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THE CITY RECORD

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TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

Board Meetings	5833
City Council	5834
City Planning	5837
City Planning Commission	5838
Community Boards	5844
Board of Education Retirement System	5844
Health and Mental Hygiene	5844
Housing Authority	5845
Information Technology and Telecommunications	5845
Landmarks Preservation Commission	5845
Teachers' Retirement System	5847

PROCUREMENT

Administration for Children's Services	5847
Aging	5847
Citywide Administrative Services	5848
Design and Construction	5848
Education	5848

Employees' Retirement System	5850
Environmental Protection	5850
Fire Department	5850
Housing Authority	5850
Information Technology and Telecommunications	5851
Parks and Recreation	5851

CONTRACT AWARD HEARINGS

Administration for Children's Services	5851
Health and Mental Hygiene	5851
Homeless Services	5851
Human Resources Administration	5851
Information Technology and Telecommunications	5852

AGENCY RULES

Buildings	5852
Consumer and Worker Protection	5856
Housing Preservation and Development	5858

SPECIAL MATERIALS

City Planning	5860
Transportation	5862
Changes in Personnel	5863

THE CITY RECORD

ERIC L. ADAMS

Mayor

LOUIS A. MOLINA

Commissioner, Department of
Citywide Administrative Services

JANAE C. FERREIRA

Editor, The City Record

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

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 bi-weekly, on Thursday, at 10:00 A.M. In order to access the
Public Hearing and testify, please call 1-646-992-2010, Access Code:
715 951 139, no later than 9:55 A.M.

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/ccrb/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 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 Acquisitions and Dispositions

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

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.

Employees' Retirement System

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the second 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.

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.

CITY COUNCIL**■ PUBLIC HEARINGS**

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in Conference Room 3, 8th Floor, 250 Broadway, New York, NY 10007, on the following matters commencing at 11:00 A.M. on November 13, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

1551 BROADWAY MID SIGNAGE TEXT AMENDMENT AND SP MANHATTAN CB - 5 N 250189 ZRM

Application submitted by 1551 Broadway Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

1551 BROADWAY MID SIGNAGE TEXT AMENDMENT AND SP MANHATTAN CB - 5 C 250188 ZSM

Application submitted by 1551 Broadway Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-734* of the Zoning Resolution to modify the sign requirements of Section 81-732(a)(2) (Special Times Square signage requirements) and Section 81-751 (Special street wall and setback regulations within the Theater Subdistrict Core), to allow two new signs on property located at 1551 Broadway (Block 1018, Lots

26 & 27), in a C6-7T District, within the Special Midtown District (Theater Subdistrict Core).

*Note: A zoning text amendment is proposed to create a new Section 74-734 (Special permit to modify sign and frontage regulations on small zoning lots) under a concurrent related application (N 250189 ZRM).

CITYBRIDGE FRANCHISE AUTHORIZING RESOLUTION AMENDMENT**CITYWIDE****G 250091 GFY**

Proposed authorizing resolution submitted by the Mayor pursuant to Section 363 of the Charter for the five year extension of the franchise agreement for the public communications structures for the provision of telecommunication/information services in the City of New York.

Resolution authorizing the Department of Information Technology & Telecommunications, also known as the Office of Technology and Innovation, to extend the Franchise, allowing for the extension of the Agreement for the Installation, Operation, and Maintenance of Public Communications Structures in the Boroughs of the Bronx, Brooklyn, Manhattan, Queens and Staten Island (as amended).

By Council Member Salamanca (by request of the Mayor)

WHEREAS, by Executive Order 25, dated Aug. 23, 1995, the Mayor has designated the Department of Information Technology & Telecommunications (the "Department") as the responsible agency for the granting of telecommunication franchises, and

WHEREAS, pursuant to § 363 of the Charter of the City of New York (the "Charter"), the City Council of the City of New York (the "City Council") adopted on December 21, 2009 Resolution No. 2309, authorizing the Department, on behalf of the City of New York (the "City"), to grant non-exclusive franchise(s) for the occupation and use of the inalienable property of the City for the installation and maintenance of public pay telephones (as defined in Res. No. 2309, hereinafter "Res. No. 2309"); and

WHEREAS, pursuant to § 363 of the Charter of the City of New York (the "Charter"), the City Council of the City of New York (the "City Council") adopted on August 25, 2010, Resolution No. 191 (hereinafter "Res. No. 191"), authorizing the Department, on behalf of the City to grant non-exclusive franchise(s) for installation of telecommunications equipment and facilities on, over and under the inalienable property of the City in connection with the provision of mobile telecommunications services; and

WHEREAS, pursuant to Res. No. 2309 and Res. No. 191, the Department issued a Request for Proposals on April 30, 2014, for a non-exclusive franchise to install and maintain Public Communications Structures (the "Franchise"); and

WHEREAS, on March 23, 2015, the Department, acting on behalf of the City, entered into a Franchise Agreement (the "Agreement") with CityBridge, LLC, (the "Franchisee") for the installation and maintenance of Public Communication Structures, as defined in the Agreement; and

WHEREAS, on October 9, 2015, August 3, 2018, and August 9, 2021, the Department agreed to amendments to the Agreement; and

WHEREAS, the Department requests the ability to amend the Agreement to extend the term of the Agreement and to incorporate additional rights and responsibilities; and

WHEREAS, the City Council has determined that the authorization of an extension of the Franchise by five (5) years, allowing for the extension of the Agreement by up to five additional years is consistent with Resolution No. 2309 and Resolution 191, specifically only for Public Communications Structure franchises in existence as of the date of this resolution, and is in the best interests of the City by enhancing the welfare, convenience, and safety of the public;

NOW THEREFORE, BE IT RESOLVED,

That the City Council hereby authorizes the Department to extend the Franchise for an additional five (5) years, allowing for the extension of the Agreement for a maximum of five (5) additional years, bringing the total term of the Agreement up to twenty (20) years, as determined in the discretion of the Department, and to incorporate additional rights and responsibilities agreed upon by the parties as a condition to this extension on condition that such Agreement is consistent with all terms and conditions set forth in Res. No. 2309 and Res. No. 191. This authorizing resolution is limited to existing Public Communications Structure franchises existing as of the date of this resolution. Any extension granted pursuant to this resolution shall be subject to such other approvals as may be required by law, such as the approval of the Franchise and Concession Review Committee and the

separate and additional approval of the Mayor, and the registration of the amended Agreement by and between the Comptroller.

For questions about accessibility and requests for additional accommodations, including language access services, please contact swerts@council.nyc.gov or 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, by: Friday, November 7, 2025, 3:00 P.M.



n6-13

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person, at 250 Broadway, 8th Floor, Committee Room 3, New York, NY 10007, on the following matters commencing at 1:00 P.M. on November 13, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

BARBEY BUILDING

MANHATTAN CB – 5

N 260077 HIM

Communication dated August 15, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Barbey Building, 15-17 West 38th Street (Block 840, Lot 31) by the Landmarks Preservation Commission on August 12, 2025 (List No. 546, LP No. 2687), Borough of Manhattan, Community District 5.

29TH STREET TOWERS

MANHATTAN CB – 5

N 260078 HIM

Communication dated August 15, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 29th Street Towers, 214-226 West 29th Street (Block 778, Lots 48 and 52) by the Landmarks Preservation Commission on August 12, 2025 (List No. 546, LP No. 2689), Borough of Manhattan, Community District 5.

FASHION TOWER

MANHATTAN CB – 5

N 260079 HIM

Communication dated August 15, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Fashion Tower, 135 West 36th Street (Block 812, Lot 19) by the Landmarks Preservation Commission on August 12, 2025 (List No. 546, LP No. 2688), Borough of Manhattan, Community District 5.

FURCRAFT BUILDING

MANHATTAN CB – 5

N 260080 HIM

Communication dated August 15, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Furcraft Building, 242-246 West 30th Street (Block 779, Lot 66) by the Landmarks Preservation Commission on August 12, 2025 (List No. 546, LP No. 2690), Borough of Manhattan, Community District 5.

LEFCOURT CLOTHING CENTER

MANHATTAN CB – 4

N 260081 HIM

Communication dated August 15, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Lefcourt Clothing Center, 275 Seventh Avenue (Block 801, Lot 1) by the Landmarks Preservation Commission on August 12, 2025 (List No. 546, LP No. 2691), Borough of Manhattan, Community District 5.

QUEENS CD 3 WALK TO PARK SITE SELECTION/ACQUISITION

QUEENS CB – 3

C 250297 PCQ

Application submitted by the Department of Citywide Administrative Services and the Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for acquisition of properties listed below, Borough of Queens, Community District 3, and for site selection of such properties for park use.

Table 1. Primary (Vacant) Sites, Block and Lot Information

Site Number	Block	Lot	Address	Owner	Land Use Code	Zoning District	Area (SF)	Proposed Design Option
1	1073	25	22-42 97 Street	MD Jaglul Huda	11	R3-1	10,279	2
2	1100	101	88 Street	J and Son Realty LLC	11	R3-2	6,974	1
3	1755	26	34-34 112 Street	112 Corona LLC	11	R5	4,066	1
	1755	87	111 Street	34 Avenue, CORP.	11	R5	4,033	1
4	1776	55	104-35 Roosevelt LT Avenue	Ivelisse Marrero	11	R6B	3,102	1
	1776	56	104-33 Roosevelt LT Avenue	Ivelisse Marrero	11	R6B	3,282	1
5	1254	32 (vacant portion of lot)	33-50 82 Street	St Marks P E Church	8	R7-1	8,000	1

Data Source: NYC Department of City Planning, MapPLUTO Dataset, July 2024

Table 2. Secondary Sites, Block and Lot Information

Site Number	Block	Lot	Address	Owner	Land Use Code	Zoning District	Area (SF)	Proposed Design Option
1	1068	48	90-01 23 Avenue	GCP REALTY II	10	R2-3	90,246	3
2	1083	121	88-08 23 Avenue	GWL 23-85 87th LLC	10	C4-1	232,221	3
3	1102	47	90-05 25 Avenue	SRB Properties LLC	5	R6B	15,004	2
4	1166	37	70-09 Northern Boulevard	Commerce Bank NA	5	R4	20,536	2
5	1242	1	69-02 Northern Boulevard	Wen 69 LLC	5	R5	20,335	2
6	1243	1	70-02 Northern Boulevard	Ashkan & Arya, INC	10	R5	10,152	1
7	1243	6	70-16 Northern Boulevard	70-16 Northern Blvd.	5	R5	10,119	1
8	1292	31	37-50 82 Street	82nd Street Retail LLC	5	C4-3	8,094	1
9	1363	5	89-08 Astoria Boulevard	Speedway LLC	7	R6B	16,442	2
10	1365	22	91-20 Astoria Boulevard	Burger King Company LLC	5	R6B	20,988	2
11	1366	32	92-10 Astoria Boulevard	92-10 Astoria Blvd Corp	7	R6B	11,622	2
12	1367	48	93-20 Astoria Boulevard	93-20 Astoria Blvd Corp	5	R6B	20,750	2

13	1469	31	35-66 Junction Boulevard	BG 37TH Avenue Realty LLC	5	R6A	20,993	2
14	1703	44	108-09 Northern Boulevard	Seed LTD	7	R6A	9,016	1
15	1724	10	109-18 Northern Boulevard	Lumi Realty INC	6	R6A	6,268	1
16	1742	30	101-05 37 Avenue	Alejandro Jimenez	10	R6B	5,238	1

Data Source: NYC Department of City Planning, MapPLUTO Dataset, July 2024

BROOKLYN CD 5 WALK TO PARK SITE SELECTION/
ACQUISITION

BROOKLYN CB – 5C 250298 PCQ

Application submitted by the Department of Citywide Administrative Services and the Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for acquisition of properties listed below, Borough of Brooklyn, Community District 5, and for site selection of such properties for park use.

Table 1. Primary (Vacant) Sites, Block and Lot Information

Site Number	Block	Lot	Address	Owner	Land Use Code	Zoning	Area (SF)	Proposed Design Option
1	3749	28	Hinsdale Street	Hinsdale Commercial Property, LLC	11	M1-4	6,345	3
	3749	26	Hinsdale Street	Hinsdale Commercial Property, LLC	11	M1-4	2,815	3
	3749	27	Hinsdale Street	Hinsdale Commercial Property, LLC	11	M1-4	2,815	3
	3749	31	Sutter Avenue	Hinsdale Commercial Property, LLC	11	M1-4	3,170	3
	3749	32	Sutter Avenue	Hinsdale Commercial Property, LLC	11	M1-4	3,170	3
	3749	33	Sutter Avenue	Hinsdale Commercial Property, LLC	11	M1-4	3,170	3
	3749	34	Sutter Avenue	Hinsdale Commercial Property, LLC	11	M1-4	3,210	3
	3749	35	Snediker Avenue	Hinsdale Commercial Property, LLC	11	M1-4	3,996	3
	3749	36	Snediker Avenue	Hinsdale Commercial Property, LLC	11	M1-4	2,960	3
2	3770	100	350 Sheffield Avenue	Remeeder Houses Housing Development Fund Company	11	R6/C2-3	11,400	2
3	3950	47	2863 Atlantic Avenue	2863 Realty LLC	11	R8A/C2-4	5,095	1
4	4086	1	New Lots Avenue	New Lots Realty LLC	11	R5	8,032	1

5	4478	43	Atkins Avenue	Latchminarain, Andrew	11	R5	2,087	2
	4478	46	Atkins Avenue	Latchminarain, Andrew	11	R5	1,854	2
	4478	42	Atkins Avenue	Latchminarain, Andrew	11	R5	2,221	2
	4478	44	Atkins Avenue	Latchminarain, Andrew	11	R5	1,941	2
	4478	45	Atkins Avenue	Latchminarain, Andrew	11	R5	2,218	2
	4478	47	Atkins Avenue	Latchminarain, Andrew	11	R5	1,900	2
6	4481	13	Foutain Avenue	Fountain III LLC	11	R5	2,061	1
	4481	14	Fountain Avenue	Fountain III LLC	11	R5	3,855	1
	4481	12	494 Fountain Avenue	Fountain III LLC	11	R5	1,926	1
7	4514	1	Loring Avenue	2784 Linden LLC	11	C4-1	57,000	3

Data Source: NYC Department of City Planning, MapPLUTO Dataset, July 2024

Site Number	Block	Lot	Address	Owner	Land Use Code	Zoning	Area (SF)	Proposed Design Option
1	3668	36	2591 Atlantic Avenue	SJD Realty Holdings LLC	5	C4-1	19,515	2
2	3687	112	2660 Atlantic Avenue	Atlantic 2664 Pad, LLC	5	C4-4	18,962	2
3	3688	25	186 Vermont Street	188 Verm LLC	7	R6B	5,567	1
4	3688	18	2686 Atlantic Avenue	2686 Atlantic Avenue	5	C4-4D/EC-5	23,271	2
5	3691	24	477 Liberty Avenue	Anthony Pavone		M1- 4/ R6A/MX -16	10,047	2
6	3703	21	140 Pennsylvania Avenue	140 Pennsylvania Avenue	5	R7A/C2-4	5,652	1
7	3962	9	2800 Atlantic Avenue	Archland Property I	5	R6B/ R8A/E C-5/C2-4	35,087	3
8	3962	30	523 Liberty Avenue	523 Liberty Avenue LLC	8	M1- 4/ R6A/MX -16	10,015	1
9	3980	23	322 Barbey Street	Vinci, Salvatore	6	R5B	7,667	1
10	4108	14	920 Jamaica Avenue	Jvav Realty Co		M1-1	8,422	1
11	4108	4	21 Autumn Avenue	Jvav Realty Co	6	M1-1	22,280	2
12	4109	91	29 Lincoln Avenue	Lincoln Avenue Realty Corp		R5	9,741	1
13	4133	25	500 Ridgewood Avenue	The 500 Ridgewood Ave, LLC	8	R5	10,509	2
14	4136	1	3471 Fulton Street	Fulton Tower Associates, LLC	6	R5/C2-2	25,877	3
15	4148	30	3374 Fulton Street	Manufacturers Hanover Trust Company	5	R5/C1-2	10,094	2
16	4482	38	1091 Loring Avenue	Whale Corp	5	M1-1	8,429	1

Data Source: NYC Department of City Planning, MapPLUTO Dataset, July 2024

QUEENS CB – 12 PRAISE TABERNACLE N 260045 HNQ

Application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 150-20 108 Avenue (Block 10141, Lot 87) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and

to facilitate the conservation of an existing community facility, Borough of Queens, Community District 12.

For questions about accessibility and requests for additional accommodations, including language access services, please contact swerts@council.nyc.gov or 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, by: Friday, November 7, 2025, 3:00 P.M.



n6-13

CITY PLANNING

■ MEETING

PUBLIC NOTICE OF A SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 26DCP048K)

NOTICE IS HEREBY GIVEN that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for **Pemmil West 25th Rezoning** project (CEQR Number 26DCP048K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, December 11, 2025 at 2:00 P.M. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the “Calendar” page of the New York City Department of City Planning’s website: <https://www.nyc.gov/content/planning/pages/calendar>.

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

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

Enter the following meeting ID and password when prompted:

- Meeting ID: 852 9914 3034
- Password: 341154
- [The Participant ID can be skipped by pressing #]

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

- Meeting ID: 618 237 7396
- Password: 1

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

be found in the above DCP Website link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 P.M., Monday, December 22, 2025. They can be submitted via email to 26DCP048K_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Evren Ulker-Kacar, AICP, Deputy Director, by calling (212) 720-3493 or by emailing evlulker@planning.nyc.gov. In addition, to view the Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP: Pemmil West 25th Rezoning and select Public Documents, then “Draft Scope of Work_26DCP048K” and “EAS_26DCP048K.” To view the Scoping Protocol, select the Public Documents, then “Scoping Protocol.”

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting, by Wednesday, November 26, 2025.

The applicant, Pemmil Land Holdings, LLC, is seeking approval of a Zoning Map Amendment, a Zoning Text Amendment, and a Special Permit pursuant to Zoning Resolution (ZR) Section 74-52 (the “Proposed Actions”) to facilitate the development of two new developments including 100 percent affordable housing on property located at 2428 Neptune Avenue/2850 West 25th Street (the “Project Site” also referred to as “Projected Development Site 1”) in Coney Island, Brooklyn, Community District 13. The Project Site is comprised of three tax lots (Block 7014, Lots 1, 2, and 3), bounded by Neptune Avenue to the north, West 24th Street to the east, Mermaid Avenue to the south, and West 25th Street to the west. The Project Site is partially developed with three existing State Mitchell-Lama buildings: a 16-story residential building and two, “L-shaped” two-story residential buildings, all of which are located in the midblock area on Lot 2. The Proposed Actions would allow the Applicant to develop two new developments on underutilized portions of the Project Site that predominantly contain parking lots and grass-covered areas (the “Proposed Project”).

In addition to the Project Site, the proposed rezoning includes an adjacent property at the northeast corner (Block 7014, Lot 7, also referred to as the “outparcel” or “Projected Development Site 2”). With the Proposed Actions, it is assumed that the non-applicant owned outparcel would be redeveloped as a mixed-use residential and commercial building. Together, the Project Site and the outparcel are the Project Area.

The existing Mitchell-Lama buildings on the Project Site have a residential floor area of approximately 164,000 gross square feet (gsf) (164,000 zoning square feet (zsf), or 1.15 FAR) and contain 172 affordable residential units. The existing parking lots contain a total of 107 spaces, which are accessory to the existing Mitchell-Lama buildings. Lot 7 is a non-applicant-controlled parcel within the Project Area and contains a one-story, approximately 9,000 sf manufacturing building, currently occupied by a boiler room and heating plant equipment company.

In order to facilitate the Proposed Project, the Applicant is seeking the following actions:

- A Zoning Map Amendment to change the current R5 district to an R7-3 district with a C2-4 overlay along Neptune Avenue and an R6-1 district in the midblock area, as well as eliminate the portion of the C1-2 overlay district that extends onto the Project Site.
- A Zoning Text Amendment to amend ZR Appendix F to establish the Project Area as an Mandatory Inclusionary Housing (MIH) area.
- A Special Permit pursuant to ZR Sec. 74-52 to waive the required parking on the Project Site.

In addition, the Applicant expects to seek funding for the Proposed Project through a New York City Department of Housing Preservation and Development (HPD) affordable housing program and/or a State affordable housing program; however, the specific program(s) have not been determined at this time.

The Applicant proposes the two new developments that would contain 100 percent affordable housing on portions of the Project Site that currently contain parking lots and grass-covered areas. With the

Proposed Actions ("With Action condition") on Lot 1, along Neptune Avenue, the Proposed Project would include an 18-story, approximately 196,000 gsf (182,000 zsf) building containing 100 percent affordable housing ("Building A"). On Lot 3, in the midblock, the Proposed Project would include a 12-story, approximately 169,200 gsf (162,200 zsf) building containing 100 percent affordable housing ("Building B"). Building A would contain 227 affordable dwelling units (DUs), and Building B would contain 199 affordable DUs. The Proposed Project would add a total of 426 affordable DUs to the Project Site, 85 to 128 of which would be affordable pursuant to MIH options 1, 2 or 3. Together with the existing Mitchell-Lama homes, the total number of affordable units on the Project Site would be 598. Building A would also contain approximately 3,300 sf of local retail use at the corner of Neptune Avenue and West 25th Street. As the new buildings would be partially located on existing parking areas, the parking lots on the Project Site would be reconfigured to maintain the 107 spaces accessory to the existing Mitchell-Lama buildings as required by the State certificate of occupancy. The portion of the Project Site located in the proposed R7-3 district (including the existing buildings on Lot 2 and the new Building A on Lot 1) would contain a total of 3.5 FAR, below the maximum 6.0 FAR permitted. However, the configuration of the existing buildings on the Project Site, as well as the requirement to maintain 107 accessory parking spaces, restrict both the footprint and location of the new building. Therefore, for purposes of the environmental analysis, both Buildings A and B represent the worst-case With Action scenario for the proposed rezoning. The Proposed Project would not result in any other changes to the Project Site, and the existing Mitchell-Lama buildings would remain.

Projected Development Site 2 would be redeveloped with a 7-story, approximately 69,800 gsf (54,300 zsf) mixed-use building. The With Action condition building would contain approximately 59,400 gsf (52,800 zsf) of residential space, containing 70 DU, including 14 to 21 affordable pursuant to MIH options 1, 2, or 3. The building would contain approximately 1,500 gsf (1,500 zsf) of local retail along Neptune Avenue, and 24 at-grade parking spaces. Although Projected Development Site 2 would contain a total of approximately 4.4 FAR, less than the maximum permitted 6.0 FAR in the R7-3/C2-4 district, this is the maximum floor area that can be developed given the site restrictions and parking requirements and restrictions, for purposes of the environmental analysis, the 7-story, approximately 69,800-gsf building is the worst-case With Action scenario for Projected Development Site 2. In the Future Without the Proposed Actions (the No Action condition), the Project Area would remain in its existing condition. There would be no changes to the existing buildings on the Projected Development Sites, including the Mitchell-Lama buildings on the Project Site and the light-industrial building on the outparcel. In addition, the existing undeveloped portions of the Project Site would remain.

The Proposed Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as City Environmental Quality Review (CEQR) procedures. The New York City Department of City Planning (DCP) is acting on behalf of the City Planning Commission as the lead agency for this environmental review.

The analysis year of the Proposed Actions is 2028.

Accessibility questions: AccessibilityInfo@planning.nyc.gov, by: Wednesday, November 26, 2025, 5:00 P.M.



← n10

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, November 19, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/content/planning/pages/calendar>

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

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

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

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

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

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

BOROUGH OF BROOKLYN

No. 1

PROSPECT FARM ACQUISITION

CD 7

C 250304 POK

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to section 197-c of the New York City Charter, for acquisition of property located at 1194 Prospect Avenue (Block 5267, Lot 19) for continued use as a community garden, Borough of Brooklyn, Community District 7.

No. 2

CONSTELLATION CB 3

CD 3

C 250313 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 908-910 Madison Street (Block 1483, Lots 35 and 36) and 1901-1903A Atlantic Avenue (Block 1556, Lots 33, 34, and 35) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate two new buildings, containing an approximate total of 34 income-restricted units, Borough of Brooklyn, Community District 3.

No. 3

CONSTELLATION CB 5

CD 5

C 250312 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 881-885 New Jersey Avenue (Block 4348, Lots 48 and 50) and 650 Glenmore Avenue (Block 3998, Lot 17) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate two new buildings containing an approximate total of 14 income-restricted units, Borough of Brooklyn, Community District 5.

No. 4

CONSTELLATION CB 16

CD 16

C 250314 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 1794-1796 St. Johns Place (Block 1474, Lots 29 and 30), 85-87 Legion Street (Block 3514, Lots 6 and 7), and 250-254 Herzl Street (Block 3555, Lots 45 and 46) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate three new buildings containing an approximate total of 36 income-restricted units, Borough of Brooklyn, Community District 16.

No. 5
CONSTELLATION CB 17

CD 17 **C 250315 HAK**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 395-397 East 94th Street (Block 4669, Lots 22 and 23) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a new building containing approximately 12 income-restricted units, Borough of Brooklyn, Community District 17.

Nos. 6 – 10
395 FLATBUSH AVENUE EXT. REDEVELOPMENT
No. 6

CD 2 **C 260038 ZMK**
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-12 District property bounded by Dekalb Avenue, Hudson Avenue, Fulton Street, and Flatbush Avenue Extension, as shown on a diagram (for illustrative purposes only) dated August 11, 2025.

No. 7

CD 2 **N 260039 ZRK**
IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending provisions of Article X, Chapter 1 (Special Downtown Brooklyn District) and APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) 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 or 101-01;
*** indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE X
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Downtown Brooklyn District

101-00
GENERAL PURPOSES

* * *

101-01
Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), 32-301 (Definitions), Section 101-702 (Definitions Specific to the Atlantic Avenue Subdistrict) or in this Section.

Development or to develop

For purposes of this Chapter, “development” includes a #development#, an #enlargement# or an #extension#.

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

Large qualifying site

“Large qualifying site” is a #zoning lot# that:

- (a) occupies an entire #block#; or
- (b) has a minimum #lot area# of 30,000 square feet with at least one full #block# frontage along a #street#.

101-02
General Provisions

* * *

101-20
SPECIAL BULK REGULATIONS

* * *

101-21
Special Floor Area Regulations

R7-1 C6-1 C6-4.5 C6-6 C6-9 C6-12

- (a) In R7-1 Districts * * *
- (e) In C6-9 Districts * * *
- (f) In C6-12 Districts

In C6-12 Districts, the underlying #floor area# regulations shall apply.

However, for #large qualifying sites# in C6-12 Districts:

- (1) the maximum #commercial# and #community facility# #floor area ratio# shall be subject to the underlying regulations;
- (2) the maximum #residential# #floor area ratio# for #qualifying affordable housing# and #qualifying senior housing# shall be 19.0; and
- (3) the total #floor area ratio# for all #uses# shall be 23.0.

101-22
Special Height and Setback Regulations

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section 101-221 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1, C6-4, and C6-9 and C6-12 Districts, except C6-1A Districts, the underlying height and setback regulations shall apply except as modified by the provisions of this Section. #Buildings or other structures# within the Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section 101-30 (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS).

* * *

101-222
Standard height and setback regulations

C2-4/R7-1 C6-1 C6-4.5 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall provide a setback pursuant to the provisions of Section 23-433 (Standard setback regulations).

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS
IN C2-4/R7-1, C6-1, C6-4.5, C6-6, C6-9, AND C6-12 DISTRICTS

	Maximum base height		Maximum #building# height	
District	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	165	165
C6-1	125	155	185	215
C6-4.5 C6-6 C6-9	125	155	255	255
<u>C6-12</u>	<u>155</u>	<u>155</u>	<u>395</u>	<u>395</u>

C5-4 C6-4

In the districts indicated, the underlying height and setback provisions applicable to an R10A District shall apply. However, the minimum base height requirements need not apply.

101-223

Tower regulations

C5-4 C6-1 C6-4 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, above the maximum base heights specified pursuant to Section 101-222 (Standard height and setback regulations), towers provided in accordance with the provisions of Section 23-435 (Tower regulations) shall be permitted as an alternative to the maximum #building# heights specified in Section 101-222. For #buildings or other structures# utilizing such provisions, no height limit shall apply, except that, in C6-1 Districts, the maximum height shall be 495 feet.

101-224

Special provision for certain sites

For #large qualifying sites# that have below-grade transit infrastructure which occupies at least 30 percent of the #lot area#, the underlying setback requirements shall be modified to exempt up to 30 percent of the total #street wall# width of the #development# from such setback requirements.

101-30

SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS

* * *

101-40

MANDATORY DISTRICT PLAN ELEMENTS

101-41

Special Street Wall Location Regulations

Map 3 (Street Wall Continuity and Mandatory Sidewalk Widening) in Appendix E of this Chapter specifies locations where the special #street wall# location regulations of this Section apply. However, such regulations shall not apply along the #street# frontage of that portion of any #zoning lot# occupied by existing #buildings# to remain.

* * *

(d) All other areas

* * *

(e) #Large qualifying sites#

For #large qualifying sites# where a publicly accessible area is provided along one or more #street# frontages, the #street wall# location requirements of this Section shall not apply along such #street# frontages or portions thereof occupied by the publicly accessible area.

101-42

Mandatory Sidewalk Widening

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

BROOKLYN

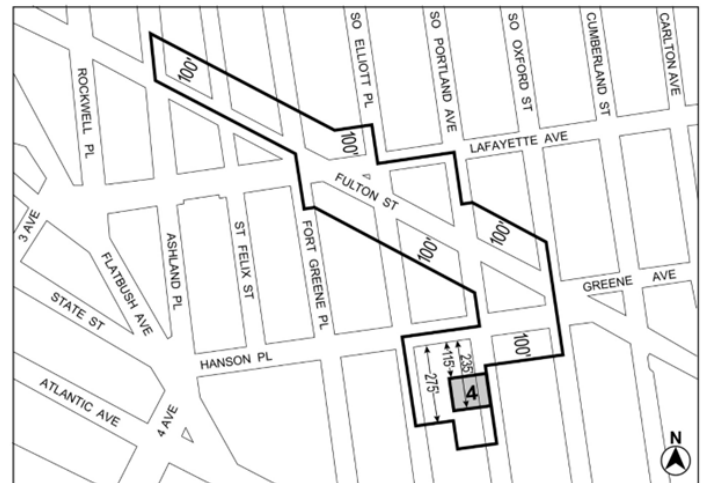
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Brooklyn Community District 2

* * *

Map 2 – [date of adoption]

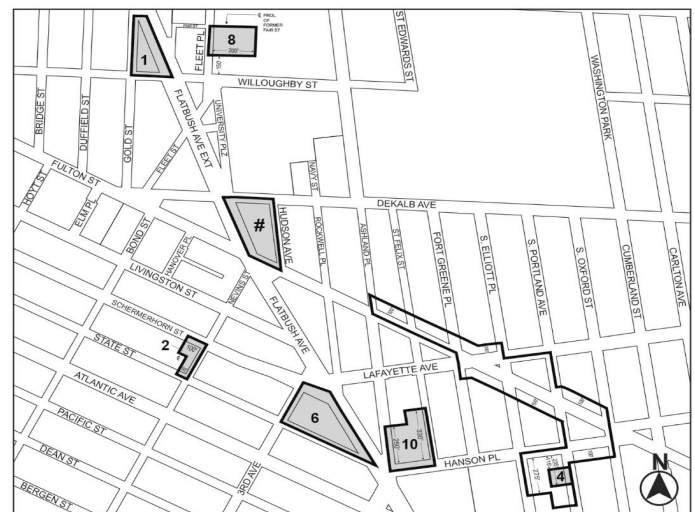
[EXISTING MAP]



□ Inclusionary Housing designated area

■ Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)
Area 4 – 6/28/18 MIH Program Option 1

[PROPOSED MAP]



□ Former Inclusionary Housing designated area

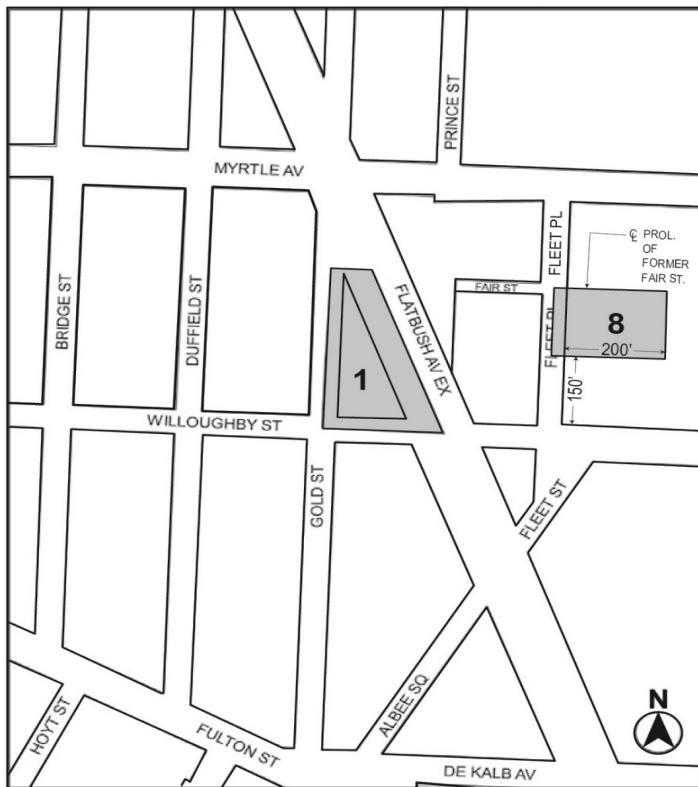
■ Mandatory Inclusionary Housing area
Area 1 — 11/16/16 MIH Option 2
Area 2 — 9/7/17 MIH Option 1
Area 4 — 6/28/18 MIH Option 1
Area 6 — 9/26/18 MIH Option 1 and Option 2
Area 8 — 12/10/19 MIH Option 1
Area 10 — 10/21/21 MIH Option 1 and Option 4
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Brooklyn

* * *

Map 5 – (12/10/19)

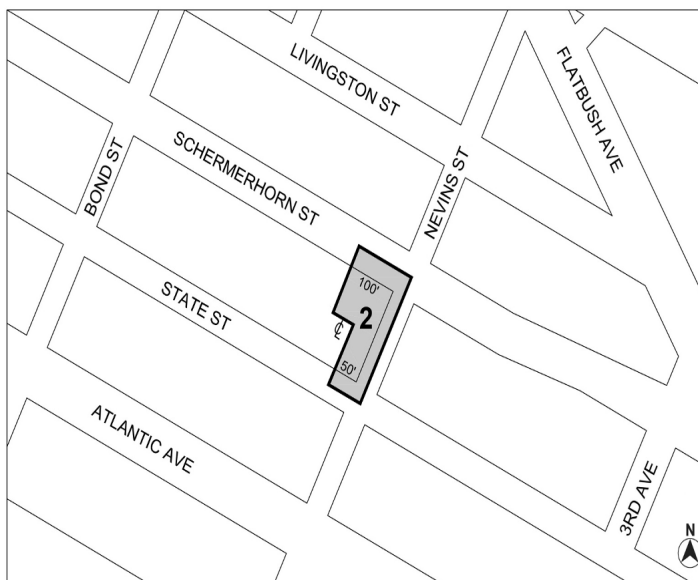
[EXISTING MAP – TO BE REMOVED]



-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 Area **1** — 11/16/16 MIH Program Option 2
 Area **8** — 12/10/19 MIH Program Option 1

Map 6 – (9/7/17)

[EXISTING MAP – TO BE REMOVED]



-  Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
 Area **2** – 9/7/17 MIH Program Option 1

Map 8 – (10/21/21)

[EXISTING MAP – TO BE REMOVED]



-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 Area **6** — 9/26/18 MIH Program Option 1 and Option 2
 Area **10** — 10/21/21 MIH Program Option 1 and Workforce Option

* * *

No. 8**CD 2****C 260041 HUK**

IN THE MATTER OF an application submitted by The Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the sixth amendment to the Brooklyn Center Urban Renewal Plan, Borough of Brooklyn, Community District 2.

No. 9**CD 2****C 260042 PCK**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Health and Mental Hygiene, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 395 Flatbush Avenue (Block 2093, Lot 1), Borough of Brooklyn, Community District 2, and for site selection of such property for use as a medical clinic, office space, community facility space and laboratories.

No. 10**CD 2****C 260040 PPK**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development (HPD) and the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located at 395 Flatbush Avenue (Block 2093, Lot 1), pursuant to zoning, Borough of Brooklyn, Community District 2.

NOTICE

On Wednesday, November 19, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The New York City Department of Housing Preservation and Development (HPD), in conjunction with the New York City Department of Health and Mental Hygiene (DOHMH) and the Department of Citywide Administrative Services (DCAS) (each a co-applicant, and collectively, the Applicant). The Applicant is seeking approval for a zoning map amendment, zoning text amendments, disposition of City-owned property, site selection and acquisition of real property interest, certification to establish and facilitate a transit volume, and an amendment to the Brooklyn Center Urban Renewal Plan (URP) (collectively, the Proposed Actions) from the City Planning Commission. The Development Site (Brooklyn Block 2093, Lot 1) is owned by the City of New York and is bounded by DeKalb Avenue to the north, Fulton Street to the south, Hudson Avenue to the east, and Flatbush Avenue Extension to the west in Brooklyn Community District (CD) 2. The Proposed Actions would

facilitate the redevelopment of the Development Site with an approximately 1,544,875-gross-square-foot (gsf), 21.87 floor area ratio (FAR), 72-story (840-foot-tall) mixed-use building (the Proposed Project). The Proposed Project would include 1,233,950 gsf (19.0 FAR) of residential floor area (1,263 dwelling units, 325 to 379 units of which would be designated as permanently affordable for households with incomes at an average of 60 percent or 80 percent AMI pursuant to applicable requirements of the City's MIH Program option 1 or 2, respectively) and 209,770 gsf (2.87 FAR) of non-residential floor area. The non-residential floor area would comprise 128,255 gsf of retail space and 81,515 gsf for commercial office and/or community facility use that may be dedicated for future City use. Additionally, the Proposed Project would provide 4,475 square feet (sf) of open space available to the public, along with other public realm improvements.

The proposed project would also require other discretionary approvals including additional approvals in conjunction with the Proposed Actions sought at the Public Design Commission (PDC) to facilitate certain elements of the Proposed Project. After PDC approval is obtained, the Applicant intends to seek a compliance determination from the Department of City Planning for the proposed Publicly Accessible Open Space signage pursuant to Chapter 11 of Title 62 of the Rules of the City of New York (POPS Rules), which are not subject to ULURP. The Build Year is 2032.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, December 1, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25HPD058K.

BOROUGH OF QUEENS
Nos. 11 and 12
217-14 24TH AVENUE REZONING
No. 11

CD 19 **C 240297 ZMQ**
IN THE MATTER OF an application submitted by BMBT LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6A District property bounded by 24th Avenue and (at Little Neck Boulevard) its northeasterly centerline prolongation, Cross Island Parkway, a line 225 feet southeasterly of the first named course, and Little Neck Boulevard, Borough of Queens, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 30 2025, and subject to the conditions of CEQR Declaration E-812.

No. 12

CD 11 **N 240298 ZRQ**
IN THE MATTER OF an application submitted by BMBT LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas), for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

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

* * *

QUEENS

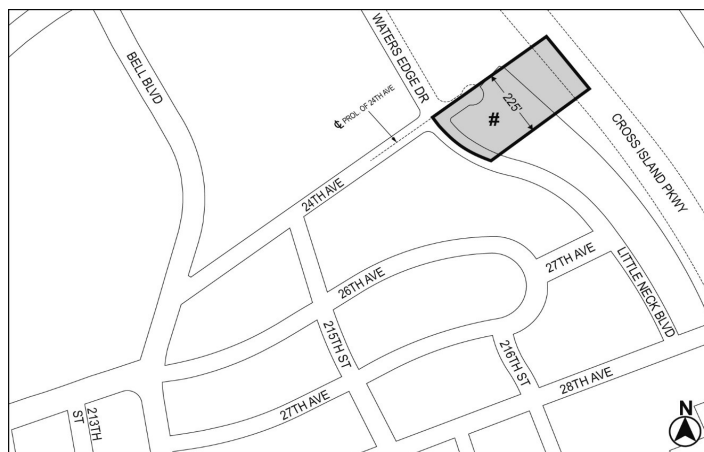
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Queens Community District 11

* * *

Map 2 – [date of adoption]

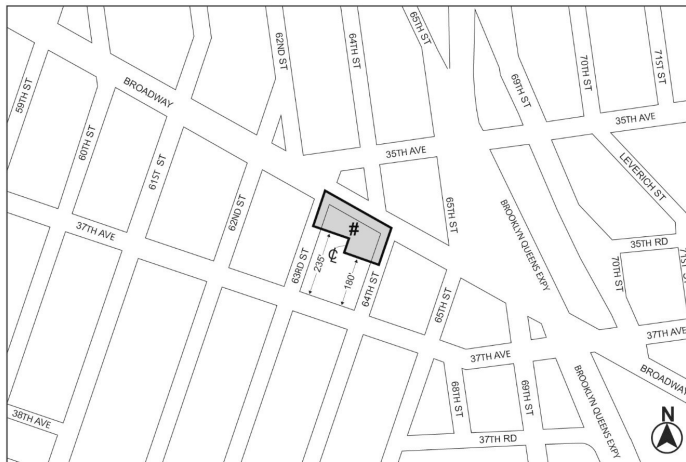
[PROPOSED MAP]



* * *

Map 6 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Queens

* * *

Nos. 15 and 16**78-08 LINDEN BOULEVARD REZONING**No. 15

CD 10 **C 240145 ZMQ**
IN THE MATTER OF an application submitted by Linden Canyon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b:

- eliminating from within an existing R4 District a C1-2 District bounded by Linden Boulevard, 79th Street, a line perpendicular to the westerly street line of 79th Street distant 212 feet southerly from the point of intersection of the westerly street line of 79th Street and the southerly street line of Linden Boulevard, and 78th Street-Sapphire Street;
- changing from an R4 District to an R6A District property bounded by a line 380 feet northerly of 149th Avenue, 79th Street, a line 260 feet northerly of 149th Avenue, and 78th Street-Sapphire Street;
- changing from an R4 District to an R7D District property bounded by Linden Boulevard, 79th Street, a line 380 feet northerly of 149th Avenue, and 78th Street-Sapphire Street; and
- establishing within the proposed R7D District a C2-4 District bounded by Linden Boulevard, 79th Street, a line 380 feet northerly of 149th Avenue, and 78th Street-Sapphire Street;

as shown on a diagram (for illustrative purposes only) dated July 14, 2025, and subject to the conditions of CEQR Declaration E-851.

No. 16

CD 10 **N 240146 ZRQ**
IN THE MATTER OF an application by Linden Canyon LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

* * *

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

* * *

QUEENS

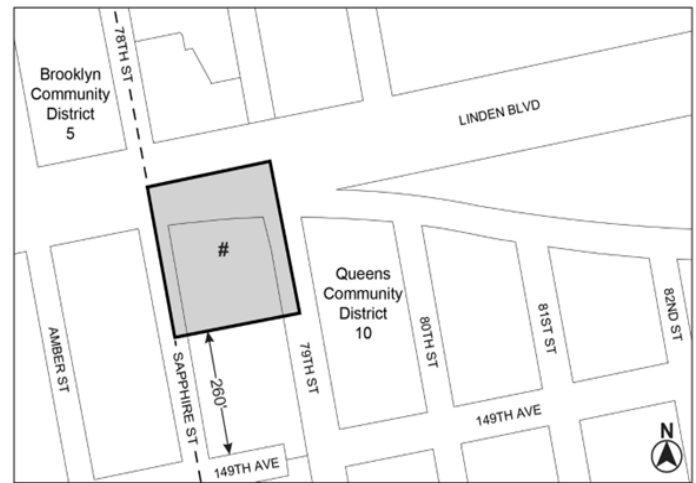
* * *

Queens Community District 10

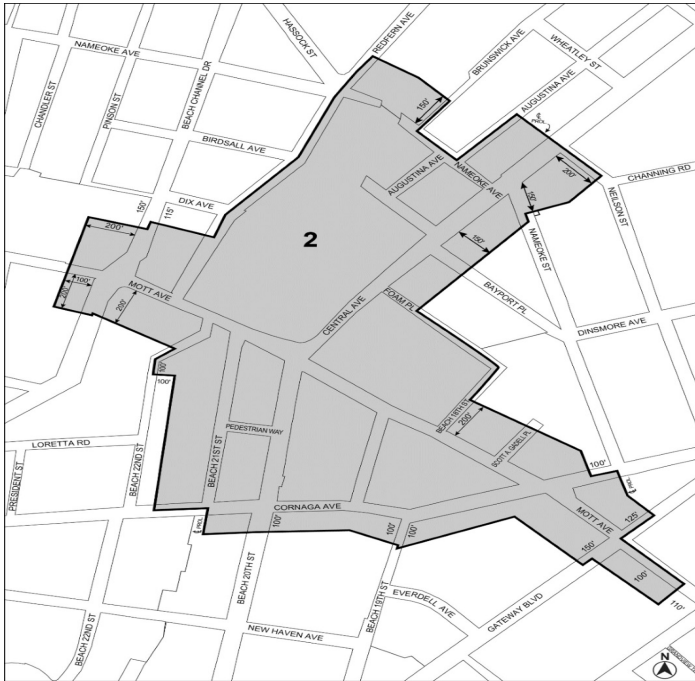
* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



[EXISTING MAP]



 Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
Area 2 – 9/7/17 MIH Program Option 1, Option 2 and Deep Affordability Option

[illegible]

Mandatory Inclusionary Housing area
Area 2 – 9/7/17 MIH Option 1, Option 2 and Option 3
Area # – [date of adoption] MIH Option 1 and Option 2

n3-19

■ PUBLIC HEARINGS

n7-12

• n10-12

MEETING

o31-n12

MEETING

NOTICE IS HEREBY GIVEN that the Board of Health will hold a meeting on Thursday, November 13, 2025 at 9:00 A.M. The meeting will be held at Gotham Center, 42-09 28th Street, Room 8-25, in Long Island City, NY. The meeting will be also live-streamed and can be viewed on the NYC DOHMH YouTube channel: <https://www.youtube.com/nychealth>. Members of the public can attend the meeting at Gotham Center or virtually via the NYC DOHMH YouTube channel.

Documents and/or records from the meeting will be posted on the NYC DOHMH's webpage at <https://www.nyc.gov/site/doh/about/hearings-and-notices/official-notices.page>.

Accessibility questions: Svetlana Burdeynik, (347) 396-6116, ResolutionComments@health.nyc.gov, by: Wednesday, November 12, 2025, 5:00 P.M.



n10

HOUSING AUTHORITY

MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, November 19, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York 10007 (unless otherwise noted).

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

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

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

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, November 12, 2025 by 5:00 P.M.

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

Accessibility questions: (212) 306-6088, by: Wednesday, November 12, 2025, 5:00 P.M.



n5-19

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

PUBLIC HEARINGS

NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE ("FCRC") PUBLIC HEARING to be held on **11/10/2025, at 2:30 P.M.** at 22 Reade Street, Spector Hall, New York, NY 10007 relative to the proposed information services franchise agreement between the City of New York and OneChronos Information Services LLC.

The proposed franchise agreement would grant a nonexclusive franchise to construct, install, use, operate and/or maintain wire, cable, and/or optical fiber and associated equipment on, over, and under the inalienable property of the City for the provision of Information Services, as defined in the proposed franchise agreement. The proposed franchise agreement has a term lasting until **06/26/2032** with an option, at the New York City Office of Technology & Innovation's ("OTI")/DoITT's sole discretion, for the Parties to extend the Agreement for up to a further five-year period. The compensation includes the following: \$0.19 per foot with an escalator, except that no fee shall be charged per foot of Installation Area of which construction was initiated and completed within the first five years of the term in one or more of the

Boroughs of the Bronx, Brooklyn, Queens, Staten Island or Manhattan above 96th St. There is a quarterly minimum fee due to the City.

The public may participate in the public hearing by attending and providing testimony. Written testimony may be submitted in advance of the hearing electronically to fcrc@mocs.nyc.gov. All written testimony must be received by **11/07/2025**.

A draft copy of the proposed franchise agreement may be obtained at no cost any of the following ways:

1. Submitting a written request to OTI at franchiseopportunities@oti.nyc.gov from **10/17/2025** through **11/07/2025**.
2. Downloading from **10/17/2025** through **11/10/2025** on OTI's website. To download a draft copy of the proposed franchise agreement, visit www1.nyc.gov/content/oti/pages/franchises.
3. By submitting a written request by mail to NYC Office of Technology & Innovation, 2 MetroTech Center, P-1 Level Mailroom. Written requests must be received by **11/07/2025**. For mail-in request, please include your name, return address, and a request for a specific calendar item franchise agreement.

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

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

Accessibility questions: DisabilityAffairs@mocs.nyc.gov, (212) 298-0800, by: Friday, October 31, 2025, 5:00 P.M.



o17-n10

LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, November 18, 2025, at 9:00 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyc LPC and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

233 Park Lane - Douglaston Historic District
LPC-26-00010 - Block 8050 - Lot 53 **Zoning: R1-2**
CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts bungalow style free-standing house designed by David W. Terwilliger and built in 1911. Application is to enclose a porch and modify stoops.

113 Noble Street - Greenpoint Historic District
LPC-25-12929 - Block 2566 - Lot 73 **Zoning: R6B**
CERTIFICATE OF APPROPRIATENESS

An Italianate style frame house built c. 1861. Application is to alter the front façade, construct rooftop and rear yard additions.

62 Cambridge Place - Clinton Hill Historic District
LPC-25-03800 - Block 1964 - Lot 64 **Zoning: R6B**

CERTIFICATE OF APPROPRIATENESS

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

33 Joralemon Street - Brooklyn Heights Historic District

LPC-26-03564 - Block 252 - Lot 59 **Zoning:** R6

MISCELLANEOUS - AMENDMENT

A new building under construction. Application is to amend Certificate of Appropriateness 24-00936 for construction of a new building, to include excavation of the rear yard.

166 Dekalb Avenue - Fort Greene Historic District

LPC-26-01318 - Block 2101 - Lot 40 **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

A mixed-use building, designed by Abraham Fisher and built in 1940. Application is to install an awning.

183 Prospect Place - Prospect Heights Historic District

LPC-25-12524 - Block 1151 - Lot 76 **Zoning:** R63

CERTIFICATE OF APPROPRIATENESS

An Italianate/Neo-Grec rowhouse designed by F. B. Lincoln and built c. 1877. Application is to construct rooftop and rear yard addition.

206 Water Street - South Street Seaport Historic District

LPC-26-03266 - Block 95 - Lot 101 **Zoning:** C6-2A

BINDING REPORT

A lighthouse that was salvaged from the demolished Seamen's Church Institute Building, in 1963, and reinstated in its current location in 1976. Application is to install signage.

15 Bank Street - Greenwich Village Historic District

LPC-26-03178 - Block 615 - Lot 43 **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1852. Application is to alter the rear façade and construct a rooftop pergola.

7 East 7th Street - Individual Landmark

LPC-26-12273 - Block 544 - Lot 76 - **Zoning:** C6-3

CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style institutional building designed by Frederick A. Peterson and built 1853-59. Application is to install security cameras.

131 West 55th Street - Individual Landmark

LPC-26-03398 - Block 1008 - Lot 15 **Zoning:** C6-6.5, MID

BINDING REPORT

A Moorish style club building designed by H.P. Knowles and built in 1922-24. Application is to install through-wall louvers.

616 Avenue of the Americas - Ladies' Mile Historic District

LPC-26-02451 - Block 820 - Lot 7505 **Zoning:** C6-4A/C6-2A

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style department store building designed by DeLemos & Cordes and built in 1895-97. Application is to install signage.

985 Fifth Avenue - Metropolitan Museum Historic District

LPC-26-03160 - Block 1491 - Lot 4 **Zoning:** R10

CERTIFICATE OF APPROPRIATENESS

An apartment building designed by Wechsler & Schimenti and built in 1969-70. Application is to amend Certificate of Appropriateness 24-05651 for the demolition and construction of a new building, including modifications to the height and roofline of the building and the plane of the rear façade.

111-113 East 73rd Street - Upper East Side Historic District

LPC-26-03028 - Block 1408 - Lot 107, 8 **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A Neo-Italian Renaissance-style row house (no. 109) designed by Hunt & Hunt and built in 1911-12; a row house (no. 111) with Renaissance-style details, designed by Gurdon S. Parker and built in 1922; and a row house (no. 113) originally designed by George B. Post & Sons, built in 1906-08, and altered in 1962 by Brown, Lawford & Forbes. Application is to modify floor levels and combine no. 109 with nos. 111-113, modify an entry door, and construct rooftop and rear additions.

1000 Fifth Avenue - Individual and Interior Landmark

LPC-26-03235 - Block 1111 - Lot 1 **Zoning:** PARK

BINDING REPORT

A Beaux-Arts and Roman style museum building built in 1864-1965 and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others; with designated interior spaces including an entrance vestibule, the Great Hall, a passageway, corridors, the Grand Staircase, halls, balconies, and all vaults and domes above these halls and balconies, designed by Richard Morris Hunt and Richard Howland Hunt, with consulting architect George B. Post and built in 1895-1902. Application is to establish a Master Plan for exterior and interior signage.

260 Lenox Avenue - Mount Morris Park Historic District

LPC-26-03037 - Block 1721 - Lot 35 **Zoning:** R7-2

CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by Charles H. Beer and built in 1885-86. Application is to install storefront infill and construct a rooftop addition.

n3-18

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, November 25, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Elizabeth Le, Community and Intergovernmental Affairs Associate, at ele@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/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.

48 Willow Place - Brooklyn Heights Historic District

LPC-26-04225 - Block 259 - Lot 57 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A house designed by Joseph Merz and built in 1965. Application is to construct a rooftop addition and install railings.

26 Verandah Place - Cobble Hill Historic District

LPC-26-03163 - Block 301 - Lot 16 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A residence/carriage house-built c. 1857-1862 and enlarged in 1978. Application is to alter the rear façade and extend the top floor.

176 Parkside Avenue - Scenic Landmark

LPC-26-04034 - Block 1117 - Lot 1 - **Zoning:** Park

BINDING REPORT

A restroom building designed by J. Sarsfield Kennedy and built in 1930 within a Naturalistic style park designed by Frederick Law Olmsted and Calvert Vaux in 1866-73. Application is to construct a pavilion addition.

Sidewalks-Multiple - Addisleigh Park Historic District

LPC-26-01542 - Block - Lot - **Zoning:**

BINDING REPORT

A historic district comprised predominantly of free-standing houses with lawns, and concrete sidewalks with green verge strips. Application is to install stormwater management infrastructure, new sidewalks, and retaining walls at multiple locations.

48 Commerce Street - Greenwich Village Historic District

LPC-26-02343 - Block 584 - Lot 23 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A house built in 1844 and altered later in the nineteenth century. Application is to alter the front and rear facades, modify and create window openings, construct a stair bulkhead, install railings, and replace areaway ironwork.

83-85 Sullivan Street - Sullivan-Thompson Historic District

LPC-26-03584 - Block 489 - Lot 15 - **Zoning:** R7-2

CERTIFICATE OF APPROPRIATENESS

Two Federal style rowhouses built c. 1825. Application is to combine the buildings, construct rooftop and rear yard additions, reconstruct the side and rear facades and excavate the rear yard.

473 West 22nd Street - Chelsea Historic District Extension

LPC-26-01875 - Block 720 - Lot 10 - **Zoning:** R7B

CERTIFICATE OF APPROPRIATENESS

A pair of Italianate style rowhouses built in 1856. Application is to replace windows.

10 Rockefeller Plaza - Individual Landmark

LPC-26-03857 - Block 1264 - Lot 5 - **Zoning:** C5-2.5, C5-3, MID

CERTIFICATE OF APPROPRIATENESS

An office tower with integral parking garage designed by Wallace Harrison and a consortium of architects known as The Associated Architects and built in 1939 as part of an Art Deco style office, commercial and entertainment complex. Application is to alter the

façade, replace entrance infill and sidewalk paving, and install a marquee, a new window opening, lighting, and signage.

404 Fifth Avenue - Individual Landmark

LPC-26-00699 - Block 838 - Lot 48 - Zoning: C5-3

CERTIFICATE OF APPROPRIATENESS

A Neo-Classical and Chicago School of Architecture style store and loft building designed by Warren & Wetmore and built in 1914. Application is to replace storefront infill.

1 Union Square West - Individual and Interior Landmark

LPC-26-03898 - Block 842 - Lot 21 - Zoning: C6-4, C6-1, US

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style office building designed by R.H. Robertson and built in 1889-1890. Application is to establish a Master Plan governing the future installation of signage.

800 Fifth Avenue - Upper East Side Historic District

LPC-26-03839 - Block 1376 - Lot 1 - Zoning: R10

CERTIFICATE OF APPROPRIATENESS

A postmodern style apartment building designed by Ulrich Franzen & Associates and built in 1978. Application is to demolish the existing building and landscape features and construct a new building, install new landscape features, and relocate a curb cut.

☛ n10-24

TEACHERS' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, November 20, 2025 at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041.

The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard>.

Learn how to attend TRS meetings online or in person:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSM Meetings>.

☛ n10-20

PROCUREMENT

"Compete To Win" More Contracts!

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

- Win More Contracts, at nyc.gov/competetowin

"The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed, to the City's prestige as a global destination. The contracting opportunities for construction/construction services and construction-related

services that appear in the individual agency listings below reflect that commitment to excellence."

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City's PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public

All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

ADMINISTRATION FOR CHILDREN'S SERVICES

PROCUREMENT

■ INTENT TO AWARD

Services (other than human services)

ARMED SECURITY GUARDS AT ACS SITES - Negotiated Acquisition - PIN# EPIN# 06826N0014001 - Due 11-18-25 at 12:00 A.M.

The New York City Administration for Children's Services is entering into a Negotiated Acquisition Extension contract with FJC Security Services Inc. pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules. FJC Security Services Inc. will provide the following services for the period of January 1, 2026 through June 30, 2026:

Providers may express interest in future procurements by enrolling for the appropriate commodity at www.nyc.gov/pip or by contacting Olga Amelyanchyk, Contracting Officer, at NYC Administration for Children's Services, Administrative Contracts Unit, 150 William Street, 9th Floor, New York, NY 10038: olga.amelyanchyk@acs.nyc.gov or (212) 676-8811.

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.

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Olga Amelyanchyk (212) 676-8811; olga.amelyanchyk@acs.nyc.gov

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AGING

■ SOLICITATION

Human Services/Client Services

HUD HOME MODIFICATION - Negotiated Acquisition - PIN# 12526N0001 - Due 12-8-25 at 2:00 P.M.

The NYC Department for the Aging (NYC Aging) through grant funds from the U.S. Department of Housing and Urban Development (HUD), Office of Lead Hazard Control and Healthy Homes, is seeking to expand the reach of NYC Aging's existing programs that offer older adults the ability to age-in-place. Through the HUD Older Adults Home Modification Program (OAHMP), one provider will serve at least 126 housing units, making residences safer and more accessible through a wide range of low-cost, high-impact home modifications and repairs.

Only providers previously selected by NYC Aging and other qualified vendors that have expressed interest and were approved by the agency

are eligible to apply to this competitive Negotiated Acquisition (NA) solicitation (EPIN 12526N0001).

It is anticipated that one citywide contract will be awarded from this solicitation and the contract term will be for three (3) years, starting January 1, 2026 through March 31, 2028.

If invited to respond to this solicitation, organizations must have (i) a PASSPort account, and (ii) have an Approved HHS Prequalification Application in PASSPort. Proposals and Prequalification applications will ONLY be accepted through PASSPort. If you do not have a PASSPort account or Approved PASSPort HHS Accelerator PQL Application, please visit www.nyc.gov/passport to get started. Responding providers should examine all solicitation documents which are available in PASSPort for details about required elements of the program prior to submitting a proposal response to this solicitation. The proposal submission deadline in PASSPort is December 9, 2025, at 2:00 P.M.

All communication and any expressions of interest regarding this Negotiated Acquisition solicitation should be sent to RFP@aging.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.

Aging, 2 Lafayette Street, 4th Floor, New York, NY 10007. Mary Tracy (212) 602-4270; mtracy@aging.nyc.gov

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CITYWIDE ADMINISTRATIVE SERVICES

MAYOR'S OFFICE TO END DOMESTIC & GENDER-BASED VIOLENCE

■ AWARD

Goods

SECURITY CAMERA SYSTEM SERVICES AT VARIOUS FAMILY JUSTICE CENTERS - M/WBE Noncompetitive Small Purchase - PIN# 85626W0016001 - AMT: \$100,000.00 - TO: T R Joy & Associates Inc., 18-30 42nd Street, Astoria, NY 11105.

← n10

DESIGN AND CONSTRUCTION

■ AWARD

Construction Related Services

APPLICATION ENHANCEMENT AND SUPPORT (AES) - M/WBE Noncompetitive Small Purchase - PIN# 85026W0005001 - AMT: \$1,500,000.00 - TO: Visionaryz Inc., 111 Broadway, Suite 800, New York, NY 10006.

Application Enhancement and Support (AES) supports the ongoing development, enhancement, and maintenance of DDC's digital ecosystem including the Application DevOps Implementation, Notification HUB Platform, and broader application modernization and sustainability goals. These projects are critical to supporting DDC's operations, internal communication infrastructure, public-facing platforms, and long-term IT strategy.

← n10

EDUCATION

CONTRACTS AND PURCHASING

■ SOLICITATION

Goods and Services

JOB ORDER CONTRACT FOR HVAC WORK - Competitive Sealed Bids - PIN# B5892040 - Due 2-5-26 at 4:00 P.M.

Please note that bids are due via electronic mail to DCPSubmissions@schools.nyc.gov.

To download, please go to <https://infohub.nyced.org/resources/vendors/open-doe-solicitations/request-for-bids>. If you cannot download, send an e-mail to vendorhotline@schools.nyc.gov with the RFB number and title in the subject line.

For all questions related to this RFB, please e-mail krodrig7@schools.nyc.gov with the RFB number and title in the subject line of your e-mail.

Description: The Contractor shall provide all labor, materials, and supervision necessary for JOC HVAC work at DOE schools and administrative buildings.

There will be a Pre-Bid Conference on **Wednesday, December 3, 2025 at 10:00 A.M., on Microsoft Teams Live**. The link to register to attend the virtual Pre-Bid Conference is <https://events.teams.microsoft.com/event/d52f5536-b6cd-48b6-a378-de3f827242c8@18492cb7-ef45-4561-8571-0c42e5f7ac07>. We recommend that proposers download the free Microsoft Teams Application on their computer and/or mobile device to participate in the Teams Live Event in advance of the conference and attendees should plan to log in 5 minutes prior to the conference start time.

For electronic bid submissions, please note the following procedures:

Bid submissions must be sent via electronic mail ("The Bid Submission Email") to DCPSubmissions@schools.nyc.gov (the "Bid Submission Email Address"). Bid Submissions sent to any other email address will be disregarded. The subject line of your Bid Submission Email must include the solicitation number and the name of the submitting vendor (e.g. B5892 – Enter Company Name). Please attach the completed Request for Bids and the Bid Blank documents to the Bid Submission Email as separate files. Please name the bid blank attachment "Bid Blank" and the completed Request for Bids attachment "RFB."

If the files accompanying your bid submission are too large to be transmitted as email attachments, please include in the first line of your Bid Submission Email a link to a Microsoft OneDrive folder containing all of your bid-related documents. Please note that if you are using OneDrive, do not attach any documents to the Bid Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate bid blank file. Please name this folder and the bid blank file "Bid Blank." The name of your OneDrive folder must match the subject line of your bid submission, and your OneDrive folder must not contain any files unrelated to the Bid Submission.

Guidance for first-time Microsoft One-Drive Users:

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those bid submission documents which are too large to transmit via electronic mail:

1. Conduct an internet search for "Microsoft OneDrive;"
2. Navigate to the official Microsoft website and sign up for a free account;
3. Once you have created a folder for the solicitation whose name matches the subject line of your Bid Submission Email, upload the documents relevant to your bid submission in this folder.
4. Create a share link for this folder;
5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and
6. Include the link which you have created as the first line of your Bid Submission Email.

The Bid opening will be conducted virtually via Microsoft Teams on Friday, February 6, 2026 at 11:00 A.M. Bidders who have submitted their Bid Submission Email by the Bid Submission Deadline will receive a reply to their Bid Submission Email with a link to be able to view a livestream of the Bid opening online. If you do not receive a confirmation email of the DOE's receipt of your electronic bid submission, please email: [Gabriel Soriano at GSoriano@schools.nyc.gov](mailto:Gabriel.Soriano@GSoriano@schools.nyc.gov).

For hard copy (paper) bid submissions, please follow the below instructions:

Further to prior instructions regarding submissions of bids. In addition to electronic submission via email, Bidders may choose to hand deliver their bid packages to NYC DOE at any time prior to the Bid Due Date/Time. If you plan to submit a paper bid, you must provide notice by e-mailing DCPSubmissions@schools.nyc.gov, including "Paper Submission Request for Solicitation # B5892" in the subject line, at

least three (3) business days in advance of the anticipated date and time and place you or your agent plan to arrive at 65 Court Street, Brooklyn, NY 11201, Room 1201 to drop off your bid. Bidders should include in their notification e-mail the name of the person who will be delivering the bid or advise that the Bid Package will be arriving by messenger. Bidders who fail to provide advance notification of intent to hand-deliver a bid risk not having anyone receive the bid. FedEx, UPS, USPS, or other common delivery services will be accepted.

Please continue to check the DOE website and/or Vendor Portal for updates.

<https://infohub.nyced.org/vendors>

<https://www.finance360.org/vendor/vendorportal/>

BID OPENS VIRTUALLY ON FEBRUARY 6, 2026 AT 11:00 A.M. PLEASE SEE THE VIRTUAL LINK BELOW.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODJkZjY0ZWtYjE1Ni00NGI4LTk2MzMtOTAwNzUxNGY0MGFh%40thread.v2/0?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%2233f73cb2-8a8c-4d65-8f37-5256f643d9ed%22%7d

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.
Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov

◀ n10

FULL VALUE CONTRACTS FOR PREVENTION INTERVENTION PROGRAM: MENTAL HEALTH SERVICES FOR HIGH-NEED SCHOOLS - Request for Proposals - PIN#R1287040 - Due 1-22-26 at 1:00 P.M.

The New York City Department of Education (NYCDOE), on behalf of the School-Based Mental Health Initiatives (SBMHI) Unit, is seeking proposals from organizations experienced in and capable of providing mental health services and supports to students. The objective is to ensure high-quality implementation of, and access to, onsite mental health services as defined by the Multi-Tiered System of Supports (MTSS) three tiers of service. The goal is to provide support to schools, networks, and the NYCDOE as needed and appropriate, in order to ensure effective implementation and access to the three (3) tiers of service.

This is a Full Value contract and is intended to cover, during the period of the contract, the needs for Prevention Intervention Program: Mental Health Services for High-Need Schools. Detailed service descriptions and requirements are provided in the Request for Proposal (RFP) solicitation.

PROPOSALS MUST BE RECEIVED BY NO LATER THAN 1:00 P.M. EST, January 22, 2026. LATE PROPOSALS WILL NOT BE ACCEPTED.

This RFP may result in multiple full-value contract agreements. The awarded contract will be for a term of three (3) years with two two-year options to extend. It is anticipated that services will commence on or about July 2027.

To download, please go to: <https://infohub.nyced.org/working-with-the-doe/vendors/open-doe-solicitations/request-for-proposals>.

If you cannot download it, send an e-mail to vendorhotline@schools.nyc.gov with the RFP number and title in the subject line.

For all questions related to this RFP, please e-mail HHSCONTRACTS@schools.nyc.gov with the RFP number and title in the subject line of your e-mail.

Questions regarding this solicitation should be addressed to HHSCONTRACTS@schools.nyc.gov by no later than 4:00 P.M. EST, Monday, December 15, 2025. Subsequent amendments and answers will be posted to <https://vendorportal.nycenet.edu/vendorportal/login.aspx>. Review this site periodically for important updates.

There will be a Pre-proposal Conference on Monday, December 1, 2025, from 1:30 P.M. - 3:00 P.M. Eastern Time, on Microsoft Teams Live. The link to the virtual Pre-Proposal Conference scheduled is below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTBmZjkwYzktNjNhYy00Yzg4LTg0ZmUtn2M0ZWRhODllYzUz%40thread.v2/0?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%223cd00e19-9333-421f-8cfe-a026e1f17a1a%22%7d

We recommend that proposers download the free Microsoft Teams Application on their computer and/or mobile device to participate in the Teams Live Event in advance of the conference and attendees should plan to log in 5 minutes prior to the conference start time.

For electronic Proposal submissions, please note the following procedures:

Proposal submissions can be sent via electronic mail ("The Proposal Submission Email") to DCPSubmissions@schools.nyc.gov (the "Proposal Submission Email Address"). Proposal Submissions sent to any other email address will be disregarded. The subject line of your Proposal Submission Email must include the solicitation number and the name of the submitting vendor (e.g. R1287 – Enter Company Name). Please attach the completed Request for Proposal and the Appendix F - Pricing Form documents to the Proposal Submission Email as separate files. Please name the Appendix F - Pricing Form attachment "Appendix F - Pricing Form" and the completed Request for Proposal attachment "RFP."

If the files accompanying your proposal submission are too large to be transmitted as email attachments, please include in the first line of your Proposal Submission Email a link to a Microsoft OneDrive folder containing all of your Proposal-related documents. Please note that if you are using OneDrive, do not attach any documents to the Proposal Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate Appendix F - Pricing Form file. Please name this folder and the Appendix F - Pricing Form file "Appendix F - Pricing Form." The name of your OneDrive folder must match the subject line of your Proposal submission, and your OneDrive folder must not contain any files unrelated to the Proposal Submission.

Guidance for first-time Microsoft One-Drive Users:

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those proposal submission documents which are too large to transmit via electronic mail:

1. Conduct an internet search for "Microsoft OneDrive;"
2. Navigate to the official Microsoft website and sign up for a free account;
3. Once you have created a folder for the solicitation whose name matches the subject line of your Proposal Submission Email, upload the documents relevant to your proposal submission in this folder.
4. Create a share link for this folder;
5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility to ensure that the link(s) you provide allows the DOE to view, download, and/or open your documents; and
6. Include the link which you have created as the first line of your proposal Submission Email.

For hard copy (paper) Proposal submissions, please follow the instructions below:

Further to prior instructions regarding submissions of Proposals. In addition to electronic submission via email, the proposer may choose to hand deliver their Proposal packages to NYC DOE at any time prior to the Proposal Due Date/Time, if you plan to submit a paper Proposal. You must provide notice by emailing DCPSubmissions@schools.nyc.gov, including "Paper Submission Request for Solicitation # R1287" in the subject line, at least three (3) business days in advance of the anticipated date and time and place you or your agent plan to arrive at **65 Court Street, Brooklyn, NY 11201, Room 1201** to drop off your Proposal. Proposers should include in their notification e-mail the name of the person who will be delivering the Proposal or advise that the Proposal Package will be arriving by messenger. Proposers who fail to provide advance notification of intent to hand-deliver a proposal risk not having anyone to receive the Proposal Package. Fed Ex, UPS, USPS, or other common deliveries services will be accepted.

The proposal opening will be held on **Friday, January 23, 2026**. (This is an internal opening only, no public allowed).

Please continue to check the DOE website and/or
Vendor Portal for updates.

<https://infohub.nyced.org/vendors>

<https://www.finance360.org/vendor/vendorportal/>

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBs, from all segments of the community. The DOE works to enhance the ability of MWBs to compete for contracts. DOE is committed to ensuring that MWBs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov

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EMPLOYEES' RETIREMENT SYSTEM

LEGAL

■ AWARD

Goods and Services

APPLICATION DESIGN AND DEVELOPMENT CONSULTING SERVICES - Small Purchase -

PIN#NYCERS-Info People Corporation-10/29/2025 - AMT: \$371,664.00 - TO: InfoPeople Corporation, 450 7th Avenue, Suite 1106, New York, NY 10123-0105.

NYCERS is contracting with InfoPeople Corporation to hire a Cobol Developer to provide application design and development consulting services in support of NYCERS ongoing Business Process Improvement Program.

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INDEPENDENT MEDICAL EXAMINATION AND REVIEW SERVICES - Negotiated Acquisition - Other -

PIN#NYCERS-Icahn School of Medicine-10/28/2025 - AMT: \$150,000.00 - TO: Icahn School of Medicine at Mount Sinai, One Gustave L. Levy Place, New York, NY 10029-6574.

NYCERS has determined the need for independent medical examination and review to assist in the processing of disability retirement claims.

NYCERS has the authority to enter into a Negotiated Acquisition Agreement with Icahn School of Medicine at Mount Sinai to purchase these services in accordance with Section 3-04 of the New York City Procurement Policy Board Rules ("PPB Rules") on the basis that these services are vital in processing NYCERS disability retirement claims.

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ENVIRONMENTAL PROTECTION

WATER SUPPLY

■ AWARD

Services (other than human services)

BWS NYWEA CONFERENCE 6010016X - Other -

PIN#82626U0007001 - AMT: \$29,575.00 - TO: New York Water Environment Assoc., 525 Plum Street, Suite 102, Syracuse, NY 13204.

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FIRE DEPARTMENT

EMS TECHNICAL SERVICES

■ AWARD

Goods

MEDICAL IMMOBILIZATION DEVICES & EQUIPMENT

- M/WBE Noncompetitive Small Purchase - PIN# 05726W0019001 - AMT: \$169,924.00 - TO: Simbio USA Inc., 45 SW 20 Road, Miami, FL 33129.

HHC capital order for Longbackboards, Shortbackboards, Flexible Stretchers, SKED Devices & Case, and Rescue Shears w/Holsters.

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TECHNICAL SERVICES

■ AWARD

Services (other than human services)

BPM031670 - 057260000281: PORTABLE FIRE EXTINGUISHER

REPAIR & MAINTENANCE, ROUND 2 - M/WBE Noncompetitive Small Purchase - PIN#05726W0017001 - AMT: \$300,000.00 - TO: Park Sales and Service Inc., 431 Henderson Avenue, Staten Island, NY 10310.

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HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Goods

SMPD_MATERIALS HARDWARE (MORTISE LOCKS, PARTS & ACCESSORIES) - Competitive Sealed Bids - PIN#517878 -

Due 11-17-25 at 12:00 P.M.

The New York City Housing Authority ("NYCHA"), through its Supply Management and Procurement Department ("SMPD"), is soliciting bids from qualified vendors to supply materials for hardware for doors, including but not limited to locks, face-plates, latchset, nobset, ect... for citywide developments and our L.I.C. Warehouse.

Detailed specifications and requirements for the materials are outlined in Request for Quotation (RFQ) Number **517878**. Interested vendors can access the solicitation by visiting NYCHA's website at <http://www.nyc.gov/nychabusiness>.

- For registered vendors with an iSupplier account: Click on the "iSupplier Vendor Registration/Login" link on the left-hand side, then select "Login for registered vendors" to sign in to your account.
- For new vendors without an iSupplier account: Click on "New suppliers register in iSupplier" to request login credentials. Once your account is created, log in and navigate to the Oracle Financials homepage. From there, select the "Sourcing Supplier" menu, then "Sourcing," and proceed to the "Sourcing Homepage." Use the "Search Open Negotiations" feature to locate RFQ Number **517878**.

For inquiries regarding the scope of materials, please contact Miguel Lamarche via email.

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. Miguel A. Lamarche (212) 306-3904; miguel.lamarche@nycha.nyc.gov

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INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

PUBLIC SAFETY

■ AWARD

Services (other than human services)

7-858-0636A EMERGENCY COMMUNICATIONS ENGINEER, SP2 - M/WBE Noncompetitive Small Purchase - PIN#85826W0043001 - AMT: \$211,630.00 - TO: Universal Technologies, LLC, 28 Madison Avenue Ext, Albany, NY 12203-5339.

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PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

■ AWARD

Construction / Construction Services

CNYG-1421M-CITYWIDE FACADE RECONSTRUCTION - Competitive Sealed Bids - PIN# 84621B0195001 - AMT: \$2,299,995.00 - TO: PB Contracting Corp., 95 Broadway, Suite 1, Hicksville, NY 11801-4268.

☛ n10

CONTRACT AWARD HEARINGS

ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC COMMENT

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

Contract Type: Professional Services

Contractor: FJC Security Services Inc.

Contractor Address: 123 William Street, 7th Floor, New York, NY 10038

Scope of Services: Armed Security Guards at Various ACS Sites

Maximum Value: \$250,000.00

Term: 1/1/2026 - 6/30/2026

E-PIN: 06826N0014001

Procurement Method: Negotiated Acquisition Extension (NAE)

Procurement Policy Board Rule: Section 3-04

How can I comment on this proposed contract award?

Please submit your comment to Microsoft Forms using the following link: https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfIk6pWxXaZIE773ETuv8MmldPoFoZiFrbd9UOEFWV1NXWDFYQjdaV1pTQTYxRDILRjR5SC4u. Be sure to include the E-PIN or ID # above in your message.

Comments must be submitted before 5:00 P.M. on Tuesday, November 18, 2025.

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HEALTH AND MENTAL HYGIENE

■ PUBLIC COMMENT

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

Contract Type: New Contract

Contractor: Ceres Nanosciences Inc.

Contractor Address: 9460 Innovation Drive, Manassas, Virginia 20110

Scope of Services: Ceres Nanosciences, Inc. will provide NYC's Public Health Laboratory (PHL) with particles, buffers, and reagents, which enable rapid and sample wastewater surveillance.

Maximum Value: \$1,700,428.00

Term: April 1, 2026 through March 31, 2032, with no option to renew.

E-PIN: 81626S0006001

Procurement Method: Sole Source

Procurement Policy Board Rule: Section 3-05

How can I comment on this proposed contract award?

Please submit your comment to PublicComment@health.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on November 18, 2025.

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

Contract Type: New Contract

Contractor: Executive Medical Services PC

Contractor Address: 15 Canal Road, Pelham Manor, NY 10803

Scope of Services: On-call services for (1) specimen collection and transport and/or (2) vaccination services in a variety of settings to prevent, detect or mitigate communicable and vaccine-preventable diseases including, but not limited to COVID-19, influenza, tuberculosis, hepatitis A, measles, and mumps outbreaks.

Maximum Value: \$45,000,000.00

Term: May 1, 2026 through April 30, 2032.

E-PIN: 81625P0014002

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Pursuant to Section 3-03 of the Procurement Policy Board Rules.

How can I comment on this proposed contract award?

Please submit your comment to PublicComment@health.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on November 18, 2025.

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HOMELESS SERVICES

■ PUBLIC COMMENT

This is a notice that NYC Department of Homeless Services/DHS is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)

Contractor: Acacia Network Housing, Inc.

Contractor Address: 300 East 175th Street, Bronx, NY 10457

Scope of Services: Shelter Facilities for Homeless Single Adults in Brooklyn, NY

Maximum Value: \$63,567,175.00

Term: 1/1/2026 - 6/30/2030

Renewal Clause: 7/1/2030 - 6/30/2034

E-PIN: 07122P0012015

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, November 17, 2025.

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HUMAN RESOURCES ADMINISTRATION

■ PUBLIC COMMENT

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)

Contractor: Food Bank For New York City

Contractor Address: 39 Broadway, 10th Floor, New York, NY 10006

Scope of Services: Provision of the SNAP Outreach program to low-income households, Citywide.

Maximum Value: \$668,900.00

Term: 10/1/2024 - 9/30/2025

E-PIN: 06925R0004001

Procurement Method: Required Authorized Source

Procurement Policy Board Rule: Section 1-02 (d) (1)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, November 17, 2025.

◀ n10

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC COMMENT

This is a notice that the NYC Office of Technology & Innovation is seeking comments from the public about the proposed contract below.

Contract Type: CT1

Contractor: Universal Technologies, LLC

Contractor Address: 28 Madison Avenue Ext, Albany, NY 12203

Scope of Services: Emergency Communications Engineer

Maximum Value: \$211,629.60

Term: 1,820 Hours

E-PIN: 85826W0043001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Board Rule: Section 3-08 (c) (1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to Rachel Tate-Clarke at MWBEComments@oti.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. EST on Monday, November 10, 2025.

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AGENCY RULES

BUILDINGS

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Buildings (DOB) is proposing to add a new section 105-07 to Subchapter E of Chapter 100 of Title 1 of the Rules of the City of New York regarding a temporary residence program for eligible basement or cellar residences in an existing single- or two-family residence.

When and where is the hearing? DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11:00 A.M. on 12/11/25.

- Join through Internet – Desktop app:

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar. Then follow the prompts to either continue using the browser or download/open the Teams desktop app. <https://events.gcc.teams.microsoft.com/event/392cf694-14b0-4b0e-afc1-a69af54c31bd@32f56fc7-5f81-4e22-a95b-15da66513bef>

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

If you have low bandwidth or inconsistent Internet connection, we suggest you use the Phone audio option for

the hearing. This will reduce the possibility of dropped audio and stutters.

- Join through Internet - Smartphone app:

To join using the Microsoft Teams app on your smartphone, click on the following URL link from your phone to automatically open the Teams app. Note that the Microsoft Teams app must already be installed on your smartphone. It is available for free both in the Apple Store and Google Play. <https://events.gcc.teams.microsoft.com/event/392cf694-14b0-4b0e-afc1-a69af54c31bd@32f56fc7-5f81-4e22-a95b-15da66513bef>

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

PLEASE NOTE: The above links are used to register for the hearing. Once registered, you will receive a confirmation email that will include a link to join the hearing. If you should run into technical difficulties when using the above links to register or you do not receive the registration confirmation email with your link to join the hearing, please use one of the following alternative methods to join the hearing. You should receive the confirmation email within a short time of registering. Please check your junk email folder too if you do not see the email in your inbox. Best practice is to register for the hearing prior to the actual hearing date.

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

Meeting ID: 275 267 049 971 75

Passcode: QS6mc7XA (Code is case sensitive)

- Join via phone only:

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

Phone: 646-893-7101

Phone Conference ID: 803 448 501#

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

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

- **Website.** You can submit comments to the DOB through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to dobrules@buildings.nyc.gov.
- **Mail.** You can mail comments to the New York City Department of Buildings, Office of the General Counsel, 280 Broadway, 7th floor, New York, NY 10007.
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up by emailing dobrules@buildings.nyc.gov by 12/4/25 and including your name and affiliation. While you will be given the opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

Is there a deadline to submit comments? Yes, you must submit comments 12/11/25.

What if I need assistance to participate in the hearing? You must tell the Office of the General Counsel if you need a reasonable accommodation of a disability at the hearing. You can tell us by email at dobrules@buildings.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. You must tell us by 11/28/25.

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

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Copies of all comments submitted online, copies of all written comments and a summary of oral comments concerning the proposed rule will be available to the

public at the Office of the General Counsel and may be requested by email at dobrules@buildings.nyc.gov.

What authorizes DOB to make this rule? Sections 643 and 1043(a) of the City Charter, Article 507 of Title 28 of the New York City Administrative Code and Local Law 126 of 2024 authorize DOB to make this proposed rule. The rule was not included in the regulatory agenda for this Fiscal Year because it was not contemplated when DOB published the agenda.

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

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

Statement of Basis and Purpose of Proposed Rule

The Department of Buildings (the Department) is proposing to add a new section 105-07 to Title 1 of the Rules of the City of New York to implement Article 507 of Chapter 5 of Title 28 of the New York City Administrative Code, as enacted by Local Law No. 126 of 2024. Article 507 establishes a pilot program to allow for the safe, temporary occupancy of certain existing basement or cellar apartments while those units are brought into compliance with applicable legal standards. This program is authorized by Article 7-D of the New York State Multiple Dwelling Law.

In recognition of the widespread existence of unpermitted basement and cellar units in New York City, Local Law 126 established a “temporary residence program”, referred to herein as the Authorization for Temporary Residence (ATR) program, which provides homeowners a way to bring the units into compliance with applicable standards that protects their tenants from displacement while promoting long-term safety and other upgrades.

Local Law 126 requires owners to follow a series of steps for up to ten years to bring the units into full compliance in accordance with the New York City Building Code, Housing Maintenance Code, Fire Code, and Zoning Resolution. Eligible basements and cellars must generally meet the definition of an ancillary dwelling unit, as defined in section 12-10 of the Zoning Resolution, except that the primary residence requirement in (f) that applies “at the time of initial occupancy” does not apply to these existing units. See Zoning Resolution 12-10 (f).

The proposed rule would generally allow tenants to live in eligible basement or cellar apartments while they are brought up to standard, with a clear deadline for meeting each of the requirements, as shown in the table below. If tenants must vacate due to the extent of work necessary, a right of first return policy is being established by rule by the New York City Department of Housing Preservation and Development. The proposed rule addresses the standards for basement and cellar apartments in one- or two-family homes. The Department plans to promulgate rules at a later date that address the pilot program for temporary occupancy of such apartments in multiple dwellings.

The proposed rule is needed to start the pilot program authorized by Local Law 126 and to provide clear standards for participation, compliance, and enforcement. It advances the City’s goals of increasing safe, affordable housing options while addressing long-standing issues related to existing unpermitted basement and cellar dwellings.

The new rule sets forth the procedures with deadlines for owners to apply for and obtain an ATR, which would allow tenants to reside in eligible basement or cellar units before DOB issues a final certificate of occupancy (CO) or temporary certificate of occupancy (TCO). In accordance with Local Law 126, the rule lists eligibility criteria, including location limits, physical conditions of the unit, and required documentation, places restrictions on short-term rentals and outlines conditions for inspection, enforcement and revocation. It also provides rules for inspection and enforcement mechanisms to ensure public safety.

Specially, the proposed rule:

- Limits eligible basement or cellar apartments to no more than one in any one- or two-family home,
- Prohibits basement and cellar apartments in areas with potential flooding problems,
- Requires, among other things:
 - smoke and gas alarms,
 - central heating,
 - at least one means of egress,
 - separation of the boiler or furnace from the basement or cellar apartment,
 - occupancy by no more than one family, and
- Prohibits rentals for less than 30 days.

To be eligible, the basement or cellar apartment must have existed before April 20, 2024. The owners have until April 20, 2029 to apply for the pilot.

Summary of Deadlines and Requirements (see rule for details)	
Deadlines (after ATR is issued)	Requirements
3 months	Submit initial required documentation
1 year	Submit additional documentation showing compliance
1 year and 6 months	Obtain a sprinkler permit
2 years	Install and have sprinkler system inspected
3 years	Submit application to install emergency escape and rescue openings, windows and window wells
3 years and 6 months	Obtain construction permit to install emergency escape and rescue openings, windows and window wells
4 years	Sign off the permit to install emergency escape and rescue openings, windows and window wells
7 years	Submit application to construct the second cellar egress
7 years and 6 months	Obtain permit to construct the second cellar egress
8 years	Sign off the permit to install the second cellar egress
9 years	Submit application for a Certificate of Occupancy

DOB’s authority for these rules is found in sections 643 and 1043(a) of the City Charter, Article 507 of Title 28 of the New York City Administrative Code, and Local Law 126 of 2024.

New material is underlined.
[Deleted material is in brackets.]
Asterisks (***) indicate unamended text.

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

Subchapter E of Chapter 100 of Title 1 of the Rules of the City of New York is amended to add a new section 105-07 to read as follows:

§105-07 Temporary residence program for eligible basement or cellar residences located within an existing one- or two-family residence.

(a) Scope. This rule establishes requirements for the occupancy and use of eligible basement and cellar residences located within an existing one- or two- family residence where the owners have applied for and have been issued an authorization for temporary residence (“ATR”) by the Department that allows occupancy of the eligible basement or cellar residence prior to the issuance of a certificate of occupancy (“CO”) or temporary certificate of occupancy (“TCO”) in accordance with the provisions of Article 507 of Chapter 5 of Title 28 of the New York City Administrative Code (“Administrative Code”).

(b) Definitions. Terms not specifically defined in this section have the same meaning as in the New York City Construction Codes. For the purposes of this section, the following terms have the following meanings:

ADU. An “ancillary dwelling unit” as defined in section 12-10 of the New York City Zoning Resolution (“Zoning Resolution”), except that paragraph (f) of such definition does not apply for the purpose of this section.

Alt-CO. An application for an alteration permit pursuant to Article 105 of Title 28 of the Administrative Code leading to a new or amended certificate of occupancy issued pursuant to Article 118 of Title 28 of the Administrative Code.

ATR. An “authorization for temporary residence” issued pursuant to Article 507 of Chapter 5 of Title 28 of the Administrative Code and this rule.

Building Code. The New York City Building Code.

Certificate of Occupancy. A certificate of occupancy issued pursuant to Article 118 of Title 28 of the Administrative Code.

Eligible basement or cellar residence. As defined in Section 28-507.1 of the Administrative Code.

Temporary Certificate of Occupancy. A temporary certificate of occupancy issued pursuant to Article 118 of Title 28 of the Administrative Code.

(c) References. Article 507 of Chapter 5 of Title 28 of the Administrative Code, Appendix U of the Building Code, Chapter 10 of the Building Code and the Zoning Resolution.

(d) Eligibility.

- (1) This rule applies to eligible basement or cellar residences in the Program Area as defined in section 28-507.1 of the Administrative Code in one- or two- family residences.
- (2) No more than one apartment in the basement or cellar is permitted for each such one- or two- family residence.
- (3) Such basement or cellar must meet the eligibility requirements set forth in section 28-507.2 of the Administrative Code.
- (4) No such basement or cellar residence may be located on a tax lot where a portion of such tax lot is located within the special flood hazard area in accordance with Appendix G of the Building Code, the 10-year rainfall flood risk area or the coastal flood risk area in accordance with section U202.3 of the Building Code and the map established by the New York City Department of Environmental Protection in accordance with section 24-809 of the Administrative Code and Chapter 66 of Title 15 of the Rules of the City of New York.

(e) ATR Application and initial certification. To participate in the ATR program, an owner of an eligible basement or cellar residence must apply for an ATR on or before April 20, 2029. An application must be submitted by a registered design professional ("RDP") in a form and manner determined by the Department. Nothing in this subdivision (e) is intended to prevent the issuance of a violation for an unsafe condition; if an imminent risk to the life or safety of occupants, such as illegal gas work, is found, it constitutes a basis for a vacate order. The Department may issue an ATR if it determines the application complies with section 28-507.4.1 of the Administrative Code and includes all of the following:

- (1) Certification from the RDP in a form and manner determined by the Department, including but not limited to, that the eligible basement or cellar residence:
 - (i) Is eligible in accordance with section 28-507.2 of the Administrative Code and subdivision (d) of this section;
 - (ii) Has entrance identification in accordance with paragraph (1) of subdivision (g) of this section;
 - (iii) Has acceptable cooking facilities in accordance with paragraph (2) of subdivision (g) of this section;
 - (iv) Has acceptable sanitary facilities in accordance with paragraph (3) of subdivision (g) of this section;
 - (v) Has acceptable window openings in accordance with paragraph (4) of subdivision (g) of this section;
 - (vi) Has either battery-operated or hardwired smoke and carbon monoxide detectors installed, in accordance with item 3.2 of section 28-507.4.1 of the Administrative Code.
 - (vii) Has hot water in accordance with section 27-2031 of the Housing Maintenance Code;
 - (viii) Provides permanently installed central heating system in accordance with sections 27-2028 and, where applicable, section 27-2029 of the Housing Maintenance Code; and
 - (ix) Where gas service is present, any related gas piping was lawfully installed in accordance with the New York City fuel gas code or other applicable code in effect at the time such gas piping was installed, or is the subject of a filed legalization application for all items requiring a gas connection, such as a boiler, furnace and cooking equipment. Any required sign-off for such legalization must be obtained prior to ATR issuance.
- (2) Certification from the owner in a form and manner determined by the Department, including but not limited to:

(i) The eligible basement or cellar residence was in existence prior to April 20, 2024 in accordance with section 28-507.1 of the Administrative Code.

(ii) Whether the eligible basement or cellar residence was rented to a tenant on April 20, 2024, in accordance with section 28-507.13.1 of the Administrative Code.

(3) Plan of the existing residence submitted by the RDP demonstrating:

- (i) At least one means of egress directly to the outdoors that meets the requirements of section U202.8.2 and U202.8.4 of the Building Code.
- (ii) Ceiling height in compliance with section U202.5 of the Building Code and, where applicable, item 4 of section U101.2.
- (iii) Cooking and sanitation facilities are provided in accordance with paragraphs (2) and (3) of subdivision (g) of this section.
- (iv) Window openings are provided in accordance with paragraph (4) of subdivision (g) of this section.
- (v) Boiler or furnace is located in a dedicated room separated from any dwelling unit.
- (vi) Fire Department access path is approved in accordance with section 504.1.2 of New York City Fire Code.

(4) Proposed plan submitted by the RDP demonstrating the basement or cellar residence can be brought into full compliance with Appendix U of the Building Code and the Zoning Resolution, including, but not limited to:

- (i) Entrance in accordance with Section U103.4 of the Building Code.
- (ii) Fire Department access in accordance with Section U103.8 of the Building Code.
- (iii) Window requirement in accordance with Section U202.6 of the Building Code.
- (iv) Fire separation in accordance with Section U202.7 of the Building Code.
- (v) Means of egress in accordance with Section U202.8 of the Building Code.
- (vi) Floor area not exceeding 800 square feet, in accordance with the definition of "ancillary dwelling unit" in section 12-10 of the Zoning Resolution.

(5) Such eligible basement or cellar residence has been inspected in accordance with item 3 of section 28-507.4.1 of the Administrative Code by the Department and New York City Fire Department.

(f) Occupancy requirements. In accordance with section 28-507.3 of the Administrative Code, an eligible basement or cellar residence that has received an ATR may be occupied and rented. In addition, pursuant to section 28-507.4.2 of the Administrative Code, occupancy of such basement or cellar residence must comply with the following requirements:

- (1) occupancy of such eligible basement or cellar residence by more than one family maintaining a common household is not permitted;
- (2) the renting of or offering to rent such eligible basement or cellar residence for fewer than 30 consecutive days is not permitted; and
- (3) registration of such residence for short-term rental pursuant to Chapter 31 of Title 26 of the Administrative Code is prohibited.

Where the ATR is revoked or not maintained, such eligible basement or cellar residences may not be occupied or rented.

(g) Technical requirements. An eligible basement or cellar residence must comply with the following requirements within the timeframe described below.

(1) ADU Entrance Identification prior to issuance of ATR. Where the eligible basement or cellar residence entrance is not apparent from the street, a permanent sign with red letters at minimum 5 inches tall on a white background must be mounted on the primary dwelling, stating in sentence form: "Basement (or Cellar) ADU entrance is located on Exposure [#], as viewed from street-facing side (Exposure 1)." For purposes of this section, building sides must be numbered as follows: Exposure 1 is the side facing the street on which the building's official address is assigned; Exposure 2 is the side to the left when standing in the street facing Exposure 1; Exposure 3 is the side opposite Exposure 1; and Exposure 4 is the side to the right when standing in the street facing Exposure 1.

(2) **Acceptable cooking facilities prior to issuance of ATR.** At a minimum, the eligible basement or cellar residence must be provided with a kitchen or kitchenette which complies with the following:

- (i) all combustible material immediately underneath or within one foot of any permanent apparatus used for cooking or warming food must be fire-retardant and there must always be at least two feet of clear space above any exposed cooking surfaces of such apparatus;
- (ii) all ceilings and walls, exclusive of doors, must be fire-retardant;
- (iii) each kitchen and kitchenette must be provided with gas or electricity, or both, for cooking, and that all gas service must be provided in compliance with the New York City Fuel Gas Code and all electricity must be provided in compliance with the New York City Electrical Code;
- (iv) each kitchen and kitchenette must have a sink with running water, equipped with a waste pipe and trap at least two inches in diameter and the sink must be installed in compliance with the New York City Plumbing Code;
- (v) each kitchen must have a window that complies with paragraph (4) of this subdivision; and
- (vi) each kitchenette must have either a window that must be at least one foot wide and have a total area of at least three square feet or must have mechanical ventilation to provide at least six changes per hour of the air volume for such kitchenette.

(3) **Acceptable sanitary facilities prior to issuance of ATR.** At a minimum, the eligible basement or cellar residence must be provided with a toilet, a lavatory and a bathtub or shower installed in accordance with the Plumbing Code inside such basement or cellar residence. The toilet and the lavatory must be located in the same room. The bathtub or shower may be located in a separate room.

(4) **Acceptable window openings prior to issuance of ATR.** Each habitable room in an eligible basement or cellar residence must have an operable window providing a minimum of 4 square feet of net clear opening. Any vertical dimension of such clear opening must be a minimum of 22 inches. There must be no fixed security bars, storm windows, or similar obstructions to block such clear window opening. The window sill must be located above the finished floor of such habitable room by a maximum of 4 feet.

(5) **Water sensors and alarms within three month after issuance of ATR.** Water sensors and alarms must comply with the requirements of paragraph (2) of subdivision (f) of section 105-08 of the Department's rules.

(6) **Applicability of accessibility requirements.** The legalization of such basement or cellar residence is not a change to the main use or dominant occupancy of the building, subject to item 1 of section 1101.3.1 of the Building Code, nor a change to occupancy classification of the space, subject to item 2 of section 1101.3.1 of the Building Code.

(7) **Applicability of Housing Maintenance Code.** For the entire duration of the validity of an ATR, such basement or cellar residence must comply with all provisions of the Housing Maintenance Code applicable to two-family dwellings except for section 27-2062, 27-2073, 27-2076 and 27-2087.

(h) **Requirements to maintain the ATR.** To maintain the ATR, the owner and the RDP must submit the following documentation in accordance with the schedule below:

(1) **Requirements within 3 months.** Not later than 3 months following the date the ATR is issued, the owner and the RDP must submit documentation showing compliance with the requirements of section 28-507.4.5.1 of the Administrative Code and all of the following:

- (i) Certification from the RDP in a form and manner determined by the Department, that the hardwired smoke and carbon monoxide detectors have been installed in accordance with item 1 of section 28-507.4.5.1 of the Administrative Code. This certification is not required if the compliance was demonstrated at the time of application of the ATR in accordance with subparagraph (vi) of paragraph (1) of subdivision (e) of this section.
- (ii) Certification from the owner in a form and manner determined by the Department, that:

(A) Water sensors and alarms have been installed in accordance with paragraph (5) of subdivision (g) of this section.

(B) Emergency signage is posted in the format and location required by the Department of Housing Preservation and Development ("HPD"), pursuant to item 3 of section 28-507.4.5.1 of the Administrative Code.

(C) The owner has notified the tenants of the emergency alarm system operated by the New York City Office of Emergency Management.

(2) **Requirements within 1 year.** Not later than 1 year following the date the ATR is issued, the RDP must submit documentation showing compliance with the requirements of section 28-507.4.5.2 of the Administrative Code and all of the following:

- (i) Certification that one-hour fire separations have been constructed in accordance with section U202.7 of the Building Code, where required.
- (ii) Certification that radon and vapor levels are not above the thresholds established by the New York City Department of Health and Mental Hygiene as required by section 28-507.4.5.2 of the Administrative Code.
- (iii) An application for the automatic sprinkler system in accordance with U103.6.1 of the Building Code.
- (iv) Where gas service is provided in the eligible basement or cellar residence, certification that at least one natural gas alarm powered by plug-in alternating current (AC) with battery backup is installed in each habitable room in accordance with manufacturer's instructions, or in the alternative, one battery-operated natural gas alarm and one plug-in AC powered natural gas alarm is installed. Such alarms must be listed and labeled with either UL 1484 or UL 2075 and have been inspected by the RDP.

(3) **Requirements within 1 year and 6 months.** Not later than 1 year and 6 months following the date the ATR is issued, a licensed master plumber retained by the owner must obtain a sprinkler permit pertaining to the application filed as required by subparagraph (iii) of paragraph (2) of this subdivision.

(4) **Requirements within 2 years.** Not later than 2 years following the date the ATR is issued, the RDP must show that the sprinkler system pertaining to the application filed as required by subparagraph (iii) of paragraph (2) of this subdivision has been installed by the owner, inspected by the Department and by the New York City Fire Department, at its discretion upon reasonable notice, and such application is signed off by the Department. After such sprinkler application is signed off, such sprinkler system must be inspected, tested and maintained in accordance with New York City Fire Code and the rules of New York City Fire Department.

(5) **Requirements within 3 years.** Not later than 3 years following the date the ATR is issued, the RDP must submit an application to install the emergency escape and rescue opening required by section U202.8.1 of the Building Code and windows and window wells required by section U202.6 of the Building Code.

(6) **Requirements within 3 years and 6 months.** Not later than 3 years and 6 months following the date the ATR is issued, a general contractor retained by the owner must obtain a construction permit pertaining to the application filed as required by paragraph (5) of this subdivision.

(7) **Requirements within 4 years.** Not later than 4 years following the date the ATR is issued, the RDP must show that emergency escape and rescue openings, windows and window wells pertaining to the application filed as required by paragraph (5) of this subdivision have been installed and signed off by the Department.

(8) **Requirements within 7 years.** Not later than 7 years following the date the ATR is issued, where the residence is in the cellar, the RDP must submit an

application to construct the second cellar egress required by section U202.8.3 of the Building Code.

(9) Requirements within 7 years and 6 months. Not later than 7 years and 6 months following the date the ATR is issued, where the residence is in the cellar, a construction permit must be obtained to construct the second cellar egress in accordance with paragraph (8) of this subdivision.

(10) Requirements within 8 years. Not later than 8 years following the date the ATR is issued, the RDP must show that the second cellar egress pertaining to the application filed as required by paragraph (8) of this subdivision has been constructed and signed off by the Department.

(11) Requirements within 9 years. Not later than 9 years following the date the ATR is issued, the owner or an RDP on behalf of the owner must submit an alteration application to obtain a certificate of occupancy (Alt-CO) for the basement or cellar residence as required by section U101.4 of the Building Code.

(i) Inspections. The New York City Fire Department and the Department may perform inspections during the course of the ATR in accordance with section 28-507.11.2 of the Administrative Code.

(j) Expiration of ATR. An ATR expires 10 years after the date of its issuance. Prior to such expiration date, the owner or an RDP on behalf of the owner must submit an application to obtain a certificate of occupancy or temporary certificate of occupancy for such residence in accordance with section 28-507.6 of the Administrative Code. Failure to obtain such certificate or temporary certificate prior to the expiration of the ATR will constitute illegal occupancy.

(k) Violations. Nothing in this section is intended to prevent the issuance of a violation for an unsafe condition; however, if an imminent risk to the life or safety of occupants, such as illegal gas work, is found, it constitutes a basis for a vacate order. Violations of Article 507 of the Administrative Code or this rule are subject to enforcement and penalties in accordance with Chapter 2 of Title 28 of the Administrative Code. A violation may be issued by the Department or by the New York City Fire Department. A Notice of Violation issued by the Department to the basement or cellar residence with an active ATR may include a request for corrective action with a 60-day correction period. Failure to correct the violation within the correction period may result in the revocation of the ATR or the issuance of a Vacate Order of the basement or cellar residence. The owner must either:

- (1) Correct the violating condition, schedule and pass the reinspection within the correction period and continue with the temporary residence program; or
- (2) Discontinue the residential use in the basement or cellar, schedule and pass the reinspection within the correction period and formally withdraw the ATR application.

(l) Revocation. The Department may, after notice and opportunity to be heard, revoke an ATR where three or more violations of Article 507 of Chapter 5 of Title 28 of the Administrative Code or this rule have been committed within a one-year period, or where any violation of section 28-507.4 of the Administrative Code has been committed.

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

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Establishment of Temporary Residence Program for Eligible Basement or Cellar Residences

REFERENCE NUMBER: 25 RG 075

RULEMAKING AGENCY: Department of Buildings

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

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and

- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Senior Counsel

Date: October 31, 2025

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

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

RULE TITLE: Establishment of Temporary Residence Program for Eligible Basement or Cellar Residences

REFERENCE NUMBER: DOB-205

RULEMAKING AGENCY: Department of Buildings

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) The rule allows 60 days to correct a violation.

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

October 31, 2025
Date

Accessibility questions: Andrea Maggio, (212) 393-2085, dobrules@buildings.nyc.gov, by: Friday, November 28, 2025, 5:00 P.M.

City of New York

← n10

CONSUMER AND WORKER PROTECTION

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Consumer and Worker Protection ("DCWP" or "Department") is proposing to amend its rules to clarify legitimate (bona fide) restaurant service charges and to clarify restaurant labor-oriented surcharges.

When and where is the hearing? DCWP will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 A.M. on December 10, 2025. The public hearing will be accessible by phone and videoconference.

- To participate in the public hearing via phone, please dial +1 646-893-7101
 - o Phone conference ID: 496 882 160#
- To participate in the public hearing via videoconference, please follow the online link:
 - o Meeting Link: <https://tinyurl.com/7ryjw6va>
 - o Meeting ID: 227 896 151 630 6
 - o Passcode: rH3ti7oa

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

- **Website.** You can submit comments to DCWP through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to Rulecomments@dcwp.nyc.gov.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by emailing Rulecomments@dcwp.nyc.gov. You can also sign up on the phone or videoconference before the hearing begins at 11:00 A.M. on December 10, 2025. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

Is there a deadline to submit comments? Yes. You must submit any comments to the proposed rule on or before December 10, 2025.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, all comments received by DCWP on the proposed rule will be made available to the public online at <http://www1.nyc.gov/site/dca/about/public-hearings-comments.page>.

What if I need assistance to participate in the hearing? You must tell DCWP's External Affairs division if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You may tell us by email at Rulecomments@dcwp.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by December 3, 2025.

What authorizes DCWP to make this rule? Sections 1043 and 2203(f) of the New York City Charter and Section 20-702 of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to make these proposed rules. This proposed rule was not included in the Department of Consumer and Worker Protection's regulatory agenda for this Fiscal Year.

Where can I find DCWP's rules? The Department's rules are in title 6 of the Rules of the City of New York.

What laws govern the rulemaking process? DCWP must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

Statement of Basis and Purpose of Proposed Rules

The Department of Consumer and Worker Protection ("DCWP" or "Department") is proposing to amend its rules relating to restaurant surcharges to:

- clarify the meaning of legitimate (bona fide) service surcharges,
- allow for a mandatory gratuity charge to consumers where the proceeds of such charge are provided to the restaurant's employees pursuant to a written agreement such as a collective bargaining agreement, and
- clarify that employers must still comply with applicable state law concerning minimum wages and gratuities.

In addition to clarifying existing rules related to bona fide service charges, this change would also ensure an appropriate balance between consumer and worker protection by allowing a charge for a mandatory gratuity for restaurant employees under limited circumstances while maintaining the requirement that such a charge be conspicuously disclosed to the consumer.

Sections 1043 and 2203(f) of the New York City Charter and Section 20-702 of the New York City Administrative Code authorize the Department to make these proposed amendments.

New material is underlined.

[Deleted material is in brackets.]

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

Section 1. Section 5-59 of subchapter B of chapter 6 of title 6 of the Rules of the City of New York is amended to read as follows:

§ 5-59 Restaurant Surcharges.

(a) A seller serving food or beverages for consumption on the premises may not add surcharges to listed prices. For example, a restaurant may not state at the bottom of its menu that a 10 percent charge or a \$1.00 charge will be added to all menu prices.

(b) A seller may impose a bona fide service charge [(such as an added charge for two persons splitting one meal, or a per person minimum charge), if the charge is conspicuously disclosed to the consumer before [the] food or beverage is ordered. For the purpose of this subdivision, a bona fide service charge is a fee charged for services requested by a consumer, over and above what is included with the consumer's purchase of a menu item, including, but not limited to, an added charge for two persons splitting one meal, a mandatory gratuity for parties of eight or more, or a per person minimum charge.

(c) A seller may impose a charge required by a written agreement, including but not limited to a collective bargaining agreement, between a seller and its employees, if the charge is conspicuously disclosed to the consumer before food or beverage is ordered and the full amount of the proceeds from such charge is provided to the seller's employees; provided, however, that nothing in this subdivision shall be construed to supersede, alter or affect any provision of the New York Labor Law or any rule, regulation or wage order promulgated thereunder, including, but not limited to, section 196-d of the labor law and section

146-2.18 of Part 146 of Title 12 of the Official Compilation of Codes, Rules, and Regulations of the State of New York, relating to minimum wage and gratuities.

(d) In this section, the term "surcharge" does not include tax.

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

CERTIFICATION PURSUANT TO CHARTER §1043(d)

RULE TITLE: Amendment of Rules Relating to Restaurant Surcharges

REFERENCE NUMBER: 2025 RG 091

RULEMAKING AGENCY: Department of Consumer and Worker Protection

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

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

/s/ STEVEN GOULDEN
Senior Counsel

Date: October 31, 2025

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

CERTIFICATION / ANALYSIS PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Amendment of Rules Relating to Restaurant Surcharges

REFERENCE NUMBER: DCWP-65

RULEMAKING AGENCY: Department of Consumer and Worker Protection

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

- Is understandable and written in plain language for the discrete regulated community or communities;
- Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

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

October 31, 2025
Date

Accessibility questions: Reina Revina, (212) 436-0183, nrevina@dcwp.nyc.gov, by: Wednesday, December 3, 2025, 11:59 P.M.



HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Housing Preservation and Development (“HPD”) is proposing rules to give a tenant who occupied a basement or cellar residence as of April 20, 2024, and was relocated or otherwise removed from such basement or cellar residence as a result of alterations necessary to bring such residence into compliance with the standards set forth in Article 507 of chapter 5 of title 28 of the administrative code of the city of New York, a right of first return to such basement or cellar residence as a tenant upon completion of the alterations.

When and where is the hearing? HPD will hold a public hearing on the proposed rules. The public hearing will take place virtually on **Friday, December 12, 2025** from 10:00 A.M. to 11:00 A.M.:

To participate in the public hearing, enter the Webex URL:
<https://nychpd.webex.com/nychpd/j.php?MTID=m898156acbf5c312df1b2fddad8639891>

If prompted to provide a password or number, please enter the following:

Meeting number: **2333 479 7419** Password: **UfsEfPMN525**

You may also join via audio device or dial in via phone:

Join by video system:
Dial **23334797419@webex.com**

You can also dial **173.243.2.68** and enter your meeting number

To dial in by phone, please use the following dial-in phone number and participant access code:

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

United States Toll **+1-408-418-9388**

Access code: **2333 479 7419**

Password if requested: **UfsEfPMN525**

If you have low bandwidth or inconsistent internet connection, use the dial-in option for the hearing. This will reduce the possibility of dropped audio and stutters.

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

- **Website.** You can submit comments to HPD through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to rules@hpd.nyc.gov.
- **Mail.** You can mail comments to Deputy Commissioner AnnMarie Santiago, Department of Housing Preservation and Development, Room 6-01, 100 Gold Street, New York, N.Y. 10038.
- **Fax.** You can fax comments to Deputy Commissioner AnnMarie Santiago at 212 863-7010.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rules at the public hearing must sign up to speak. You can sign up before the hearing by calling (212) 863-8340 or by emailing wallaca@hpd.nyc.gov before 5:00 P.M. on **Wednesday, December 10, 2025**. Although you can indicate during the hearing that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

Is there a deadline to submit comments? The deadline for submission of comments is **December 12, 2025**.

What if I need assistance to participate in the hearing? You must tell HPD if you need a reasonable accommodation of a disability at the hearing. You can tell us by mail at the address given above or by email at wallaca@hpd.nyc.gov. You may also tell us by telephone at (212) 863-8340. We request advance notice so that we have sufficient time to arrange the accommodation. Please tell us by **December 3, 2025**. This hearing has the following accessibility options available: Simultaneous transcription for people who are deaf or hard of hearing and audio-only access.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going

to the website <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rules will be available to the public at the Office of Legal Affairs, 100 Gold Street, Fifth Floor, New York, N.Y. 10038.

What authorizes HPD to make these rules? Sections 1043 and 1802 of the New York City Charter (“City Charter”) and sections 27-2090 and 28-507.13.2 of the New York City Administrative Code authorize HPD to make these rules. The rule was not included in the agency’s regulatory agenda.

Where can I find HPD’s rules? The agency’s rules are in Title 28 of the Rules of the City of New York.

What laws govern the rulemaking process? HPD must comply with Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

Statement of Basis and Purpose of Proposed Rules

Local Law 126 of 2024, which is codified as article 507 of chapter 5 of title 28 of the administrative code, authorizes the Department of Buildings (“DOB”) to establish a program to legalize occupancy of existing basement and cellar residences in certain community districts. Owners who are enrolled in the program in accordance with DOB rules may continue to rent illegal basement or cellar residences for up to 10 years if they complete established benchmarks for legalization during such 10 year period and complete all necessary work by the end of such 10 year period, and a certificate of occupancy or temporary certificate of occupancy has been issued for such basement or cellar residence. LL 126 also provides that a tenant who occupied such a basement or cellar residence on April 20, 2024 and who must vacate such basement or cellar residence in order for the necessary work to be performed safely has the right of first return to such basement or cellar residence after the alteration work is completed.

The Department of Housing Preservation and Development (“HPD”) is proposing rules to establish standards and procedures to effectuate this right of first return. The proposed rules would require that an owner who is unable to safely complete necessary alteration of a basement or cellar residence with a tenant in residence provide notice to the tenant explaining the authorization for temporary residence, the date the work is expected to commence, the scope of the proposed work, and the tenant’s right of first return to the basement or cellar residence following completion of the proposed alteration. The proposed rules also include obligations that the tenant must fulfill in order to preserve their right of first return to the basement or cellar residence, including a requirement that the tenant vacate the basement or cellar residence at the required time and advise the owner at the time that they vacate of their intent to return to the basement or cellar residence.

New material is underlined.

[Deleted material is in brackets.]

Section one. Title 28 of the Rules of the City of New York is amended to add a new chapter 65 to read as follows:

Chapter 65 Tenant Right of First Return to Basement or Cellar Residence Following Alteration to Achieve Compliance with the Standards of Article 507 of Chapter 5 of Title 28 of the Administrative Code of the City of New York.

§65-01 Definitions.

§65-02 Applicability.

§65-03 Owner Notice to Tenant of Right of First Return.

§65-04 Tenant Disqualification From Claiming Right of First Return.

§65-05 Notice to Owner of a Tenant’s Contact Information During Renovation of the Basement or Cellar Residence.

§65-06 Owner’s Notice to Tenant of Ability to Return to Residence and Tenant’s Responsibility to Respond.

§65-07 Applicability of the Requirements of this Chapter to Multiple Instances of Tenant Relocation.

§65-01 Definitions

Apartment. The term “apartment” has the same meaning as defined in section BC 202 of the New York city building code.

Authorization for temporary residence. The term “authorization for temporary residence” means an authorization issued by the department of buildings pursuant to section 28-507.4 of the administrative code of the city of New York authorizing the temporary use of an eligible basement or cellar as an apartment prior to the issuance of a certificate of occupancy or temporary certificate of occupancy for such use.

Basement. The term “basement” means a story partly below the grade plane and having less than one-half of its clear height, measured from finished floor to finished ceiling, below the grade plane.

Cellar. The term “cellar” means that portion of a building that is partly or wholly underground, and having one-half or more of its clear height, measured from finished floor to finished ceiling, below the grade plane.

Owner. The term “owner” has the same meaning as set forth in paragraph 45 of subdivision a of section 27-2004 of the administrative code.

Rented. The term “rented” means leased, let, or hired out, with or without a written agreement.

Temporary residence program. The term “temporary residence program” means the program established pursuant to Article 507 of chapter 5 of title 28 of the administrative code of the city of New York to facilitate the legalization of eligible basement and cellar residences within the program area, as defined in Article 507, and to authorize their temporary use as apartments pending the issuance of a certificate of occupancy or temporary certificate of occupancy for such use.

Tenant. The term “tenant” means an individual to whom a basement or cellar residence that is participating in the temporary residence program has been rented as of April 20, 2024.

§65-02 Applicability.

These rules apply to the occupancy of basement and cellar residences where an authorization for temporary residence has been issued in accordance with §28-507.4 of the administrative code of the city of New York and the rules of the department of buildings. When an authorization for temporary residence of a basement or cellar residence is revoked or expires prior to the issuance of a certificate of occupancy or temporary certificate of occupancy, these rules are no longer applicable to such basement or cellar residence.

§65-03 Owner Notice to Tenant of Right of First Return.

(a) The owner of a basement or cellar residence for which an authorization for temporary residence has been issued pursuant to §28-507.4 of the administrative code of the city of New York must provide notice to any tenant of such residence, within five days following the issuance of the authorization, that relocation of the tenant may be necessary in order for the required work to legalize the basement or cellar residence to be done safely and that the tenant is responsible for any costs associated with such relocation.

(b) If the owner determines that relocation of the tenant will be necessary in order for the required work to legalize the basement or cellar residence to be done safely, the owner must provide a second notice to the tenant not less than thirty (30) days before the owner reasonably expects to begin the work required pursuant to the authorization for temporary residence.

(c) In the event that an agency of the city of New York issues an Order to Vacate the basement or cellar residence and the owner is unable to provide the notice required by this section to the tenant within the times required under subdivisions (a) or (b) of this section, the owner must deliver the notice to the tenant no later than thirty (30) days following the date that the tenant provided the owner with the information listed in §65-05 of this chapter.

(d) The owner must deliver each notice to the tenant, by regular mail, at the address provided by the tenant pursuant to §65-05 of this chapter. In cases where the tenant has provided an email address, pursuant to §65-05 of this chapter, the owner must deliver each notice to the email address provided, in addition to delivery by regular mail.

(e) Notices must be in writing, and must include the following:

- (1) the date on which the required work is expected to start, which must not be less than thirty (30) days from the date of the notice;
- (2) the identification number of the authorization for temporary residence, as provided by the department of buildings;
- (3) a general description of the work that the owner intends to perform in the basement or cellar residence;
- (4) a general description of the tenant's right of first return pursuant to §28-507.13.2 of the administrative code of the city of New York, including the requirement that the tenant provide the owner with contact information as set forth in §65-05 of this chapter and the requirement that the owner will provide notice to the tenant of the expected date of ability to return to the residence as set forth in §65-06 of this chapter; and
- (5) the date on which the owner reasonably expects that the alteration work will be completed and the tenant may be able to return to the basement or cellar residence.

(f) In the event of any change to the anticipated return date, the owner must notify the tenant of the new anticipated return date as soon as practicable after the owner becomes aware of the change.

§65-04 Tenant Disqualification From Claiming Right of First Return.

Any tenant who, following proper notice of the right of first return, as described in §65-03 of this chapter, does not vacate the basement or cellar residence, and has not obtained written approval from the owner

of an extension of time to vacate the basement or cellar residence, will forfeit their right of first return to the basement or cellar residence as provided in §28-507.13.2 of the administrative code of the city of New York.

§65-05 Notice to Owner of a Tenant's Contact Information During Renovation of the Basement or Cellar Residence.

(a) A tenant who wishes to preserve their right of first return to a basement or cellar residence must, not later than ninety (90) days after vacating the basement or cellar residence, provide the owner of the basement or cellar residence with the following:

- (1) a mailing address, which may be a post-office box, where written notice may be sent to the tenant; and
 - (2) a phone number or email for the tenant.
- (b) A tenant may designate another individual as a designated contact by providing a mailing address and phone number or email for such individual instead of their own. Where a tenant designates a contact person, the owner will satisfy the requirements to provide notice by providing notice to the designated contact person. In cases where the tenant has provided an email address for the designated contact person, the owner must also deliver each notice required by this chapter to the email address provided, in addition to delivery by regular mail.
- (c) It is the responsibility of the tenant to advise the owner of any change to the contact information provided to the owner pursuant to subdivision (a) or subdivision (b) of this section.

§65-06 Owner's Notice to Tenant of Ability to Return to Residence and Tenant's Responsibility to Respond.

(a) Not less than sixty (60) days prior to the date the owner reasonably expects that the work required to bring the basement or cellar residence into compliance with the standards established in Article 507 of chapter 5 of title 28 of the administrative code of the city of New York will be completed, the owner must notify the tenant, in writing, of the anticipated date that the tenant may return to the basement or cellar residence. The notice must be sent to the tenant or the tenant's designated contact person using the contact information provided pursuant to §65-05 of this chapter. In cases where the tenant has provided an email address, the owner must also deliver the notice to the email address provided, in addition to delivery by regular mail.

(b) The notice required by subdivision (a) of this section must include a written lease, including the initial monthly rent amount, to commence upon the tenant's return to the residence.

(c) In order to exercise the right of first return, the tenant must notify the owner of their intent to return to the basement or cellar residence, in writing, either by regular mail or by email, no more than thirty (30) days after receiving the notice described in subdivision (a) of this section. The tenant's return to the owner of a signed copy of a lease will be deemed sufficient notice of the tenant's intent to return.

(d) The failure of the tenant to respond as required by subdivision (c) of this section will be deemed a waiver by the tenant of their right of first return, as described in §28-507.13.2 of the administrative code of the city of New York.

§65-07 Applicability of the Requirements of this Chapter to Multiple Instances of Tenant Relocation

The requirements of this chapter apply separately to each instance in which a tenant is relocated from a basement or cellar residence and shall not exempt the owner or the tenant from the requirements of this chapter in any subsequent occurrence in which the tenant is relocated from the same basement or cellar residence prior to the expiration of the authorization for temporary residence pursuant to §28-507.4.4 of the administrative code of the city of New York.

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

CERTIFICATION PURSUANT TO CHARTER §1043(d)

RULE TITLE: Rules Relating to Right of Return for Basement or Cellar Residences

REFERENCE NUMBER: 2025 RG 083

RULEMAKING AGENCY: Department of Housing Preservation and Development

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

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;

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

/s/ STEVEN GOULDEN
Senior Counsel

Date: October 23, 2025

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

CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Rules Relating to Right of Return for Basement or Cellar Residences

REFERENCE NUMBER: HPD-105

RULEMAKING AGENCY: Department of Housing Preservation and Development

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

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

October 23, 2025
Date

Accessibility questions: Andrew Wallace. (212) 863-8340; wallaca@hpd.nyc.gov, by: Wednesday, December 3, 2025, 5:00 P.M.



• n10

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

POSITIVE DECLARATION

Project Identification

Pemmil West 25th Street
CEQR No. 26DCP048K
ULURP Nos. TBD
SEQRA Classification: Type I

Lead Agency

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

Name, Description and Location of Proposal:

Pemmil West 25th Street Rezoning

The applicant, Pemmil Land Holdings, LLC, is seeking approval of a Zoning Map Amendment, a Zoning Text Amendment, and a Special Permit pursuant to Zoning Resolution (ZR) Section 74-52 (the "Proposed Actions") to facilitate the development of two new developments including 100 percent affordable housing on property located at 2428 Neptune Avenue/2850 West 25th Street (the "Project Site" also referred to as "Projected Development Site 1") in Coney Island, Brooklyn, Community District 13. The Project Site is comprised

of three tax lots (Block 7014, Lots 1, 2, and 3), bounded by Neptune Avenue to the north, West 24th Street to the east, Mermaid Avenue to the south, and West 25th Street to the west. The Project Site is partially developed with three existing State Mitchell-Lama buildings: a 16-story residential building and two, "L-shaped" two-story residential buildings, all of which are located in the midblock area on Lot 2. The Proposed Actions would allow the Applicant to develop two new developments on underutilized portions of the Project Site that predominantly contain parking lots and grass-covered areas (the "Proposed Project").

In addition to the Project Site, the proposed rezoning includes an adjacent property at the northeast corner (Block 7014, Lot 7, also referred to as the "outparcel", or "Projected Development Site 2"). With the Proposed Actions, it is assumed that the non-applicant owned outparcel would be redeveloped as a mixed-use residential and commercial building. Together, the Project Site and the outparcel are the Project Area.

The existing Mitchell-Lama buildings on the Project Site have a residential floor area of approximately 164,000 gross square feet (gsf) (164,000 zoning square feet (zsf), or 1.15 FAR) and contain 172 affordable residential units. The existing parking lots contain a total of 107 spaces, which are accessory to the existing Mitchell-Lama buildings. Lot 7 is a non-applicant-controlled parcel within the Project Area and contains a one-story, approximately 9,000 sf manufacturing building, currently occupied by a boiler room and heating plant equipment company.

In order to facilitate the Proposed Project, the Applicant is seeking the following actions:

- A Zoning Map Amendment to change the current R5 district to an R7-3 district with a C2-4 overlay along Neptune Avenue and an R6-1 district in the midblock area, as well as eliminate the portion of the C1-2 overlay district that extends onto the Project Site.
- A Zoning Text Amendment to amend ZR Appendix F to establish the Project Area as an Mandatory Inclusionary Housing (MIH) area.
- A Special Permit pursuant to ZR Sec. 74-52 to waive the required parking on the Project Site.

In addition, the Applicant expects to seek funding for the Proposed Project through a New York City Department of Housing Preservation and Development (HPD) affordable housing program and/or a State affordable housing program; however, the specific program(s) have not been determined at this time.

The Applicant proposes the two new developments that would contain 100 percent affordable housing on portions of the Project Site that currently contain parking lots and grass-covered areas. With the Proposed Actions ("With Action condition") on Lot 1, along Neptune Avenue, the Proposed Project would include an 18-story, approximately 196,000 gsf (182,000 zsf) building containing 100 percent affordable housing ("Building A"). On Lot 3, in the midblock, the Proposed Project would include a 12-story, approximately 169,200 gsf (162,200 zsf) building containing 100 percent affordable housing ("Building B"). Building A would contain 227 affordable dwelling units (DUs), and Building B would contain 199 affordable DUs. The Proposed Project would add a total of 426 affordable DUs to the Project Site, 85 to 128 of which would be affordable pursuant to MIH options 1, 2 or 3. Together with the existing Mitchell-Lama homes, the total number of affordable units on the Project Site would be 598. Building A would also contain approximately 3,300 sf of local retail use at the corner of Neptune Avenue and West 25th Street. As the new buildings would be partially located on existing parking areas, the parking lots on the Project Site would be reconfigured to maintain the 107 spaces accessory to the existing Mitchell-Lama buildings as required by the State certificate of occupancy. The portion of the Project Site located in the proposed R7-3 district (including the existing buildings on Lot 2 and the new Building A on Lot 1) would contain a total of 3.5 FAR, below the maximum 6.0 FAR permitted. However, the configuration of the existing buildings on the Project Site, as well as the requirement to maintain 107 accessory parking spaces, restrict both the footprint and location of the new building. Therefore, for purposes of the environmental analysis, both Buildings A and B represent the worst-case With Action scenario for the proposed rezoning. The Proposed Project would not result in any other changes to the Project Site, and the existing Mitchell-Lama buildings would remain.

Projected Development Site 2 would be redeveloped with a 7-story, approximately 69,800 gsf (54,300 zsf) mixed-use building. The With Action condition building would contain approximately 59,400 gsf (52,800 zsf) of residential space, containing 70 DU, including 14 to 21 affordable pursuant to MIH options 1, 2 or 3. The building would contain approximately 1,500 gsf (1,500 zsf) of local retail along Neptune Avenue, and 24 at-grade parking spaces. Although Projected

Development Site 2 would contain a total of approximately 4.4 FAR, less than the maximum permitted 6.0 FAR in the R7-3/C2-4 district, this is the maximum floor area that can be developed given the site restrictions and parking requirements and restrictions, for purposes of the environmental analysis, the 7-story, approximately 69,800-gsf building is the worst-case With Action scenario for Projected Development Site 2. In the Future Without the Proposed Actions (the No Action condition), the Project Area would remain in its existing condition. There would be no changes to the existing buildings on the Projected Development Sites, including the Mitchell-Lama buildings on the Project Site and the light-industrial building on the outparcel. In addition, the existing undeveloped portions of the Project Site would remain.

The Proposed Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as City Environmental Quality Review (CEQR) procedures. The New York City Department of City Planning (DCP) is acting on behalf of the City Planning Commission as the lead agency for this environmental review.

The analysis year of the Proposed Actions is 2028.

Statement of Significant Effect:

On behalf of the City Planning Commission, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following areas, and that an environmental impact statement will be required: land use, zoning and public policy; hazardous materials; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character and construction.

The Proposed Actions would not result in significant adverse impacts related to socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; water and sewer infrastructure; solid waste and sanitation services; energy.

Supporting Statement:

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

1. Land Use, Zoning and Public Policy – The Proposed Actions would affect the land use, zoning, and public policies within the Project Area. The Proposed Actions include several discretionary actions such as a zoning map amendment, zoning text amendments and special permit. The Proposed Actions could have the potential to result in significant adverse impacts related to land use, zoning, and public policy.
2. Socioeconomic Conditions – The Proposed Actions would introduce more than 200 incremental dwelling units to the Project Area as a result of the Proposed Project. The Proposed Actions would not result in a direct residential displacement, direct or indirect business displacement, or an adverse effect to specific industries. A detailed analysis for indirect residential displacement was conducted. The preliminary assessment did not determine a readily observable trend towards increasing rent or incomes. The considerable amount of affordable housing introduced under the Proposed Actions is not anticipated to adversely affect the neighborhood's real estate market conditions within the quarter mile study area. Therefore, the Proposed Actions would not result in significant adverse impacts to socioeconomic conditions due to indirect residential displacement.
3. Community Facilities and Services – The Proposed Actions would introduce new residential dwelling units and could increase demand at public schools, and publicly funded childcare facilities. Based on preliminary screening, the Proposed Project would not exceed screening thresholds for libraries, healthcare, or police and fire services. While the Proposed Project would result in an additional 80 children under the age of 6, the With-Action utilization would remain under 100 percent capacity for child care facilities. For elementary schools, the With-Action condition would introduce 66 students to Community School District (CSD), Sub-district 1. The With-Action utilization would remain below 100 percent utilization and would not result in a significant adverse impact to elementary schools. For intermediate schools, 23 students would be added as a result of the Proposed Actions. While the utilization rate is expected to be above the 100 percent threshold (with a With-Action utilization of 150 percent), as the number of students added would be below 100 students, a significant adverse impact would not occur. Therefore, the Proposed Actions would not result in a significant adverse impact to community facilities and services.
4. Open Space – The Proposed Actions would generate a net increment of more than 200 residents in the With-Action condition. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact on open space. A detailed analysis showed that the Project Area is well above the City's guidelines of 2.5 acres per 1,000 residents in the existing, No Action and With-Action conditions. Additionally, under the With-Action condition, the decrease in the total open space ratio compared with the No Action condition is 3.7 percent, which is less than the five percent threshold for the area. Therefore, the Proposed Actions would not result in a significant adverse impact to Open Space.
5. Shadows – The Proposed Actions would introduce buildings taller than 50 feet, which is above the threshold for shadows analysis on potential sunlight sensitive resources in the Project Area which could result in new incremental shadows on a sunlight-sensitive resources. The detailed analysis concluded that in the With Action condition, while new shadows would fall on small portions of three sunlight sensitive resources (Kaiser Park, the West 23rd Street Community Garden, and Coney Island Creek) in certain months during the fall, winter, and early spring only, for limited periods of the day, such affected resources would still continue to receive direct sunlight throughout a majority of the day. Therefore, the Proposed Actions would not result in a significant adverse impact on shadows.
6. Historic and Cultural Resources – The Project Area does not contain any architectural resources. The New York City Landmarks Preservation Commission (LPC) confirmed that the Project Area has no archaeological concerns, and that no further analysis was warranted. However, within 400 feet of the Development Site, LPC has identified two architectural resources. I.S. 239, the Mark Twain Intermediate School has been determined eligible for listing on the State and National Registers of Historic Places (S/NR), and the former Coney Island Fire Station Pumping which is listed on the S/NR. The Proposed Actions would not result in any significant adverse visual or contextual impacts to the architectural resources in the study area. While the buildings to be developed in the With-Action condition would be taller and of a modern design compared to the architectural resources in the study area. However, the new development would not adversely impact the visibility of these architectural resources because they are separated from Neptune Avenue, a wide avenue. The With Action condition on Projected Development Sites 1 and 2 would not obstruct public views of any known architectural resources in the study area. Overall, the Proposed Actions would not introduce incompatible visual, audible, or atmospheric elements to a resource's setting, nor would they isolate a resource from its relationship with the streetscape. Therefore, the Proposed Actions would not result in a significant adverse impact on historic and cultural resources.
7. Urban Design and Visual Resources – The detailed urban design analysis concluded that the Proposed Actions would result in physical changes to the Project Site beyond the bulk and form currently permitted as-of-right, alter the streetscape, and introduce new publicly accessible open space within the site. These changes could affect the pedestrian's experience of public space. However, the With Action conditions on Projected Development Sites 1 and 2 would not partially or fully block a view corridor or a natural or built visual resource, and would be located on currently underdeveloped areas, but would be of comparable heights to nearby existing buildings to the south of the Project Area. Therefore, the Proposed Actions would not result in a significant adverse impact related to urban design and visual resources.
8. Natural Resources – The Project Area does not contain, and is not adjacent to, a natural resource, and is not located in the Jamaica Bay Watershed. Therefore, the Proposed Actions would not result in significant adverse impacts related to natural resources.
9. Hazardous Materials – The Proposed Actions would result in new construction including new in-ground excavation and subsurface disturbance within the Project Area. Therefore, the Proposed Actions could result in a significant adverse impact on hazardous materials.
10. Water and Sewer Infrastructure – The With-Action condition would result in a total water demand of 261,166 gpd (gallons per day). As compared to the No Action condition, the incremental water demand in the Project Area would be 188,586 gpd. This represents an approximately 0.02 percent

increase in demand on the water supply system compared to the City's average daily water use of approximately 1.1 billion gpd. It is expected the existing water mains serving the Project Area would be capable of handling the increase in water demand. Connecting to the City's sewer system requires certification from DEP as part of the building permit process, which is not a discretionary approval. An applicant would be required to file a Site Connection Proposal (SCP) application for approval from DEP to tie into the sewer system. With the completion of any necessary infrastructure improvements identified by DEP and the incorporation of the appropriate improvements to handle sanitary flow and stormwater Best Management Practices (BMPs) as part of the site connection process, the water supply and sewer system in the area of the Project Area would be sufficient to handle the increased water demand and wastewater flow resulting from the Proposed Actions. Therefore, the Proposed Actions would not result in a significant adverse impact on wastewater and stormwater infrastructure.

11. Solid Waste and Sanitation Services – The Proposed Actions would not result in solid waste generation greater than the threshold of 50 tons per week. Therefore, the Proposed Actions would not result in a significant adverse impact related to solid waste and sanitation services.
12. Energy – The Proposed Actions would not affect the transmission or generation of energy. Therefore, the Proposed Actions would not result in a significant adverse impact to energy.
13. Transportation – The Proposed Actions would generate trips greater than the thresholds for vehicular traffic, subway, bus, pedestrians and parking, and additional analysis is warranted. Additionally, a detailed analysis of vehicular and pedestrian safety is warranted. Therefore, the Proposed Actions could have the potential to result in a significant adverse impact related to transportation.
14. Air Quality – The preliminary analysis for air quality indicated that a detailed mobile and stationary source (i.e., industrial and/or large emission source analyses) analysis is warranted. As a result of the preliminary screening, the Proposed Actions could result in a significant adverse impact on air quality.
15. Greenhouse Gas Emissions and Climate Change – The threshold for detailed analysis of greenhouse gas emissions and climate change is highly dependent on the nature of the project and its potential impact. The Proposed Project would exceed 350,000 sf, and therefore a greenhouse gas assessment is warranted. Additionally, given that the Project Area is within the New York City Coastal Zone, an assessment of climate change is warranted. Therefore, the Proposed Actions could result in a significant adverse impact on greenhouse gas emissions and climate change.
16. Noise – The Proposed Actions would introduce additional vehicle trips to and from the Project Area that could potentially impact existing and project-generated sensitive receptors within and in the vicinity of the Project Area. Therefore, the Proposed Actions could result in a significant adverse impact on noise.
17. Public Health – The Proposed Actions could result in effects related to air quality, water quality, noise, hazardous materials or construction. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to public health.
18. Neighborhood Character – The Proposed Actions could affect land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise. As a result, the Proposed Actions could have the potential to result in a significant adverse impact related to the affected area's neighborhood character.
19. Construction – The construction of Projected Development Site 1 (Buildings A and B), and Projected Development Site 2 is expected to occur concurrently, with an overall construction period of less than 24 months. As the Proposed Actions involve overlapping construction of multiple buildings with the potential to affect the existing residential buildings on the Project Site, a construction analysis is warranted. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to construction.
20. Effects on Disadvantaged Communities – The Proposed Actions may cause or increase a disproportionate pollution burden on a disadvantaged community (DAC), as identified by New York State Department of Environmental

Conservation (NYSDEC). Therefore, an assessment of the Proposed Actions' potential effects on DACs will be prepared to comply with New York State Environmental Conservation Law Section 8-0109.

Public Scoping:

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

A public scoping meeting has been scheduled for Thursday, December 11, 2025 at 2:00 P.M. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/calendar>. Please refer to participation instructions in the Public Scoping Notice that is available on the project ZAP page: <https://zap.planning.nyc.gov/projects/2023K0400>.

Written comments will be accepted by the lead agency through 5:00 P.M., Monday, December 22, 2025. They can be submitted via email to 26DCP048K_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

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

Should you have any questions pertaining to this Positive Declaration, you may contact Louise Cafiero, at lcafiero@planning.nyc.gov.

◀ n10

TRANSPORTATION

■ NOTICE

The New York City Department of Transportation (NYC DOT) is proposing to install electric vehicle (EV) charging stations throughout the city as part of an expansion project of the EV Level 2 (L2) Charging Program ("Proposed Project") in multiple neighborhoods across all five boroughs of New York City ("Project Area"). As part of the Proposed Project, the New York City Department of Citywide Administrative Services (DCAS) is also working to install solar-powered EV charging stations. The Proposed Project would take place on existing streets in the public right-of-way and in the parking lots of eight New York City Department of Parks and Recreation ("NYC Parks") parks. DCAS would install up to 32 mobile solar-powered electric vehicle charging stations in existing paved parking lots within eight New York City Parks. The parks include Pelham Bay Park, Bronx; Van Cortland Park, Bronx; Randall's Island Park, Manhattan; John Golden Park, Queens; Alley Athletic Playground, Queens; Calvert Vaux Park, Brooklyn; FDR Boardwalk & Beach – South Beach, Staten Island; FDR Boardwalk and Beach – Midland Beach, Staten Island.

An evaluation of the Proposed Project has been prepared in conformance with Section 4(f) of the United States Department of Transportation (USDOT) Act of 1966 (23 USC 138 and 49 USC 303) ("Section 4(f)") and its implementing regulations codified at 23 CFR PART 774. This Section 4(f) evaluation identifies properties in the project area potentially subject to Section 4(f) and evaluates the potential for "use" of these properties due to the Proposed Project. The evaluation concluded that the Proposed Project would result in a *de minimis* use of Section 4(f) properties because mobile solar-powered EV charging stations would be located within the existing parking lot and would continue the existing parking use with infrastructure to serve park users with electric vehicles. The Proposed Project would not alter existing park use and would not impede recreational activities. A *de minimis* impact is one that will not adversely affect the features, attributes, or activities qualifying the property for protection under Section 4(f). 23 CFR 774.17.

The purpose of this notice is to provide the public with an opportunity for public review and comment on use of properties subject to Section 4(f). Written comments may be submitted by mail to:

NYC DOT, NYC Department of Transportation
ATTN: Low & Zero Emission Vehicle Program
55 Water Street, 6th Floor
New York, NY 10041

All comments must be received on or before Wednesday, November 20, 2025.

If you have any general questions or concerns regarding the proposed project or the use of these NYC Parks properties, please contact Benjamin Smith, Director, Low & Zero Emission Vehicle Program, (212) 839-4558, and bsmith1@dot.nyc.gov.

n5-26

CHANGES IN PERSONNEL**DISTRICT ATTORNEY-MANHATTAN
FOR PERIOD ENDING 08/29/25**

NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BARKOFF	ANNIE	S	10234	\$17.2500	RESIGNED	YES	08/03/25	901
BASTIEN	JASMINE	E	10234	\$17.2500	RESIGNED	YES	08/03/25	901
BECKER	KATHARIN	J	10234	\$17.2500	RESIGNED	YES	08/03/25	901
BELKIN	DANYA	E	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
BLASHKEVICH	EVA	I	10232	\$25.0000	RESIGNED	YES	08/03/25	901
BLUMENSTOCK	AUDREY	R	56057	\$65727.0000	RESIGNED	YES	08/22/25	901
BLUMENTHAL	JEREMY	A	10232	\$25.0000	RESIGNED	YES	08/03/25	901
BOOSKA	BROOKE	C	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
BORGELLA	BERTIN	J	10234	\$17.2500	RESIGNED	YES	08/03/25	901
BROOMER	RACHEL	E	10232	\$25.0000	RESIGNED	YES	08/03/25	901
BRUMBERGER	EMMA	E	10237	\$16.5000	RESIGNED	YES	08/10/25	901
CANNON	KEITH	B	30830	\$68046.0000	APPOINTED	YES	08/17/25	901
CARNEY	AIDAN	E	10232	\$25.0000	RESIGNED	YES	08/03/25	901
CASTRO	MARIA	V	10237	\$16.5000	RESIGNED	YES	08/03/25	901
CHACKO	KAVYA	K	10237	\$16.5000	RESIGNED	YES	08/03/25	901
CHALAS	BERGIN		70810	\$56508.0000	APPOINTED	YES	08/17/25	901
CHON	ELIZABET		10232	\$25.0000	RESIGNED	YES	08/03/25	901
CHRITTON	THEODORE	X	10232	\$25.0000	RESIGNED	YES	08/03/25	901
CHUNG	SHANI		10232	\$25.0000	RESIGNED	YES	08/03/25	901
CLAYPOOL	CHANCELO	W	10232	\$25.0000	RESIGNED	YES	08/03/25	901
COLE JR	GEORGE	W	56057	\$52110.0000	RESIGNED	YES	08/14/25	901

**DISTRICT ATTORNEY-MANHATTAN
FOR PERIOD ENDING 08/29/25**

NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
COLEN	JULIA	M	56057	\$53673.0000	RESIGNED	YES	08/21/25	901
CONDE	MIA	A	10232	\$25.0000	RESIGNED	YES	08/03/25	901
COOKHORNE	ARIANNA	A	10237	\$16.5000	RESIGNED	YES	08/03/25	901
COOPER	UNA	P	10232	\$25.0000	RESIGNED	YES	08/03/25	901
CORTES	REBECCA	M	10234	\$17.2500	RESIGNED	YES	08/03/25	901
CUSTODIO MARQUE	AARON	J	10234	\$17.2500	RESIGNED	YES	08/03/25	901
DARMON-SANGER	LOUIS	A	10237	\$16.5000	RESIGNED	YES	08/03/25	901
DAUER	ELLA	J	10237	\$16.5000	RESIGNED	YES	08/03/25	901
DAVIS	CAMILLE	H	10237	\$16.5000	RESIGNED	YES	08/03/25	901
DECASTRO FELIPE	YANNI	P	30114	\$85000.0000	RESIGNED	YES	08/09/25	901
DELVA	MENNA	Y	10234	\$17.2500	RESIGNED	YES	08/03/25	901
DHALWALA	RAIYA	C	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
DIAZ	ISABELLA	S	10237	\$16.5000	RESIGNED	YES	08/03/25	901
DICPINIGAITIS	CORINNE	A	10234	\$17.2500	RESIGNED	YES	08/03/25	901
DOCTOROFF	DINA	E	10232	\$25.0000	RESIGNED	YES	08/03/25	901
DOMINGUEZ	PEDRO	A	10232	\$25.0000	RESIGNED	YES	08/03/25	901
DOYLE	ALEXANDE	M	10232	\$25.0000	RESIGNED	YES	08/03/25	901
EPSTEIN	OLIVER		10237	\$16.5000	RESIGNED	YES	08/03/25	901
ESPER	BRIANA		56057	\$59665.0000	APPOINTED	YES	08/17/25	901
FERREIRA	ADRIANA	A	10237	\$16.5000	RESIGNED	YES	08/03/25	901
FITZGERALD	KATHERIN	A	10232	\$25.0000	RESIGNED	YES	08/03/25	901
FORSTOCK	STEPHANIE	R	56057	\$64680.0000	RESIGNED	YES	08/15/25	901
FRELICH	HAILEY	M	10232	\$25.0000	RESIGNED	YES	08/03/25	901
GHOTBI	MANEESA		10232	\$25.0000	RESIGNED	YES	08/03/25	901
GIANNONI	JONAS	H	10237	\$16.5000	RESIGNED	YES	08/03/25	901
GOLDSTEIN	SARA	B	56057	\$56942.0000	APPOINTED	YES	08/17/25	901
GUZMAN	ANNA	N	10232	\$25.0000	RESIGNED	YES	08/03/25	901
HAMPTON VANSANT	MAYA	F	10234	\$17.2500	RESIGNED	YES	08/03/25	901
HARBAUGH	GERMAINE	M	10232	\$25.0000	RESIGNED	YES	08/03/25	901
HARRELL	LOGAN	E	10232	\$25.0000	RESIGNED	YES	08/03/25	901
HARRIS	JEREMY	A	10232	\$25.0000	RESIGNED	YES	08/03/25	901
HARWOOD	SCHELECIA	R	10232	\$25.0000	RESIGNED	YES	08/03/25	901
HEBEKA	ZAHI	K	10237	\$16.5000	RESIGNED	YES	08/03/25	901
HEGARTY	JULIANNE	M	56057	\$53673.0000	RESIGNED	YES	08/15/25	901
HEREDIA	JADA	C	56057	\$55284.0000	RESIGNED	YES	08/15/25	901
HERMANN	ANDREW	R	10237	\$16.5000	RESIGNED	YES	08/03/25	901
HOLTZ	ALEXANDR	K	10234	\$17.2500	RESIGNED	YES	08/03/25	901
HORNE	KEIR	H	10237	\$16.5000	RESIGNED	YES	08/03/25	901
HWANG	AMY	J	10234	\$17.2500	RESIGNED	YES	08/03/25	901
IVATOROV	JOANNA	J	10234	\$17.2500	RESIGNED	YES	08/03/25	901
JOHNSON	MAXWELL	B	10234	\$17.2500	RESIGNED	YES	08/03/25	901
KAUL	GRACE	M	10232	\$25.0000	RESIGNED	YES	08/03/25	901
KHAN	SOPHIE	M	10237	\$16.5000	RESIGNED	YES	08/03/25	901
KIM	BEATRICE	E	10237	\$16.5000	RESIGNED	YES	08/03/25	901
KIM	BILLY		30830	\$64067.0000	APPOINTED	YES	08/10/25	901
KIM	LAUREN	E	10234	\$17.2500	RESIGNED	YES	08/03/25	901
KING	LOGAN		10232	\$25.0000	RESIGNED	YES	08/03/25	901
KLEIN	MAYA	T	10237	\$16.5000	RESIGNED	YES	08/03/25	901
KUMAR	EMILY	D	10237	\$16.5000	RESIGNED	YES	08/03/25	901
LAWRENCE	DAMIAN	B	30114	\$85000.0000	RESIGNED	YES	08/12/25	901
LEVY	GAVIN	P	10234	\$17.2500	RESIGNED	YES	08/03/25	901

**DISTRICT ATTORNEY-MANHATTAN
FOR PERIOD ENDING 08/29/25**

NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LIBRETTI	GIANNA		56057	\$63809.0000	RESIGNED	YES	08/20/25	901
LOESER	ROBERT	B	10232	\$25.0000	RESIGNED	YES	08/03/25	901
LUSTBADER	HALEY	R	10232	\$25.0000	RESIGNED	YES	08/03/25	901
OMAR	ZEINAB	G	10237	\$16.5000	RESIGNED	YES	08/03/25	901
ORTIZ	ANGELA	L	10237	\$16.5000	RESIGNED	YES	08/03/25	901
ORTIZ	MALKY		10232	\$25.0000	RESIGNED	YES	08/10/25	901
PATEL	AYESHA		10237	\$16.5000	RESIGNED	YES	08/03/25	901
PEARSON	ZYIRE	O	10237	\$16.5000	RESIGNED	YES	08/03/25	901
PLANSKY	MADELYN	S	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
PREZANT	RAY		10237	\$16.5000	RESIGNED	YES	08/03/25	901
RISCH	ERIC	S	56057	\$55284.0000	RESIGNED	YES	08/15/25	901
ROBLEDO	KIMBERLY	E	30830	\$68046.0000	INCREASE	YES	08/10/25	901
ROJAS	CATALINA	M	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
ROSE	ROBERT	M	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
RUHL	GRAYSON	P	56057	\$52110.0000	RESIGNED	YES	08/17/25	901
RYAN	JOHN-MIC		30830	\$64067.0000	APPOINTED	YES	08/10/25	901
SALTA	JEFFREY	J	30831	\$105449.0000	RESIGNED	YES	07/28/25	901
SARAN	SHIVAM		56057	\$56942.0000	APPOINTED	YES	08/17/25	901
SHRIQUI	KIARA	F	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
SPOSITO	SIMON	R	10237	\$16.5000	RESIGNED	YES	08/03/25	901
TARAS	ALEXA	F	10237	\$16.5000	RESIGNED	YES	08/03/25	901
VANDERSLICE	VICTORIA	E	10237	\$16.5000	RESIGNED	YES	08/03/25	901
VENDITTI	GABRIEL	C	56057	\$56942.0000	RESIGNED	YES	08/15/25	901
WATSON	ALLIE	C	30114	\$115000.0000	RESIGNED	YES	08/22/25	901
WECHSER	ALEXANDR	C	56057	\$52110.0000	APPOINTED	YES	08/10/25	901
WILLIAMS	MYLEA	S	10237	\$16.5000	RESIGNED	YES	08/03/25	901
YUEN	RAY BOCH		30831	\$79519.0000	APPOINTED	YES	08/10/25	901

**BRONX DISTRICT ATTORNEY
FOR PERIOD ENDING 08/29/25**

NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BELTRE	CHELSEA	E	56057	\$58491.0000	RESIGNED	YES	08/20/25	902
DASENT	ALEX		56057	\$54769.0000	RESIGNED	YES	08/10/25	902
DEES	CASEY	C	30105	\$25.0000	RESIGNED	YES	08/17/25	902
FENNELL	RAMIAH		56058	\$97593.0000	APPOINTED	YES	08/17/25	902
FERNANDEZ	BRITTANY		56058	\$72298.0000	APPOINTED	YES	08/10/25	902
FORD	ALBERT	B	30114	\$102000.0000	RESIGNED	YES	08/14/25	902
HAMILTON	ELLIOTT	R	30114	\$117000.0000	RESIGNED	YES	08/10/25	902
HEGGIE	DESTINNE	M	56058	\$72298.0000	APPOINTED	YES	08/10/25	902
JIMENEZ	YOISY	V	56057	\$72000.0000	RESIGNED	YES	08/17/25	902
LARBI	JOSEPHIN	M	56058	\$75000.0000	APPOINTED	YES	08/17/25	902
LOPEZ-LORENZI	JEANETTE		1002C	\$130000.0000	INCREASE	NO	07/06/25	902
MOODY	BYRON	M	56057	\$53045.0000	RESIGNED	YES	06/22/25	902
MORA PEGUERO	EDWARD		56056	\$43460.0000	RESIGNED	YES	08/17/25	902
MORRIS	CHANEL	M	30830	\$63498.0000	APPOINTED	YES	08/10/25	902

**BRONX DISTRICT ATTORNEY
FOR PERIOD ENDING 08/29/25**

NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MORRIS	WILLIAM	A	56057	\$54769.0000	RESIGNED	YES	08/17/25	902
PATTERSON	JUSTICE		30830	\$63498.0000	APPOINTED	YES	08/10/25	902
PEAN	JAMES	E	56058	\$72298.0000	RESIGNED	YES	08/20/25	902
RIVERA	ARLYN		30830	\$63498.0000	DECREASE	YES	08/10/25	902
ROSAS	YOMIL		30830	\$63498.0000	APPOINTED	YES	08/10/25	902
SINGH	MARSHALE	R	06795	\$127620.0000	APPOINTED	YES	08/10/25	902
STRAUSS	ALLISON	C	56058	\$72298.0000	APPOINTED	YES	08/10/25	902
VAIMAN	JOSHUA	G	56058	\$72298.0000	APPOINTED	YES	08/17/25	902
VOLKOV	CHEYNA	R	30114	\$127000.0000	RESIGNED	YES	08/05/25	902
WANG	MICHELLE	S	30105	\$25.0000	RESIGNED	YES	08/10/25	902
WEIL	JOSHUA	M	56058	\$82000.0000	APPOINTED	YES	08/17/25	902
WEST	KERI	N	56058	\$94521.0000	APPOINTED	YES	08/17/25	902
ZAYAS	NICHOLAS	B	30830	\$63498.0000	APPOINTED	YES	08/10/25	902

**DISTRICT ATTORNEY KINGS COUNTY
FOR PERIOD ENDING 08/29/25**

		TITLE						
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AHMED		JISHAN	10232	\$25.0000	RESIGNED	YES	08/10/25	903
ALLEN		BROOKE W	56057	\$61800.0000	APPOINTED	YES	08/17/25	903
ANTHONY		VIKTORIY V	56058	\$72298.0000	APPOINTED	YES	08/17/25	903
BASS		JAMES D	30114	\$100000.0000	APPOINTED	YES	08/10/25	903
BECKER		ALEXANDE S	10232	\$25.0000	RESIGNED	YES	08/10/25	903
BERNARD		ASHLEY B	10232	\$25.0000	RESIGNED	YES	08/10/25	903
BRUNO		CHRISTIN R	10232	\$25.0000	RESIGNED	YES	08/10/25	903
BRZEZINSKI		KONRAD J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
BUCK		COLLEEN M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
CADIZ		KIRA-ASH M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
CANNON		KEITH B	56057	\$70210.0000	RESIGNED	YES	08/17/25	903
CARTER		PAIGE M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
CHEN		JAMIN	10232	\$25.0000	RESIGNED	YES	08/10/25	903
COLLINS		KAYLA D	10232	\$25.0000	RESIGNED	YES	08/10/25	903
CUMMINGS		KWEKU A	56057	\$51227.0000	APPOINTED	YES	08/10/25	903
DEGENNARO		VERONICA L	10232	\$25.0000	RESIGNED	YES	08/10/25	903
EHRLICH		TAYLOR P	10232	\$25.0000	RESIGNED	YES	08/10/25	903
ESCOBAR		MARIA EL	10232	\$25.0000	RESIGNED	YES	08/10/25	903
ESPER		BRIANA	56057	\$51227.0000	RESIGNED	YES	08/17/25	903
FARAH		THEODORA N	10232	\$25.0000	RESIGNED	YES	08/10/25	903
FARBER		HALLE	10232	\$25.0000	RESIGNED	YES	08/10/25	903
FLETCHER		ESTENA	10251	\$55978.0000	RETIRED	NO	08/21/25	903
FOGG		ALEXANDE Z	10232	\$25.0000	RESIGNED	YES	08/10/25	903
GAUTHIER		AARON D	30114	\$115000.0000	RESIGNED	YES	08/10/25	903
GERMANO		MICHAEL J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
GLIKSHTERN		NINA	10232	\$25.0000	RESIGNED	YES	08/10/25	903

GOLDSTEIN	ASHLEY	P	10232	\$25.0000	RESIGNED	YES	08/10/25	903
HASSON IV	JOSEPH	J	10232	\$25.0000	RESIGNED	YES	08/10/25	903

DISTRICT ATTORNEY KINGS COUNTY
FOR PERIOD ENDING 08/29/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
HAYES	CHRISTOP E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
HERCZL	ADIE	10232	\$25.0000	RESIGNED	YES	08/10/25	903
JACKSON	REBECCA L	10232	\$25.0000	RESIGNED	YES	08/10/25	903
JOHNSON	BRANDON T	10232	\$25.0000	RESIGNED	YES	08/10/25	903
KANE	JACKSON T	10232	\$25.0000	RESIGNED	YES	08/10/25	903
KASHYAP	MUSKAAN	10232	\$25.0000	RESIGNED	YES	08/10/25	903
KEREY	AJAR S	10232	\$25.0000	RESIGNED	YES	08/10/25	903
KOTTER	ALEXANDR J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
KRAETSCHMER	KEELIAN E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
LARUSSO	JAMES O	30114	\$122500.0000	RESIGNED	YES	08/13/25	903
LEHRFELD	LAURA E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
LIVITZ	ALLEN S	10232	\$25.0000	RESIGNED	YES	08/10/25	903
LOUGHLIN	ISABEL E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
LOVE	LAKAYLA D	30114	\$69000.0000	RESIGNED	YES	08/10/25	903
MARCULITIS	ALLISON K	30114	\$95000.0000	RESIGNED	YES	08/20/25	903
MASSIMI	SHANAY M	56057	\$51227.0000	RESIGNED	YES	08/15/25	903
MATOLKA	MATTHEW J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
MCDERMOTT	RISHAI E	30114	\$92500.0000	RESIGNED	YES	08/17/25	903
MCLAREN	JOANNE M	30114	\$130000.0000	RESIGNED	YES	08/17/25	903
MENGISTIE	AYDA G	10232	\$25.0000	RESIGNED	YES	08/10/25	903
MONTEFUSCO	REGAN E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
MOODY	DOMINIQUE A	10232	\$25.0000	RESIGNED	YES	08/10/25	903
MUNGIN	LYNTIAH E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
MURPHY	LIAM J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
NAYLOR	AURUM H	10232	\$25.0000	RESIGNED	YES	08/10/25	903
OCHS	JUSTIN R	10232	\$25.0000	RESIGNED	YES	08/10/25	903
PAVLIDES	GREGORY C	30114	\$190000.0000	RESIGNED	YES	08/08/25	903
PAYNE	AMELLIA M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
PAYNE	BRIAN K	56057	\$51227.0000	APPOINTED	YES	08/10/25	903
PHILLIPS	MARY REA	10232	\$25.0000	RESIGNED	YES	08/10/25	903
POWELL	ALANA D	56057	\$51227.0000	RESIGNED	YES	08/15/25	903
RATLIFF	DANTELLA A	10232	\$25.0000	RESIGNED	YES	08/10/25	903
REATZ	JEANNETT N	10232	\$25.0000	RESIGNED	YES	08/10/25	903
REEB	MAIA E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
REIMANN	MATTHEW J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
RUDNICK	JESSE D	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SALERNO	ALEXIS D	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SANCHEZ	LUIS A	30831	\$77449.0000	RESIGNED	YES	08/03/25	903
SARDESAL	VINOD M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SAVAGLIO	CHRIS E	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SEIDEN	NOAH A	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SEO	BRIAN	56057	\$65776.0000	APPOINTED	YES	08/17/25	903
SHEA	ERIC R	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SILVA	ANDREA M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SINGER	LINDSEY J	10232	\$25.0000	RESIGNED	YES	08/10/25	903
SLATTERY	CARLY A	10232	\$25.0000	RESIGNED	YES	08/10/25	903
TAYNES	ZENAIDA	56057	\$51227.0000	INCREASE	YES	08/10/25	903
TEJADA	HAVOLIN Y	10232	\$25.0000	RESIGNED	YES	08/10/25	903
THANKI	ANSH	10232	\$25.0000	RESIGNED	YES	08/10/25	903
TONG	ALBERT	10232	\$25.0000	RESIGNED	YES	08/10/25	903
TORGAN	PEYTON J	10232	\$25.0000	RESIGNED	YES	08/10/25	903

DISTRICT ATTORNEY KINGS COUNTY
FOR PERIOD ENDING 08/29/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
VERBITSKY	RUBY W	10232	\$25.0000	RESIGNED	YES	08/10/25	903
VOIGT	WILLIAM K	10232	\$25.0000	RESIGNED	YES	08/10/25	903
WANG	CINDY	10232	\$25.0000	RESIGNED	YES	08/10/25	903
WARD	ISAAC M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
WEINGER	TAMAR P	10232	\$25.0000	RESIGNED	YES	08/10/25	903
WENIK	WILLIAM A	10232	\$25.0000	RESIGNED	YES	08/10/25	903
WESCOE	ELIZABET M	10232	\$25.0000	RESIGNED	YES	08/10/25	903
ZELLMER	JAMES F	10232	\$25.0000	RESIGNED	YES	08/10/25	903

DISTRICT ATTORNEY QNS COUNTY
FOR PERIOD ENDING 08/29/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CLARK	JULIA M	56057	\$60000.0000	RESIGNED	YES	08/20/25	904
COLGAN	SARAH E	30114	\$102000.0000	RESIGNED	YES	08/13/25	904
COLLINS	JACQUELI P	30080	\$70247.0000	APPOINTED	YES	07/27/25	904
GALLIATSATOS	CHRISTIN	56057	\$60000.0000	RESIGNED	YES	08/19/25	904
LASAK	GREGORY M	30114	\$152000.0000	INCREASE	YES	08/08/25	904
MCDERMOTT JR	EDWARD P	56057	\$61950.0000	RESIGNED	YES	08/14/25	904
RIVERA	FAIRUZ V	56057	\$63181.0000	RESIGNED	YES	08/22/25	904
ZHENG	KEVIN	56057	\$61950.0000	RESIGNED	YES	08/16/25	904

DISTRICT ATTORNEY RICHMOND COU
FOR PERIOD ENDING 08/29/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CRIMMINS	RYAN T	56056	\$42.4900	RESIGNED	YES	08/21/25	905
JANOVSKY	TANYA	10251	\$90395.0000	RESIGNED	NO	08/12/25	905

OFFICE OF THE MAYOR
FOR PERIOD ENDING 09/12/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AKRAM	AIYSHA	10234	\$17.0000	RESIGNED	YES	08/17/25	002
ALARCON	NIAMH A	10234	\$17.0000	RESIGNED	YES	08/15/25	002
ASKARI	SOPHIA R	6087A	\$75000.0000	APPOINTED	YES	08/26/25	002

BARNES	DERRICK M	10234	\$17.0000	RESIGNED	YES	08/17/25	002
BROWN	RYAN A	10234	\$17.0000	RESIGNED	YES	08/17/25	002
CHEN	AMY	10234	\$17.0000	RESIGNED	YES	08/17/25	002
CORTESE	ALEXANDR E	10234	\$17.0000	RESIGNED	YES	08/13/25	002
D'ARCY	ANGELINA C	10234	\$17.0000	RESIGNED	YES	08/17/25	002
DAVILA-RICHARDS	IVETTE	0668A	\$130000.0000	INCREASE	YES	05/25/25	002
DEKEL	LIAM	10234	\$17.0000	RESIGNED	YES	08/17/25	002
DEUJA	ARYEN	10234	\$17.0000	RESIGNED	YES	08/17/25	002
DIGIORGIO CUERV	GABRIELL A	10234	\$17.0000	RESIGNED	YES	08/17/25	002
ESTELA VELEZ	NATALIA	10234	\$17.0000	RESIGNED	YES	08/10/25	002
GALLAGHER	DEVAN	10232	\$18.0000	RESIGNED	YES	08/17/25	002
GREEN	LOGAN L	10234	\$17.0000	RESIGNED	YES	08/17/25	002
GROBEL	LUKASZ	6087A	\$75000.0000	APPOINTED	YES	08/26/25	002
GROOME	KELLY	10234	\$17.0000	RESIGNED	YES	08/17/25	002
GUIOR	SONIA L	0668A	\$134835.0000	RESIGNED	YES	09/03/25	002
HAM	JOSHUA R	10232	\$18.0000	RESIGNED	YES	08/10/25	002
HAYNES	AMARI L	10234	\$17.0000	RESIGNED	YES	08/17/25	002
ILYOSOV	IMRONBEK S	10237	\$16.5000	RESIGNED	YES	08/10/25	002
JACKSON	DAMON	10234	\$17.0000	RESIGNED	YES	08/10/25	002
JACKSON	MATTHEW C	10234	\$17.0000	RESIGNED	YES	08/17/25	002
JAUREY	BLOSSOM N	10234	\$17.0000	RESIGNED	YES	08/17/25	002
JOHNSON	ESHEY A	10234	\$17.0000	RESIGNED	YES	08/17/25	002
JONES	GWENDOLY E	10234	\$17.0000	RESIGNED	YES	08/17/25	002
JONES	RANIA N	10234	\$17.0000	RESIGNED	YES	08/10/25	002
KAMASSI	MALIK	10234	\$17.0000	RESIGNED	YES	08/17/25	002
KANE	MARIE T	10232	\$18.0000	RESIGNED	YES	08/10/25	002
KEANE	PENNELOPE J	10234	\$17.0000	RESIGNED	YES	08/17/25	002
KLOSKE	FOX T	10234	\$17.0000	RESIGNED	YES	08/17/25	002
LI	TOMMY	10237	\$16.5000	RESIGNED	YES	08/17/25	002
MEPLA	KHAYA N	10234	\$17.0000	RESIGNED	YES	08/17/25	002
MUNOZ	EMILY A	10234	\$17.0000	RESIGNED	YES	08/17/25	002
NASEER	AYMAN	10234	\$17.0000	RESIGNED	YES	08/17/25	002
PHILLIPS	ALEXANDR R	10232	\$18.0000	RESIGNED	YES	08/17/25	002
RAHMAN	MASHKURA A	10234	\$17.0000	RESIGNED	YES	08/17/25	002
REFFSIN	AMANDA	30070	\$85000.0000	APPOINTED	YES	08/24/25	002
RODRIGUEZ	ARTHUR D	0668A	\$120000.0000	APPOINTED	YES	08/24/25	002
SAMSTAG	CLAIRE K	10234	\$17.0000	RESIGNED	YES	08/10/25	002
SHI	ALICE	10234	\$17.0000	RESIGNED	YES	08/17/25	002
STUBBLEFIELD	ALEXANDR L	10232	\$18.0000	RESIGNED	YES	08/17/25	002
VALDEON	GRACE A	10234	\$17.0000	RESIGNED	YES	08/15/25	002
VARLACK	BRITON K	10234	\$17.0000	RESIGNED	YES	08/17/25	002
VAYNER	EMILY E	10234	\$17.0000	RESIGNED	YES	08/17/25	002
VENKATNARAYAN	SHRUTI P	10232	\$18.0000	RESIGNED	YES	08/17/25	002
VIEIRA MOURA VA	MARIANA	10232	\$18.0000	RESIGNED	YES	08/17/25	002
WITHANACHCHI	SAHANA M	10234	\$17.0000	RESIGNED	YES	08/17/25	002
YOUNGE	GABRIELA I	10234	\$17.0000	RESIGNED	YES	08/14/25	002

BOARD OF ELECTION
FOR PERIOD ENDING 09/12/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BROWN	TIARA A	94232	\$52693.0000	RESIGNED	YES	08/30/25	003
CIVITA	MICHAEL J	94207	\$58796.0000	RESIGNED	YES	08/19/25	003
JAVALOYES	JOHN I	94216	\$47263.0000	RESIGNED	YES	08/30/25	003
MOREL	SHESARY	94232	\$27.7000	APPOINTED	YES	08/31/25	003
PERALTA	BRIANA L	94232	\$27.7000	APPOINTED	YES	08/31/25	003
STRANIERE	ROBERT	94412	\$94256.0000	APPOINTED	YES	08/24/25	003

CAMPAIGN FINANCE BOARD
FOR PERIOD ENDING 09/12/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CAPPELLAN	JADE R	10209	\$17.8500	APPOINTED	YES	08/31/25	004
FOSTER	THOMAS T	06939	\$195000.0000	APPOINTED	YES	08/31/25	004
IMTIAZ	ZARA	10209	\$17.8500	APPOINTED	YES	08/24/25	004
ZUMANA	JANNATUL	10209	\$17.8500	APPOINTED	YES	08/24/25	004

NYC EMPLOYEES RETIREMENT SYS
FOR PERIOD ENDING 09/12/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
KHURSHVILI	TINATIN	40491	\$26.3300	APPOINTED	YES	08/24/25	009
MALCOLM	SASHAUNA K	40491	\$26.3300	APPOINTED	YES	08/24/25	009
NEWAZ	EMAD	60215	\$21.7685	APPOINTED	NO	08/24/25	009
TONY	CIERRA M	40491	\$26.3300	APPOINTED	YES	08/24/25	009
WIDANAGAMA	AMITHA M	40491	\$55312.0000	APPOINTED	YES	08/24/25	009

BOROUGH PRESIDENT-BRONX
FOR PERIOD ENDING 09/12/25

NAME	TITLE
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