send an email to

[acco@probation.nyc.gov](mailto:acco@probation.nyc.gov) no later than the due date and time stated in this advertisement.

j21-27

**TRANSPORTATION**

**BUDGET AND CAPITAL PROGRAM MANAGEMENT**

■ INTENT TO AWARD

*Construction / Construction Services*

**84123T0003-HWR706 CONSTRUCTION OF ROAD SIDEWALKS IN STATEN ISLAND** - Government to Government - PIN# 84123T0003 - Due 6-28-23 at 9:00 P.M.

The New York City Department of Transportation intends to enter into a sole source negotiation with another government entity, under section 1-02 (f) (1) of the PPB Rules. This project will construct new sidewalk on the western side of Forest Hill Road between Willowbrook Road and Steers Street, including pedestrian ramp improvements and new curbs where needed. Any firm that would like to express their interest in providing services for similar projects in the future may do so by phone and joining the City Bidder's list by filling out the NYC-FMS Vendor Enrollment form at <https://a127-pip.nyc.gov/webapp/PRDPCW/SelfService/> to enroll your organization with the City of New York.

j21-27

**TRUST FOR GOVERNORS ISLAND**

■ SOLICITATION

*Human Services/Client Services*

**PUBLIC RELATIONS FIRM** - Request for Proposals - PIN# 2023-06-16 - Due 7-11-23 at 5:00 P.M.

Governors Island Corporation d/b/a The Trust for Governors Island ("the Trust") invites qualified Public Relations Consultants and/or Firms (each, a "Proposer") to submit proposals to advise on strategic communications initiatives and increase media visibility of Governors Island as a year-round premier destination, one poised for growth as a vibrant and accessible place for open space and recreation, arts and culture, and education and innovation to address the global climate crisis. Invites qualified Public Relations Consultants and/or Firms (each, a "Proposer") to submit proposals to advise on strategic communications initiatives and increase media visibility of Governors Island as a year-round premier destination, one poised for growth as a vibrant and accessible place for open space and recreation, arts and culture, and education and innovation to address the global climate crisis.

The Trust anticipates entering into a monthly retainer agreement with the selected Proposer beginning in April, 2023.

Locally Based Enterprises ("LBE's") and Women- and Minority-Owned Businesses ("MWBE's") are encouraged to respond to this RFP. Any Proposer must identify in its proposal whether it or, if applicable, any of its proposed sub-consultants are LBE's or MWBE's. Respondents are also encouraged, if applicable, to include LBE's and MWBE's as sub-consultants.

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.

Trust for Governors Island, 10 South Street, Slip 7, New York, NY 10004. Sarah Krauthaim (212) 440-2200; [gibids@govisland.org](mailto:gibids@govisland.org)

• j26

**YOUTH AND COMMUNITY DEVELOPMENT**

**PROCUREMENT**

■ INTENT TO AWARD

*Human Services/Client Services*

**NEIGHBORHOOD SAFETY AND PREVENTION OF GUN VIOLENCE SERVICES NEGOTIATED ACQUISITION** - Negotiated Acquisition - Other - PIN# 26023N0079 - Due 6-28-23 at 5:00 P.M.

In accordance with section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) wishes to enter into negotiations with the following providers who operate Neighborhood Safety and Prevention of Gun Violence Service contracts previously held by the Mayor's Office of Criminal Justice for the terms and amounts noted below with the option to renew for up to two years.

67th Precinct Clergy Council, Inc.  
203 East 37th Street  
Brooklyn, NY 11203  
DYCD ID: 800001  
Term: July 1, 2023 to June 30, 2025  
\$1,777,668.00

Community Mediation Services, Inc.  
89-64 163rd Street  
Jamaica, NY 11432  
DYCD ID: 800004  
Term: July 1, 2023 to June 30, 2025  
\$694,163.00

Institute for Mediation & Conflict Resolution, Inc.  
369 East 148th Street, Bronx, NY 10455  
DYCD ID: 800006  
Term: July 1, 2023 to June 30, 2025  
\$450,660.00

Justice Innovation, Inc.  
520 8th Avenue, 18th Floor  
New York, NY 10018  
DYCD ID: 800008  
Term: July 1, 2023 to June 30, 2025  
\$1,675,000.00  
DYCD ID: 800016  
Term: July 1, 2023 to June 30, 2025  
\$309,700.00

King of Kings Foundation, Inc.  
137-11 161st Street  
Rochdale Village, NY 11434  
DYCD ID: 800009  
Term: July 1, 2023 to June 30, 2024  
\$1,250,000.00

Legal Aid Society  
199 Water Street, 3rd Floor  
New York, NY 10038  
DYCD ID: 800015  
Term: July 1, 2023 to June 30, 2025  
\$7,500,000.00

New York Center for Interpersonal Development Inc  
130 Stuyvesant Place, 5th Floor  
Staten Island, NY 10301  
DYCD ID: 800010  
Term: July 1, 2023 to June 30, 2025  
\$679,310.00

New York Peace Institute, Inc.  
111 John Street, 600  
New York, NY 10038  
DYCD ID: 800011  
Term: July 1, 2023 to June 30, 2025  
\$1,425,000.00

Police Athletic League, Inc.  
34 ½ East 12th Street  
New York, NY 10003  
DYCD ID: 800012  
Term: July 1, 2023 to June 30, 2025  
\$6,020,018.00

Southside United Housing Development Fund Corp.  
434 South 5th Street  
Brooklyn, NY 11211  
DYCD ID: 800013  
Term: July 1, 2023 to June 30, 2025  
\$14,216,523.00

Please be advised that this is for information purposes only. If you wish to contact DYCD for further information, please send an email to [ACCO@dycd.nyc.gov](mailto:ACCO@dycd.nyc.gov).

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.

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Dana Cantelmi (646) 343-6310; [dcantelmi@dycd.nyc.gov](mailto:dcantelmi@dycd.nyc.gov)

j22-28

## CONTRACT AWARD HEARINGS

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



## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held via a WebEx conference call on Monday, July 10, 2023, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and The American School for the Deaf, Inc., for the provision of an Extraordinary Needs Foster Care program. The American School for the Deaf's headquarters is located at 139 North Main Street, West Hartford, CT 06107. The term of the proposed contract is August 17, 2023, through August 16, 2024. The contract EPIN is 06823N0034001, and the total contract amount is \$1,247,758.73.

The proposed contractor has been selected by means of the Negotiated Acquisition Extension procurement method, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2330 306 4144, no later than 9:50 A.M. on the date of the hearing.

A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038. If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Peter Pabon at [peter.pabon@acs.nyc.gov](mailto:peter.pabon@acs.nyc.gov), no later than three business days before the hearing date.

• j26

## DISTRICT ATTORNEY - QUEENS COUNTY

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, July 11, 2023, at 12:00 P.M. The Public Hearing will be held via Microsoft Teams meeting. **Join on your computer, mobile app or room device** <https://www.microsoft.com/microsoft-teams/join-a-meeting>.

Meeting ID: 236 990 822 947 Passcode: SfHKhX **Or call in (audio only)** +1 646-893-6638, 455079229# United States, New York City Phone Conference ID: 455 079 229#.

**IN THE MATTER OF** a proposed Contract between the Queens County District Attorney's Office and Rangam Consultants Inc 270 Davidson Ave Suite 103, Somerset, NJ 08873, for the Database Developer.

The proposed contract is in the amount of **\$230,000.00**. The contract term shall be for one year from issuance of Notice to Proceed. PIN #: QDA230707A.

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

Pursuant to Section 2-11(e)(3) of the Procurement Policy Board Rules, if the QCDA does not receive, by June 30th, 2023, from any individual a written request to speak at this hearing, then QCDA need not conduct this hearing. Written notice should be sent to Mike Bonilla, QCDA, via email to [purchasing@queensda.org](mailto:purchasing@queensda.org).

A draft copy of the proposed contract is available for public inspection at the Queens County District Attorney's Office 80-02 Kew Gardens Road, 5th Floor, Room D-5, Kew Gardens, NY 11415, on Wednesday, July 5th, 2023, excluding Saturdays, Sundays and Holidays, between the hours of 10:00 A.M. and 2:00 P.M.

◀ j26

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, July 11th, 2023, at 12:00 P.M. The Public Hearing will be held via Microsoft Teams meeting. **Join on your computer, mobile app or room device** <https://www.microsoft.com/microsoft-teams/join-a-meeting> Meeting ID: 236 990 822 947 Passcode: SfHKhX **Or call in (audio only)** +1 646-893-6638,,455079229# United States, New York City Phone Conference ID: 455 079 229#.

**IN THE MATTER OF** a proposed Contract between the Queens County District Attorney's Office and Rangam Consultants Inc 270 Davidson Ave Suite 103, Somerset, NJ 08873, for the Senior Application Developer. The proposed contract is in the amount of **\$230,000.00**. The contract term shall be for one year from issuance of Notice to Proceed. PIN #: QDA230707B.

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

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if the QCDA does not receive, by June 30th, 2023, from any individual a written request to speak at this hearing, then QCDA need not conduct this hearing. Written notice should be sent to Mike Bonilla, QCDA, via email to [purchasing@queensda.org](mailto:purchasing@queensda.org).

A draft copy of the proposed contract is available for public inspection at the Queens County District Attorney's Office 80-02 Kew Gardens Road, 5th Floor Room D-5 Kew Gardens, NY 11415 on Wednesday, July 5th, 2023, excluding Saturdays, Sundays and Holidays, between the hours of 10:00 A.M. and 2:00 P.M.

◀ j26

## ENVIRONMENTAL PROTECTION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held at the Department of Environmental Protection Offices, 59-17 Junction Boulevard, Flushing, NY 11373 on July 11, 2023, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Goldberg-Zoino Associates of New York, P.C, 104 West 29th Street, 10th Floor, New York, NY 10001 for DAM-2023: Engineering Services For NYC Dams. The Contract term shall be 1826 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$614,038—Location: Various Counties: EPIN: 82622P0037.

This contract was selected as a Competitive Sealed Proposal pursuant to Section 3-03 of the PPB Rules.

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and The U.S Army Corp of Engineers for HRE-FCER: Hudson Raritan Estuary- Flushing Creek Ecosystem Restoration Project. The Contract term shall be 959 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$809,300.00—Location: Borough of Queens: EPIN: 82623T0009.

This is a Government to Government procurement pursuant to Section 1-02(f)(2) of the PPB Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by June 29th, 2023, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing for these contracts. Written notice should be sent to Ms. Jeanne Schreiber, NYCDEP, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373 or via email to [jschreiber@dep.nyc.gov](mailto:jschreiber@dep.nyc.gov).

Note: Individuals requesting Sign Language Interpreters should contact Ms. Jeanne Schreiber, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373, (718) 595-3456, [jschreiber@dep.nyc.gov](mailto:jschreiber@dep.nyc.gov) no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.



◀ j26

## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on July 10, 2023, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 490 084 740#.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the New York City Office of Technology and Innovation (OTI) and Optinet Communications, Inc. located at 115 Morris Street, Suite 1312, Jersey City, NJ 07302, for a MWBE 7-858-0271A – IT Automation DevOps Elasticsearch – SP3. The maximum amount of this Purchase Order/Contract will be \$336,700.00. The term will be two years from issuance of Notice to Proceed. PIN #: 20230550023, E-PIN #: 85823W0125001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if OTI does not receive, by July 3, 2023, from any individual a written request to speak at this hearing, then OTI need not conduct this hearing.

Written notice should be sent to Mark Polyak, via email to [mpolyak@oti.nyc.gov](mailto:mpolyak@oti.nyc.gov).

◀ j26

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on July 10, 2023, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 490 084 740#.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the New York City Office of Technology and Innovation (OTI) and Optinet Communications, Inc. located at 115 Morris Street, Suite 1312, Jersey City, NJ 07302, for a MWBE 7-858-0271A – IT Automation DevOps Elasticsearch – SP3. The maximum amount of this Purchase Order/Contract will be \$177,600.00. The term will be two years from issuance of Notice to Proceed. PIN #: 20230550025, E-PIN #: 85823W0124001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if OTI does not receive, by July 3, 2023, from any individual a written request to speak at this hearing, then OTI need not conduct this hearing.

Written notice should be sent to Mark Polyak, via email to [mpolyak@oti.nyc.gov](mailto:mpolyak@oti.nyc.gov).

◀ j26

## AGENCY RULES

## TRANSPORTATION

### ■ NOTICE

#### Notice of Adoption

**NOTICE OF ADOPTION** relating to the update of the New York City Department of Transportation's (DOT) "Highway Rules" contained in Chapter 2 of Title 34 of the Rules of the City of New York.

**NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN** the Commissioner of the New York City Department of Transportation (DOT) by Sections 1043 and 2903(b) of the New York City Charter and in accordance with the requirements of Section 1043 of the New York City Charter that DOT hereby amends Sections 2-02 of Title 34 of the Rules of the City of New York.

This rule was first published in the *City Record* on January 4, 2023 and a public hearing was held on February 9, 2023. DOT received verbal and written comments from the public.

### Statement of Basis and Purpose of Adopted Rule

The Commissioner of the New York City Department of Transportation (DOT) is authorized to promulgate rules regarding highway operations in the City pursuant to Section 2903(b) of the City Charter. The rule that DOT is amending is contained within Chapter 2 of Title 34 of the Rules of the City of New York, relating to its "Highway Rules".

The purpose of the adopted rule is to update section 2-02 of the Highway Rules to resolve a potential ambiguity and make clear that for DOT permits, including street opening permits, the insurance policy or self-insurance provided by the permittee must provide coverage for damage arising from the permitted operations, whether at, below or above the street surface. Thus, for street opening permits, the insurance or self-insurance must provide coverage for the opening of the street itself, as well as for any street-level, above-ground or underground work performed pursuant to the permit.

In response to comments received on the proposed rule, this adopted rule requires permit applicants to submit fully-executed forms regarding the applicant's insurance information, which will assist the Department in ensuring that applicants have met all applicable insurance requirements.

Specifically, the adopted amendments are as follows:

- Sections 2-02(a)(1) and 2-02(a)(2) are amended to provide that insurance information must be included in the initial application to register an authorized DOT permittee and must be maintained to apply for individual permits.
- Section 2-02(a)(3) is amended to make clear that the Commercial General Liability insurance policy obtained in advance of applying for a street opening permit, or coverage by self-insured or uninsured entities, must provide coverage for all damage arising from all work done pursuant to that permit, above and below ground, not only damage to the street surface arising from the opening of the street.
- Section 2-02(a)(3) is amended to make clear that City officials and employees are named as Additional Insureds with respect to the insurance coverage obtained.
- The amended rule also provides for a broader range of accepted ratings agencies consistent with current City practice.
- Section 2-02(a)(3) is amended to add a requirement that permit applicants submit specified forms reflecting their insurance information.
- Section 2-02(a)(3) is amended to remove references to "combined single limit" in reference to the required Commercial General Liability insurance.

New material is underlined.

[Deleted material is in brackets.]

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

**Section 1. Subparagraph (ix) of paragraph 1 of subdivision (a) of section 2-02 of Title 34 of the Rules of the City of New York is amended and a new subparagraph (x) of such paragraph is added, all to read as follows:**

(ix) e-mail address, if any ; and

(x) insurance information, as set forth in subparagraphs (i) through (viii) of paragraph 3 of subdivision (a).

**§ 2. Subparagraph (vi) of paragraph 2 of subdivision (a) of section 2-02 of Title 34 of the Rules of the City of New York is amended and a new subparagraph (vii) of such paragraph is added, all to read as follows:**

(vi) names of two agents/employees designated to receive summonses or notices of violation or other notices required by these rules or other provisions of law ; and

(vii) insurance information, as set forth in subparagraphs (i) through (viii) of paragraph 3 of subdivision (a).

**§ 3. Subparagraphs (i), (vi), and (vii) of paragraph 3 of subdivision (a) of section 2-02 of Title 34 of the Rules of the City of New York are amended to read as follows:**

(i) Each applicant shall, before applying for a permit, obtain a Commercial General Liability (CGL) insurance policy or policies satisfying the requirements of this subparagraph and any self-insured or uninsured entity must provide coverage that satisfies the requirements of this subparagraph. All [CGL insurance policies, whether primary, excess or umbrella, shall] coverage, whether a CGL policy or as provided by a self-insured or uninsured entity must:

(A) be issued by a company or companies that may lawfully issue the required policy and has an A.M. Best rating of at least

[A-VII] A-7, [or] a Standard and Poor's rating of at least A[.], a Moody's Investor's Service rating of at least A3, a Fitch Ratings rating of at least A-, or a similar rating by any other nationally recognized statistical rating organization acceptable to the New York City Law Department unless prior written approval is obtained from the New York City Law Department;

(B) provide coverage to protect the City of New York ("City"), and its officials and employees, and the applicant from claims for property damage and/or bodily injury, including death, which may, pursuant to a permit to be issued by the Department, including but not limited to a street opening permit, arise from any operations performed by or on behalf of the applicant [for which the Department has issued it a permit], whether at, above, or below the surface of the street(s);

(C) provide coverage at least as broad as that provided by the most recent edition of ISO Form CG 00 01;

(D) provide coverage for completed operations;

(E) provide coverage of at least \$1,000,000 [combined single limit] per occurrence and in the aggregate, with a products-completed operations aggregate of at least \$1,000,000, except that with respect to applications for permits to place a crane on a street, such minimum amount shall be no less than \$3,000,000 [combined single limit] per occurrence and in the aggregate, with a products-completed operations aggregate of at least \$3,000,000;

(F) provide that the City and its officials and employees are Additional Insureds with coverage at least as broad as set forth in the most recent editions of ISO Form CG 20 26 and CG 20 37;

(G) provide that the limit of coverage applicable to the Named Insured is equally applicable to the City and its officials and employees as Additional [Insured] Insureds.

(H) This policy shall not be cancelled or terminated, or modified or changed in a way that affects the City or its officials or employees by the issuing insurance company unless thirty (30) days prior written notice is sent to the Named Insured and the Commissioner of the New York City Department of Transportation, except that notice of termination for non-payment may be made on only ten (10) days written notice.

(I) If the permit applicant has applied for more than one thousand permits in the previous calendar year, the insurance policy shall contain each of the following endorsements[.];

(1) If and insofar as knowledge of an «occurrence», «claim», or «suit» is relevant to the City as Additional Insured under this policy, such knowledge by an agent, servant, official or employee of the City of New York will not be considered knowledge on the part of the City of the «occurrence», «claim», or «suit» unless notice thereof is received by the: Insurance Claims Specialist, Affirmative Litigation Division, New York City Law Department; and

(2) Any notice, demand or other writing by or on behalf of the Named Insured to the insurance company shall also be deemed to be a notice, demand or other writing on behalf of the City and its officials and employees as Additional [Insured] Insureds. Any response by the Insurance Company to such notice, demand or other writing shall be addressed to the Named Insured and to the City and its officials and employees at the following address: Insurance Claims Specialist, Affirmative Litigation Division, New York City Law Department, 100 Church Street, New York, New York 10007.

\*\*\*

(vi) In its sole discretion, the Department may allow applicants that frequently seek permits to self-insure, provided that the applicant:

(A) presents proof of excess or umbrella CGL coverage applicable to its operations under such permits;

(B) certifies that it has a self-insurance program in place that satisfies the requirements contained in subparagraph (i) of this paragraph (3) and will continue it for the life of the permit and the Guarantee Period, as defined in subparagraph (ii) of paragraph (16) of subdivision (e) of 34 RCNY § 2-11;

(C) agrees to provide the same defense of any suit against the City and its officials and employees that alleges facts that bring the suit within the scope of the coverage required in subparagraph (i) as an insurer would be obligated to provide under the laws of New York;

(D) submits a statement, signed by a person authorized to bind the applicant and acknowledged by a notary public, in which the applicant agrees to assume full liability for satisfying all obligations set forth in this subparagraph (vi), and

(E) provides the Department with the name and address of the office or official of its self-insurance program who is responsible for satisfying the self insurance obligations.

(vii) The permittee shall maintain insurance throughout the Guarantee Period, as defined in subparagraph (ii) of paragraph (16) of subdivision (e) of 34 RCNY § 2-11, satisfying the requirements



in subparagraph (i) of this paragraph (3) and providing coverage to protect the City and its officials and employees, the Department and the applicant from all claims for property damage and/or bodily injury, including death, which may arise from any defects discovered during such Guarantee Period.

**§ 4. Paragraph (3) of subdivision (a) of section 2-02 of Title 34 of the Rules of the City of New York is amended by adding a new subparagraph (xi), to read as follows:**

(xi) The applicant shall submit to the department proof of its insurance on fully-executed ACORD 25 and ACORD 855 forms, or equivalent forms containing the same information, regarding applicant's insurance.

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**CITY PLANNING**

■ NOTICE

**NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT**

**1160 Flushing Avenue  
Rezoning**

**Project Identification**  
CEQR No. 21DCP199K  
ULURP Nos. C210314ZMK

**Lead Agency**  
City Planning Commission  
120 Broadway, 31<sup>st</sup> 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 Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the 1160 Flushing project page on ZAP: <https://zap.planning.nyc.gov/projects/2020K0289>. To view the 1160 Flushing FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then "FEIS\_21DCP199K". The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the DEIS was held on May 24, 2023, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Written comments on the DEIS were requested and considered by the Lead Agency through 5:00 PM, June 5, 2023. The FEIS incorporates responses to the public comments received on the DEIS an additional analysis conducted subsequent to the completion of the DEIS.

**INTRODUCTION**

The Applicant (1160 Flushing Avenue LLC) is seeking a zoning map amendment (the "Proposed Action"), that would facilitate the construction of a new, mixed-use development comprising approximately 238,104 gross square feet (gsf) in total (the "Proposed Project"). The Proposed Project would be constructed at 1160 Flushing Avenue (Block 3167, Lots 18 and 24), a 37,928-sf, rectangular-shaped site with frontages on Flushing Avenue and Jefferson Street in the Bushwick neighborhood of Brooklyn Community District (CD) 4 ("Projected Development Site 1").

The Applicant seeks City Planning Commission ("CPC") approval for a zoning map amendment that would rezone Block 3167, Lots 12 (p/o), 18, 24, 26, 29, and 40 (the "Proposed Rezoning Area" or "Project Area") from a M1-1 district to a M1-5 district (the "Proposed Action"). The Proposed Action will undergo coordinated review under City

Environmental Quality Review ("CEQR"), with the New York City Department of City Planning (DCP) serving on behalf of the CPC as lead agency.

The Proposed Action would facilitate the demolition of the existing single-story building on Projected Development Site 1 and the construction of the Proposed Project. As stated above, Lots 18 and 24 are owned and controlled by the Applicant and comprise Projected Development Site 1; Lots 12, 26, 29, and 40 are not owned or controlled by the Applicant. The Proposed Project would consist of a single-story building and a nine-story building separated by a pedestrian alleyway. The single-story structure and first two floors and cellar floor of the nine-story building would contain a combined total of approximately 75,586 gsf (36,730 zoning square feet (zsf)) of retail uses (0.97 FAR); the second and third floors of the proposed nine-story building would contain approximately 40,732 gsf (37,846 zsf) of light industrial uses (1.0 FAR); and the remaining floors (three through nine) of the proposed nine-story building would contain approximately 121,786 gsf (114,983 zsf) of commercial office uses (3.03 FAR). Three loading bays would be provided with a single curb cut along Flushing Avenue to satisfy the M1-5 zoning requirements associated with the proposed office, retail, and light industrial uses; no accessory parking spaces would be required under the proposed M1-5 zoning district. In total, the Proposed Project would contain approximately 238,104 gsf (189,559 zsf) of new development.

In the future with the Proposed Action, it is assumed that the proposed zoning map amendment would be approved, allowing the Applicant to construct the Proposed Project at Projected Development Site 1 (Lots 18 and 24). However, as the proposed M1-5 zoning district permits a maximum floor area ratio (FAR) of 6.5 for community facility uses, the reasonable worst-case development scenario (RWCDs) for Projected Development Site 1 assumes an additional 1.5 FAR of community facility (medical office) uses. As such, for conservative analysis purposes, it is assumed that Projected Development Site 1 could accommodate up to approximately 75,586 gsf (36,730 zsf) of retail uses, approximately 40,732 gsf (37,846 zsf) of light industrial uses, approximately 121,786 (114,983 zsf) of commercial office uses, and approximately 59,973 gsf (56,975 zsf) of community facility (medical office) uses (the "RWCDs"). In total, the RWCDs for Projected Development Site 1 would comprise approximately 298,077 gsf (246,534 zsf) of new development (6.5 FAR).

In addition, it is assumed that Lots 29 and 40 (both of which are non-Applicant-owned) would each be redeveloped in the future with approval of the Proposed Action as well. It is anticipated that Lot 29 would be redeveloped with a six-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 79,821 gsf of office space and 16,730 gsf of retail space ("Projected Development Site 2"), and Lot 40 would be redeveloped with a five-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 32,547 gsf of office space and 6,250 gsf of retail space ("Projected Development Site 3"). As a result, the total With-Action development scenario for the Project Area would include approximately 234,154 gsf of commercial office uses, 98,566 gsf of retail uses, 40,732 gsf of light industrial uses, and 59,973 gsf of community facility (medical office) uses, thus representing the RWCDs for the Project Area under the Proposed Action.

It is expected that all three projected development sites would be constructed and fully operational by the end of 2027. Without discretionary approval, it is anticipated that the on-site conditions would remain unchanged from existing conditions, with exception to Projected Development Site 1 which is expected to be converted and reoccupied with commercial retail uses.

The Proposed Action include:

**Zoning Map Amendment**

The proposed zoning map amendment, which would rezone the Project Area from M1-1 to M1-5, would increase the maximum permitted FAR from 2.4 to 6.5, allowing for additional development of commercial, light industrial, and/or community facility uses than could be provided under existing conditions, in addition to reducing the loading dock and accessory parking requirements. While the Project Area under an M1-5 district would still be governed by the sky-exposure plane as under the existing M1-1 zoning, the additional permitted density under the M1-5 district would result in larger building envelopes to accommodate the increase in permitted commercial, light industrial, and community facility uses. The Proposed Rezoning Area would be mapped 250 feet north of Irving Avenue between Flushing Avenue and Jefferson Street, and its boundaries would extend approximately 493 feet along Flushing Avenue, 146 feet along Wyckoff Avenue, and 485 feet along Jefferson Street.

In conjunction with the Proposed Action, an E-designation (E-674) will be recorded on Projected Development Sites 1, 2 and 3 (Block 3167, Lots 18, 24, 29 and 40) to preclude significant adverse impacts related to air quality, noise and hazardous materials. In addition, a Restrictive Declaration will be recorded, in conjunction with the project approvals, to codify transportation (traffic and pedestrian) Project Components

Related to the Environment (PCREs) and Mitigation commitments made in the EIS related to the environmental review.

ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

Reasonable Worst-Case Development Scenario (RWCDs)

In order to assess the possible effects of the Proposed Action, a RWCDs for the Project Area was established for both Future No-Action and Future With-Action conditions by the build year of 2027. The incremental difference between the Future No-Action and Future With-Action conditions will serve as the basis of the impact category analyses. For reasonable worst-case analysis purposes, it is assumed that Projected Development Site 1 would accommodate approximately 75,586 gsf (36,730 zsf) of retail uses, approximately 40,732 gsf (37,846 zsf) of light industrial uses, approximately 121,786 gsf (114,983 zsf) of commercial office uses, and approximately 59,973 gsf (56,975 zsf) of community facility (medical office) uses (the "RWCDs"). Similar to the Proposed Project, the RWCDs would require three loading bays, which would be accommodated by a single curb cut along Flushing Avenue, and would not contain any accessory parking spaces. In total, the RWCDs for Projected Development Site 1 would contain approximately 298,077 gsf (246,534 zsf) of new development (6.5 FAR).

In addition, it is assumed that Projected Development Site 2 (Lot 29) and Projected Development Site 3 (Lot 40) would each be redeveloped in the 2027 With-Action scenario. It is anticipated that Projected Development Site 2 would be redeveloped with a six-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 79,821 gsf of office space and 16,730 gsf of retail space, and Projected Development Site 3 would be redeveloped with a five-story, 5.0 FAR predominantly commercial office building with ground-floor retail uses comprising approximately 32,547 gsf of office space and 6,250 gsf of retail space.

In total, the With-Action development scenario for the Project Area (including the approximately 234,154 gsf of commercial office uses, 98,566 gsf of retail uses, 40,732 gsf of light industrial uses, and 59,973 gsf of community facility (medical office) uses, thus representing the RWCDs for the Project Area under the Proposed Action.

The FEIS assesses whether development resulting from the Proposed Action could result in significant adverse environmental impacts. The FEIS identifies potential significant adverse impacts to transportation (traffic and pedestrians). Potential mitigation measures for these technical areas are identified below.

Transportation Traffic

The Proposed Action would result in significant adverse impacts at seven study area intersections during one or more analyzed peak hours during the weekday AM, weekday midday, weekday PM, and Saturday midday peak hours. Implementation of traffic engineering improvements, such as signal timing changes would provide mitigation for several of the anticipated traffic impacts. If, prior to implementation, DOT determines that an identified mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

The types of mitigation measures proposed herein are standard measures that are routinely identified by the City and considered feasible for implementation. Implementation of the recommended traffic engineering improvements is subject to review and approval by DOT, and is described further in the Restrictive Declaration. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Assuming all the proposed mitigation measures were implemented, significant adverse impacts would be fully mitigated at two lane groups in the weekday AM peak hour, one lane group in the midday peak hour, two lane groups in the weekday PM peak hour, and one lane group in the Saturday peak hour. Impacts would be fully mitigated at one intersection during the weekday AM, PM, and Saturday peak hours. During the weekday midday peak hour, none of the impacted intersections would be fully mitigated. In total, impacts to one or more lane groups would remain unmitigated in one or more peak hours at seven intersections.

Proposed Schedule for Traffic Mitigation Measures

In order to determine whether the implementation of some or all of the traffic mitigation measures would be warranted in 2025 and/or 2027, the Applicant will commit, in consultation with DOT and DCP, to undertake a transportation monitoring program (TMP). The focus of this TMP was explored further by the Applicant in consultation with DOT and DCP between DEIS and FEIS, and is described in further detail in the Restrictive Declaration. A report summarizing the findings of the TMP would be submitted to DOT and DCP along with relevant backup data, and will be used by DOT as the basis for directing implementation of the proposed mitigation measures. The TMP scope of work would be submitted for DOT and DCP review and approval prior to implementation. The Applicant would be responsible

for all costs associated with the TMP and any proposed traffic improvement/mitigation measures, and would submit all required drawings for such measures to DOT for review and approval.

Pedestrians

Incremental demand from the Proposed Action would result in significant adverse impacts to one crosswalk in one or more peak hours. There would be no significant adverse impacts to analyzed sidewalks and corner areas in any period. Widening the impacted crosswalk by 4.5 feet would fully mitigate the significant crosswalk impacts. Implementation of the proposed mitigation measures would be subject to review and approval by DOT, as is described further in the Restrictive Declaration. If, prior to implementation, DOT determines that an identified mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Additionally, proposed traffic mitigation measures (discussed previously) would potentially affect pedestrian conditions at a total of two corners and two crosswalks in one or more peak hours. The recommended traffic mitigation measure at Flushing Avenue and Wyckoff Avenue would consist of signal timing adjustments to transfer green time from the northbound phase to the eastbound/westbound phase in each analyzed peak hour.

With the implementation of the proposed signal timing adjustment at the Flushing Avenue and Wyckoff Avenue intersection, the south and west crosswalk would continue to operate at LOS C or better during each analyzed peak hour. In addition, the southeast and southwest corners at the Flushing Avenue and Wyckoff Avenue intersection would continue to operate at LOS B or better during each analyzed peak hour with the implementation of the proposed traffic mitigation.

The FEIS considers two alternatives – a No-Action Alternative and a No Unmitigated Significant Adverse Impact Alternative. The No-Action Alternative examines future conditions within the Project Area, but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the Proposed Actions are changed specifically to avoid the unmitigated significant adverse impacts associated with the Proposed Actions.

Copies of the FEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shellooe, AICP, Director (212) 720-3328; and on the New York City Department of City Planning's website located at <http://zap.planning.nyc.gov/projects/2020K0289>.

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COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 7/6/2023 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Damage Parcel No., Block, Lot. Lists parcel numbers 406A through 420A and their corresponding block and lot numbers.

Acquired in the proceeding entitled: ROMA AND HETT 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  
j21-jy5

**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 Street, Room 629, New York, NY 10007, on 6/27/2023, 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
382A	4064	46
383A	4064	45
384A	4064	60
385A	4064	40
387A	4064	35
388A	4065	28
389A	4065	27
397A	4065	15
398A	4065	14
399A	4065	13
400A	4065	12
401A	4067	29
402A	4067	27
403A	4067	24
404A	4067	22

Acquired in the proceeding entitled: ROMA AND HETT 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  
j13-26

**OFFICE OF COURT ADMINISTRATION**

■ NOTICE

CIVIL COURT OF THE CITY OF NEW YORK  
ADVISORY COUNCIL TO THE HOUSING PART  
SEEKS APPLICANTS FOR HOUSING COURT JUDGESHIPS

June 26, 2023

Hon. Marcia Sikowitz (Ret.), Chairperson of the Advisory Council for the Housing Part of the Civil Court of the City of New York, today announced that the Advisory Council has begun the process of soliciting applications for Housing Court Judge positions.

In order to encourage interest in applying and to provide sufficient time for a full review of candidates, applications will be accepted through September 5, 2023, at 5:00 P.M.

Housing Court Judges are appointed to five-year terms. They are required to have been admitted to the New York State Bar for at least five years, two of which must have been in an active and relevant practice. In addition, they must be qualified by training, interest, experience and judicial temperament and knowledge of federal, state, and local housing laws and programs. The present salary for Housing Court Judge is \$189,900 per year.

Persons interested in applying to become Housing Court Judges may obtain a questionnaire by emailing the administrator of the Council, Linda Dunlap-Miller at ldunlapm@nycourts.gov beginning June 26, 2023 or by writing, or appearing in person at the Office of the Deputy Chief Administrative Judge, Deborah A. Kaplan, 111 Centre Street, Room 1240, New York, NY 10013. In as much as September 5, 2023, has been established as the deadline date for submission of such applications, Judge Sikowitz encourages all applicants to obtain, complete and submit the original questionnaire, along with one (1) additional copy, as soon as possible.

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**DESIGN AND CONSTRUCTION**

■ NOTICE

**THE CITY OF NEW YORK - PUBLIC NOTICE**

**DETERMINATION AND FINDINGS BY THE CITY OF NEW YORK PURSUANT TO SECTION 204 OF THE NEW YORK STATE EMINENT DOMAIN PROCEDURE LAW**

Whereas, the New York City Department of Design and Construction (“DDC”), on behalf of the New York City Department of Transportation (“DOT”) and the City of New York (“City”), has proposed the acquisition of certain street bed properties on Pratt Avenue from Needham Avenue to Pratt Avenue’s dead end, as shown on the Damage and Acquisition Map No. 12527, dated 5/18/2021, and last revised 9/15/2022 (Capital Project No. HWXPRATT) in the Borough of Bronx; and

Whereas, the New York State Eminent Domain Procedure Law (“EDPL”) sets forth uniform procedures for condemnations by municipalities throughout the State of New York, which also governs this acquisition; and

Whereas, pursuant to the EDPL, the City is required to hold a public hearing to determine whether the public would be better served by the proposed acquisition of the above-mentioned properties and the impact of such an acquisition on the neighborhood where the project is to be constructed; and

Whereas, the City held a public hearing pursuant to EDPL Section 204 (with an option to attend virtually) in relation to this acquisition on March 30<sup>th</sup> 2023, in the Borough of Bronx. Having given due consideration to the complete hearing record, which includes, amongst other things, all documents submitted and all public comments, the City makes the following determination and findings concerning the above and below described acquisition and project:

1. The public use and benefit of this project is for the installation of a new retaining wall and the reconstruction of Pratt Avenue in the Borough of Bronx (the “Project”).
2. The properties proposed to be acquired are within the acquisition limits shown on Damage and Acquisition Map No. 12527, dated 5/18/2021, and last revised 9/15/2022, as follows:
  - Pratt Avenue from Needham Avenue to a point located approximately 287 feet northerly therefrom;
  - Needham Avenue from the southerly prolongation of the westerly line of Pratt Avenue to a point located approximately 112 feet easterly therefrom; and
  - Block 4922, part of Lot 101.

The portion of lot proposed to be acquired include the following location, as shown on the Tax Map of the City of New York for the Borough of Bronx:

BLOCK #	PART OF LOT #
4922	101

The properties proposed to be acquired include the following unlotted streetbed locations, as shown on the Tax Map of the City of New York for the Borough of Bronx:

ADJACENT BLOCK NO.	ADJACENT LOT NO.
4922	17, 29, 101, 129, 130, 131, 132, 133, 134, 135, 136

The City selected these locations based on a need for the reconstruction of the roadway in Pratt Avenue.

The general effect on the neighborhood will be to improve current living conditions.

An environmental assessment of the proposed property acquisition location was conducted in accordance with the requirements of the State Environmental Quality Review Act (SEQRA) and the New York City Environmental Quality Review process. New York City Department of Transportation, as lead agency, determined that the proposed project would have no potential significant adverse impact on the environment, and issued a Negative Declaration (CEQR No. 22DO/T013X) on May 13, 2022.

Comments and concerns presented at the public hearing both in person and virtually have been reviewed by the City and given due consideration. The comments included observations about the structural issues of the retaining wall and the floor, and concerns that

construction might make pre-existing conditions worse. There were also questions as to whether homeowners would receive compensation for already-incurred damages due to the retaining wall.

The record of the hearing remained open for written comments until 5:00 P.M., April 6, 2023. No written comments were received subsequent to the hearing.

The City has also reviewed all potential alternate locations and has determined that no other sites are feasible for the Project.

**DETERMINATION:**

Based upon due consideration of the record and the foregoing findings, it is determined that the City of New York should exercise its power of eminent domain to acquire the above-described properties in order to promote and permit the purposes of the Project to be achieved.

**NOTICE:**

PURSUANT TO EDPL SECTION 207, PROPERTY OWNERS HAVE THIRTY (30) DAYS FROM COMPLETION OF THE PUBLICATION OF THIS "DETERMINATION AND FINDINGS" TO SEEK JUDICIAL REVIEW OF THIS DETERMINATION. THIS PUBLICATION WILL BE ADVERTISED IN THE CITY RECORD AND NEW YORK POST NEWSPAPERS.

THE EXCLUSIVE VENUE FOR THE JUDICIAL REVIEW OF THIS DETERMINATION PURSUANT TO EDPL SECTIONS 207 AND 208 IS THE APPELLATE DIVISION OF THE SUPREME COURT IN THE JUDICIAL DEPARTMENT WHERE ANY PART OF THE PROPERTY TO BE ACQUIRED IS LOCATED.

A copy of this Determination and Findings by the City is available without cost upon written request to:

New York City Department of Design and Construction  
Office of General Counsel – 4<sup>th</sup> Floor  
30-30 Thomson Avenue  
Long Island City, NY 11101  
Attn.: HWXP/Pratt Avenue – Condemnation Proceeding

• j26-27

**CHANGES IN PERSONNEL**

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Data for Fire Department for period ending 04/28/23.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Data for Fire Department for period ending 04/28/23.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Data for Admin for Children's Svcs for period ending 04/28/23.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Data for Admin for Children's Svcs for period ending 04/28/23.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Data for Admin for Children's Svcs for period ending 04/28/23.



**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.



**PARKS AND RECREATION**

**PUBLIC HEARINGS**

**THIS PUBLIC HEARING IS CANCELLED**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on June 27, 2023 at 2:00 P.M. The Public Hearing will be held via Zoom.

IN THE MATTER OF a proposed Contract between the New York City Department of Parks and Recreation and ANR Mechanical Corp Grace Contracting, 1906 Stewart Avenue, New Hyde Park, NY 11040, for CNYG-2719MA Citywide Olympic Pool Mechanical Systems Reconstruction, Citywide. The amount of this Contract will be \$485,600.00. The term shall be 365 consecutive calendar days from the Order to Work Notice. PIN#: 84623W0028001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. In order to access the public hearing and testify, please join the Zoom Virtual Meeting Link <https://us02web.zoom.us/j/2290435542?pwd=VFovbDI6UTVFNXI3ZGxPYUVsQU5kZz09>. Meeting ID:229 043 5542; Passcode: 763351.

A draft copy of the Contract will be available for public inspection at Department of Parks and Recreation, The Olmsted Center, 117-02 Roosevelt Avenue, Corona, NY 11368, from June 13, 2023 through June 27, 2023 excluding weekends and Holidays, from 9:00 A.M. - 3:00 P.M. (EST). Pursuant to section 2-11 (c)(3) of the procurement policy boards rules, if Parks does not receive, by June 20, 2023, from any individual a written request at this hearing, then Parks need not to conduct this hearing. Requests should be made to Ms. Patricia Doyle via email at Patricia.Doyle@parks.nyc.gov.

• j26