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THE CITY RECORD MICHAEL R. BLOOMBERG, Mayor

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BUSINESS INTEGRITY COMMISSION

MEETING

Pursuant to Section 104 of the Public Officers Law, notice is hereby given of an open meeting of the Commissioners of the New York City Business Integrity Commission. The meeting will be held on Monday on November 22, 2010 at 10:00 A.M. at Spector Hall, 22 Reade Street, 1st Floor, New York, New York.

n8-12

CITY COUNCIL

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Wednesday, November 10, 2010:

CAFFE BUON GUSTO

MANHATTAN CB - 3 20105436 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ave B Buon Gusto Corp., d/b/a Caffe Buon Gusto, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 76 Avenue B.

MARACAS MEXICAN GRILL

MANHATTAN CB - 2 20105693 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Maracas Greenwich Avenue Partners, LLC, d/b/a Maracas Mexican Grill, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 33 Greenwich Avenue.

CHOW BAR AND GRILL

MANHATTAN CB - 2 20105755 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Happy Walking Boys Corp., d/b/a Chow Bar and Grill, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 184 West 10th Street.

PIG AND WHISTLE

MANHATTAN CB - 5 20115138 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of JPD

Restaurant, LLC, d/b/a Pig and Whistle, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 202 West 36th Street.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Wednesday, November 10, 2010.

CHRIST CHURCH COMPLEX

STATEN ISLAND CB - 1 20115152 HKR (N 110045 HKR)
Designation (List No. 432/LP-2383) by the Landmarks Preservation Commission pursuant to Section 3020 of the City Charter regarding the landmark designation of the Christ Church Complex, located at 72-76 Franklin Avenue and 96 Franklin Avenue (Block 66, Lots 158 and 178), as an historic landmark.

HEADQUARTERS TROOP, 51ST CAVALRY BRIGADE ARMORY STATEN ISLAND CB - 1 20115153 HKR (N 110046 HKR)
Designation (List No. 432/LP-2369) by the Landmarks Preservation Commission pursuant to Section 3020 of the City Charter regarding the landmark designation of the Headquarters Troop, 51st Cavalry Brigade Armory located at 321 Manor Road (Block 332, Lot 4), as an historic landmark.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Wednesday, November 10, 2010:

MANHATTAN CB - 11 20115224 HAM
In Rem Action no. 38, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

STATEN ISLAND CB - 1 20115225 HAR
In Rem Action no. 49, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

- Find that the present status of the listed area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
- Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;

- Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
- Approve the project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
- Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law.

NON ULURP NO.	ADDRESS	BLOCK/ LOT	BORO	COMMUNITY PROGRAM BOARD
20115272	HAQ 164-14 104th Road	10162/22	Queens	Asset Control 12 Area

n4-10

CITY PLANNING COMMISSION

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission Scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, November 17, 2010 at 10:00 A.M.

BOROUGH OF BROOKLYN

No. 1

NORTHSIDE TOWN HALL

CD 1 N 110065 HAK
IN THE MATTER OF submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 134 Wythe Avenue (Block 2309, Lot 22) as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such an area;

to facilitate the rehabilitation of an existing three-story building for community facility use.

BOROUGH OF QUEENS

No. 2

BELL BOULEVARD

CD 11 C 080293 ZMQ
IN THE MATTER of an application submitted by LRHC Bayside N.Y. Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

- eliminating from within an existing R6B District a C1-2 District bounded by Bell Boulevard, the southerly boundary line of the Long Island Railroad right-of-way (Northside Division), a line 100 feet easterly of Bell Boulevard, and 42nd Avenue; and
- establishing within an existing R6B District a C2-2 District bounded by Bell Boulevard, the southerly boundary line of the Long Island Railroad right-of-way (Northside Division), a line 100 feet easterly of Bell Boulevard, and 42nd Avenue;

as shown on a diagram (for illustrative purposes only) dated July 26, 2010.

BOROUGH OF STATEN ISLAND

No. 3

COMMERCIAL REZONING TEXT

CDs 2 & 3 C 110069 ZMR
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d, 26c, 27a, 33c and 33d:

- eliminating from within an existing R3-1 District a C1-2 District bounded by Victory Boulevard,

- Saybrook Street, a line 150 feet southerly of Victory Boulevard, and Richmond Avenue;
- 2. eliminating from within an existing R3X District a C1-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 150 feet westerly of Richmond Avenue;
- 3. establishing within an existing R3-1 District a C1-2 District bounded by:
 - a. Eton Place, a westerly boundary line of Willowbrook Park and its northerly prolongation, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
 - b. Saxon Avenue, Steinway Avenue, a line 200 feet northeasterly of Travis Avenue, a line 100 feet southeasterly of Richmond Avenue, Travis Avenue, and Richmond Avenue;
 - c. Slater Boulevard, a line 150 feet southeasterly of Hylan Boulevard, a line midway between Slater Boulevard and Seaver Avenue, a line 100 feet southeasterly of Hylan Boulevard, a line 40 feet southwestly of Seaver Avenue, and Hylan Boulevard;
 - d. Goodall Street, a line 100 feet southeasterly of Hylan Boulevard, Walnut Avenue, and Hylan Boulevard;
 - e. Armstrong Avenue, a line 100 feet southeasterly of Hylan Boulevard, Groton Street, and Hylan Boulevard;
 - f. Littlefield Avenue, a line 100 feet southeasterly of Hylan Boulevard, Winchester Avenue, and Hylan Boulevard; and
 - g. a line 40 feet northeasterly of Oceanic Avenue, a line 100 feet southeasterly of Hylan Boulevard, Oceanic Avenue, a line 175 feet southeasterly of Hylan Boulevard, Richmond Avenue, and Hylan Boulevard;
- 4. establishing within an existing R3-1 District a C2-2 District bounded by:
 - a. Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, a line 150 feet easterly of Richmond Avenue, a line 520 feet southerly of Victory Boulevard, and Richmond Avenue;
 - b. Walnut Avenue, a line 75 feet southeasterly of Hylan Boulevard, Armstrong Avenue, and Hylan Boulevard; and
 - c. Groton Street, a line 100 feet southeasterly of Hylan Boulevard, Littlefield Avenue, and Hylan Boulevard;
- 5. establishing within an existing R3-2 District a C1-2 District bounded by:
 - a. a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
 - b. a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, Richmond Avenue, the easterly prolongation of a line 100 feet northerly of Knapp Street, a line 100 feet westerly of Richmond Avenue, Rivington Avenue, and Richmond Avenue; and
 - c. Travis Avenue, Richmond Avenue, and Draper Place;
- 6. establishing within an existing R3-2 District a C2-2 District bounded by Rockland Avenue, a line 100 feet easterly of Richmond Avenue, and Saxon Avenue, and Richmond Avenue;
- 7. establishing within an existing R3A District a C1-2 District bounded by:
 - a. William Avenue, Hylan Boulevard, Armstrong Avenue, and a line 150 feet northwesterly of Hylan Boulevard; and
 - b. Ridgecrest Avenue, Hylan Boulevard, Richmond Avenue, and a line 100 feet northwesterly of Hylan Boulevard;
- 8. establishing within an existing R3X District a C1-2 District bounded by:
 - a. Forest Street, Richmond Avenue, a line 75 feet southerly of Forest Street, and a line 100 feet westerly of Richmond Avenue; and
 - b. Draper Place, Richmond Avenue, and Travis Avenue;
- 9. establishing within an existing R3X District a C2-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue; and
- 10. establishing within an existing R5 District a C1-2 District bounded by Naughton Avenue, a line 150

feet northwesterly of Hylan Boulevard, the northwesterly centerline prolongation of Slater Boulevard, Hyland Boulevard, Seaver Avenue, and Joyce Street;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010, and subject to the conditions of CEQR Declaration E-262.

No. 4

CITYWIDE **N 110070 ZRY**
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, pertaining to medical offices and day care centers in the Borough of Staten Island and Bronx Community Board 10, and commercial regulations in the Borough of Staten Island.

Matter in underline is new, to be added;
 Matter in ~~strikeout~~ is old, to be deleted;
 Matter within # # is defined in Section 12-10;
 * * * indicates where unchanged text appears in the Zoning Resolution

Article I: General Provisions

Chapter 2
Construction of Language and Definitions

12-10
DEFINITIONS
 Words in the text or tables of this Resolution which are #italicized# shall be interpreted in accordance with the provisions set forth in this Section.

School

A "school" is:
 an institution providing full-time day instruction and a course of study that meets the requirements of Sections 3204, 3205, and 3210 of the New York State Education Law; or

(b) a nursery school or kindergarten:

(1) whose annual session does not exceed the school sessions for full-time day schools prescribed in Section 3204 of the New York State Education Law; and

(2) which is operated by the ~~Board~~ **Department** of Education, or any established religious organization as part of an elementary school; or

(c) A child care service operating under a permit issued pursuant to Section 47.03 of the New York City Health Code.

Article II: Residence District Regulations

Chapter 2
Use Regulations

22-10
USES PERMITTED AS-OF-RIGHT

22-14
Use Group 4
 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

A. Community facilities

***Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments#, or ophthalmic dispensing. In #buildings# containing #residences#, such facilities shall be limited to locations below the level of the first #story# ceiling, except that such facilities may be located on a second #story# provided there is separate access from the outside or directly from a portion of such facility located on the ground floor.

C. #Accessory uses#
 * A #use# in Use Group 4, marked with an asterisk, is not permitted in R1 or R2 Districts as-of-right.

** Use of #railroad or transit air space# is subject to the provisions of Section 22-41 (Air Space over Railroad or Transit Rights-of-Way or Yard).

*** Not permitted in R1 or R2 Districts, ~~and in~~ **In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts, such #use# shall be limited to a maximum of 1,500 square feet of #floor area#.** However, in R3A, R3X, R3-1, R4A, or R4-1 Districts in #lower density growth management areas#, ambulatory diagnostic or treatment health care facilities shall be limited, on any #zoning lot#, to 1,500 square feet of #floor area#, including #cellar# space, except that where a #zoning lot# contains a hospital or nursing home as defined in the New York State Hospital Code, such 1,500 square feet restriction shall not include #cellar# space.

Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts

23-00
APPLICABILITY AND GENERAL PURPOSES

* * *

23-012
Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superseded or supplemented as set forth in the following Sections:

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

Section 12-10 (DEFINITIONS - Floor area; Lower density growth management area, and Private road)

Section 22-14 (Use Group 4 – Ambulatory diagnostic or treatment health care facilities)

Section 23-12 (Permitted Obstructions in Open Space)

Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts)

Section 23-32 (Minimum Lot Area or Lot Width for Residences)

Section 23-33 (Special Provisions for Existing Small Lots)

Section 23-35 (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas)

Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents)

~~Section 23-461 (Side yards for single or two family residences)~~

Section 23-462 (Side yards for all other residential buildings)

Section 23-532 (Required rear yard equivalents)

Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts)

Section 23-711 (Standard minimum distance between buildings)

Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas)

Section 24-013 (Exceptions to the bulk regulations of this Chapter)

Section 24-04 (Modification of Bulk Regulations in Certain Districts)

Section 25-028 (Applicability of regulations to certain community facility uses in lower density growth management areas)

Section 25-22 (Requirements Where Individual Parking Facilities Are Provided)

Section 25-23 (Requirements Where Group Parking Facilities Are Provided)

Section 25-31 (General Provisions)

Section 25-331 (Exceptions to application of waiver provisions)

Section 25-62 (Size and Location of Spaces)

Section 25-621 (Location of parking spaces in certain districts)

Section 25-622 (Location of parking spaces in lower density growth management areas)

Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas)

Section 25-631 (Location and width of curb cuts in certain districts)

Section 25-632 (Driveway and curb cut regulations in lower density growth management areas)

Section 25-64 (Restrictions on Use of Open Space for Parking)

Section 25-66 (Screening)

Section 26-00 (Applicability of this Chapter)

Section 26-30 (SPECIAL REGULATIONS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive

Section 32-11 (Use Groups 1 and 2)

Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)

Section 37-10 (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO DEVELOPMENTS WITH PRIVATE ROADS)

Section 37-20 (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND, inclusive

Section 54-313 (Single- or two-family residences with non-complying front yards or side yards)

Section 105-702 (Applicability of lower density growth management area regulations)

Section 107-412 (Special bulk regulations for certain community facility uses)

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

Section 107-62 (Yard, Court and Parking Regulations)

Section 107-464 (Side yards for permitted non-residential use)

Section 119-05 (Applicability of Parking Location Regulations)

Section 119-214 (Tier II requirements for driveways and private roads)

Section 128-052 (Applicability of Article 1, Chapter 2)

23-30 LOT AREA AND LOT WIDTH REGULATIONS

23-32 Minimum Lot Area or Lot Width for Residences

Regulations Applying in Special Situations

23-34 Special Provisions for Zoning Lots Divided by District Boundaries

23-35 Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas

In R1, R2, R3A, R3X, R3-1, R4A, and R4-1 districts in #lower density growth management areas#...

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot# .

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located in the same #building#, the minimum #lot area# shall be 10,000 square feet. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot# width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of this Chapter

The #bulk# regulations of this Chapter apply to any #community facility building# or any #building# used partly for a #community facility use# on any #zoning lot# located in any #Residence District# in which such #building# is permitted. As used in this Chapter, the term "any #building#" shall therefore not include a #residential building#, the #bulk# regulations for which are set forth in Article II, Chapter 3. In addition, the #bulk# regulations of this Chapter, or of specified sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

When two or more #buildings# on a single #zoning lot# are used in any combination for #community facility uses# and #residential# or other permitted #uses#, the regulations set forth in Sections 24-11 to 24-163, inclusive, relating to Floor Area and Lot Coverage Regulations, shall apply as if such #buildings# were a single #building# used partly for #community facility use#.

However, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, except for #community facility uses# that have received tax exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law, or its successor, the #bulk# regulations of this Chapter shall apply only to a #building# that is used entirely for #community facility uses# and the #bulk# regulations of Article II, Chapter 3, shall apply to any #building# that is used partly for #community facility use# and partly for #residential use# except as otherwise permitted in Section 24-04 (Modifications of Bulk Regulations in Certain Districts).

24-013 Exceptions to the bulk regulations of this Chapter

#Buildings# used partly for #community facility uses#

Except as provided in paragraph (b) of this Section, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, the #bulk# regulations of this Chapter shall apply only to a #zoning lot# or portion of a #zoning lot# which contains a #community facility building#, and the #bulk# regulations of Article II, Chapter 3 shall apply to any #zoning lot# or portion of a #zoning lot# which contains any #building# that is used partly for #community facility use# and partly for #residential use#. In such districts, the #bulk# regulations of this Chapter may apply to the #community facility# portion of a #building# that is used partly for #community facility use# and partly for #residential use# only where:

- (1) such #community facility use# has received tax-exempt status from the New York City

Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law, or

- (2) such #building# has received an authorization pursuant to Section 24-04 (Modifications of Bulk Regulations in Certain Districts).

#Buildings# containing certain #community facility uses# in #lower density growth management areas#

In the districts indicated, in #lower density growth management areas#, the #bulk# regulations of this Chapter shall not apply to any #zoning lot# containing #buildings# used for:

- (1) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
(2) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

In lieu thereof, the #residential bulk# regulations of Article II Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) shall apply, except that:

- (i) the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to prohibit parking spaces of any kind within a #front yard#;
(ii) in lieu of Sections 23-46 (Minimum Required Side Yards) and 23-66 (Required Side and Rear Setbacks), Sections 24-35 (Minimum Required Side Yards) and 24-55 (Required Side and Rear Setbacks) shall apply; and
(iii) for child care services in R1 and R2 Districts, the provisions of paragraph (9) of Section 12-10, definition of #floor area#, pertaining to #floor area# exclusions for the lowest story of a residential #building#, shall not apply.

24-04 Modification of Bulk Regulations in Certain Districts

In the districts indicated, except for #developments# subject to the provisions of paragraph (b) of Section 24-013 (Exceptions to the bulk regulations of this Chapter) the City Planning Commission may, upon application, authorize #developments# pursuant to the #bulk# regulations of this Chapter, provided that the Commission finds that:

- (a) the design of the #development# ensures adequate separation of #uses# and sufficient independent access to each #use#; and
(b) the #floor area# designated for #community facility use# is designed in a manner that is consistent with such #use# and physically distinguishes such space from that designated for #residential use#.

The Commission may prescribe additional safeguards to prevent the conversion of such #community facility use# to #residential use#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The City Planning Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

Chapter 5 Accessory Off-Street Parking and Loading Regulations

Off-street Parking Regulations

25-00 GENERAL PURPOSES AND DEFINITIONS

25-02 Applicability

25-028 Applicability of regulations to certain community facility uses in lower density growth management areas

In #lower density growth management areas# other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

shall not be subject to the following provisions:

- (1) the parking location provisions of Sections 25-622 (Location of parking spaces in lower density growth management areas) and 25-623 (Location of parking spaces for community facility uses) ;
(2) the driveway and curb cut provisions of Sections 25-632 (Driveway and curb cut regulations in lower density growth management areas) and 25-634 (Curb cut regulations for community facilities);
(3) the open space provisions of Section 25-64 (Restrictions on Use of Open Space for parking); and
(4) the screening provisions of Section 25-66 (Screening).

In lieu thereof, all such #zoning lots# shall comply with the provisions of Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas).

In addition, where the #uses# listed in paragraphs (a) and (b) of this Section result from a change of #use#, the provisions of Section 25-31 (General Provisions) shall be modified to require #accessory# off-street parking spaces for such #uses#. However, the requirements of Sections 25-31 and 25-624 may be modified for #zoning lots# containing #buildings# with such changes of #use# where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are necessary due to the location of existing #buildings# on the #zoning lot#, and such requirements have been complied with to the maximum extent feasible.

25-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NONRESIDENTIAL USES

25-31 General Provisions

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table at the end of this Section for all new #development# after December 15, 1961 for the #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Table with 2 columns: Type of #use#, District. Row: Parking Spaces Required in Relation to Specified Unit of Measurement - District

FOR COMMUNITY FACILITY USES:

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4
Square feet of #floor area# and #cellar# space, except #cellar# space #used# for storage
In #lower density growth management areas#, all #cellar# space, including storage space, shall be used to determine parking requirements.

Table with 2 columns: #Schools#, Square feet of #floor area#.

None required - R3 R4 R5 R6 R7 R8 R9 R10
1 per 400 - R3
1 per 500 - R4 R5
1 per 800 - R6 R7-1 R7B
* * *
Requirements in the table are in addition to the area used for ambulance parking.
** Requirements in the table apply only to the #floor area# not used for storage

25-33 Waiver of Requirements for Spaces below Minimum Number

25-331 Exceptions to application of waiver provisions

In all districts, as indicated, the waiver provisions of Section 25-33 (Waiver of Requirements for Spaces below Minimum Number) shall not apply to the following types of #uses#:

- Agricultural #uses#, including greenhouses, nurseries or truck gardens;
Ambulatory diagnostic or treatment health care facilities in R3, R4A and R4-1 districts in #lower density growth management areas#. However, such waivers shall apply where such #use# is located in such areas on the same #zoning lot# as a hospital or nursing home as defined in the New York State Hospital Code, and shall apply where such #use# is located in such areas on any #zoning lot# in an R6 or R7 District in Community District 10, Borough of the Bronx;
Outdoor tennis courts;
Camps, overnight or day;
#Schools# in R1 and R2 Districts, child care services in R1, R2, R3, R4A and R4-1 districts in #lower density growth management areas#. However, such waivers shall apply where child care services are located in such districts on the

same #zoning lot# as a house of worship, and shall apply where child care services located in such districts on #zoning lots# that do not contain houses of worship where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

25-60

ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFFSTREET PARKING SPACES

25-62

Size and Location of Spaces

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended. In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use.

In no event shall the dimensions of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.

However, the width of a parking stall may be reduced to eight feet for #detached#, #semi-detached# or #zero lot line buildings# on a #zoning lot# where not more than four #accessory# parking spaces are required if such #accessory# parking spaces are located in a #side lot ribbon# and are subject to the provisions of Section 25-621 (Location of parking spaces in certain districts). In the Borough of Staten Island and in #lower density growth management areas# in Community District 10, Borough of the Bronx, for #community facility uses#, each required parking space in a parking area not within a #building# shall be within a parking stall accessed from a travel aisle, where each such stall and aisle complies with the maneuverability standards of paragraph (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations). The use of an attendant shall be permitted only where necessary to accommodate additional, non-required parking spaces within the travel aisles. For such open parking areas with 18 or more spaces, or greater than 6,000 square feet in area, the provisions of Section 37-90 (Parking Lots) shall also apply.

25-624

Special parking regulations for certain community facility uses in lower density growth management areas

In #lower density growth management areas#, other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, and, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#

shall comply with the following provisions:

- (1) #Accessory# off-street parking spaces shall be permitted only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# or prolongation thereof of the #building#.
- (2) The maneuverability provisions of paragraphs (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply to all such #zoning lots#. No tandem parking shall be permitted.
- (3) The curb cut provisions of paragraph (c) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply to all such #zoning lots#, except that, for #zoning lots# with less than 75 feet of #street# frontage, a minimum distance of four feet from other curb cuts on adjacent #zoning lots# shall be maintained.
- (4) For #zoning lots# in R1, R2, R3A, R3X, R3-1, R4A and R4-1 Districts with #buildings# containing child care services, a driveway shall be required for drop-off and pick-up of users of the child care facility. Such driveway shall have a minimum width of 15 feet and a maximum width of 18 feet and shall serve one-way traffic. Such driveway shall include a designated area for the drop-off and pick-up of users of the facility with a minimum length of 25 feet and a minimum width of 10 feet. Such drop-off and pick-up area shall abut a sidewalk with a minimum width of four feet that connects to the child care facility entrance and all public sidewalks. No parking spaces shall be located within such driveway. Where the width of the #street# frontage of the #zoning lot# accessing such driveway is 75 feet or less, the minimum percentage of #front yard# required to be planted pursuant to Section 23-451 (Planting requirement)

shall be reduced to 25 percent,

- (5) For any #zoning lot# containing child care services, driveways and open #accessory# off-street parking spaces may occupy no more than 50 percent of the #lot area# not covered by #buildings#. For #zoning lots# containing ambulatory diagnostic or treatment health care facilities, driveways and open #accessory# off-street parking spaces may occupy no more than 66 percent of the #lot area# not covered by #buildings#.
- (6) All parking areas not within a #building# shall be screened from adjoining #zoning lots# and #streets# by a landscaped strip at least four feet wide densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that may be expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.
- (7) Any lighting provided in off-street parking areas shall be directed away from #residences#.

25-625

Special certification to modify the parking regulations for certain community facility uses in lower density growth management areas

In #lower density growth management areas#, other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #enlargements#, alterations and conversions on #zoning lots# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, and, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#

may modify the amount of #accessory# off-street parking required pursuant to Section 25-31 (General Provisions), or the special parking regulations of paragraphs (3), (4), and (5) of Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas), where a site plan provided by the applicant demonstrates to the Chairperson of the City Planning Commission that the manner in which an existing #building# is placed upon the site restricts the ability to comply with such requirements, and where the Chairperson certifies to the Department of Buildings to the maximum extent feasible, the #enlargement#, alteration or conversion complies with such requirements.

Article III: Commercial District Regulations

Chapter 2

Use Regulations

32-11

Use Groups 1 and 2

C1 C2 C3 C4 C5 C6

Use Groups 1 and 2, as set forth in Section 22-11 and Section 22-12. However, in C3A Districts, Use Group 2 shall be limited to #single#-or #two-family detached# or #zero lot line residences#. In #lower density growth management areas# in the Borough of Staten Island, except C3A Districts, Use Groups 1 and 2 shall be permitted only within #mixed buildings#. ~~except that in C4-1 Districts that occupy at least four acres within a #block#, and in other C4-1 Districts for #zoning lots# that, on December 21, 2005, were greater than 20,000 square feet, #residences# shall be allowed only by special permit of the City Planning Commission, pursuant to Section 74-49 (Residential Use in C4-1 Districts in The Borough of Staten Island). However, no #residences# shall be allowed on the following #zoning lots#, except by special permit pursuant to Section 74-49 (Residential Use in C4-1 Districts in The Borough of Staten Island):~~

- (a) any #zoning lot# in a C4-1 District, where such district occupies at least four acres within a #block#, or
- (b) any other #zoning lot# in a C4-1 District, where such #zoning lot# had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date.

32-40

SUPPLEMENTARY USE REGULATIONS

32-43

Ground Floor Use in Certain Locations

32-433

Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island

C1 C2 C4

In all C1, C2 and C4 Districts in the Borough of Staten Island, #uses# on the ground floor of a #building# shall be limited to non-#residential uses#. The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

Non-#residential uses# shall have a depth of at least 30 feet from the #street wall# of the #building# and extend along the entire width of the #building# except for lobbies and entrances to #accessory# parking spaces, provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#. Enclosed parking spaces, or parking spaces covered by a #building#, including

such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#.

In all C1, C2 and C4 Districts in the Borough of Staten Island, ground floor #uses# shall conform with the provisions of this Section 32-433.

Ground floor level #use# requirements

All #uses# on the ground floor of a #building# shall be limited to non-#residential uses# and have a depth of at least 30 feet from the #street wall# of the #building#, except that:

- (1) #Residential# lobbies, and an associated vertical circulation core, as well as entrances to #accessory# parking spaces shall be permitted on the ground floor, provided such lobbies and entrances conform to the frontage requirements of paragraph (b) of this Section;
- (2) Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted on the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#; and
- (3) Where a #commercial district# is mapped along an entire #block# front, and a #zoning lot# includes #street# frontage along such #block# front, and also includes #street frontage along a #block# front that is not mapped as a #commercial district# in its entirety, non-#residential uses# shall only be required only within 30 feet of the #street wall# facing the #block# front mapped in its entirety as a #commercial district#.

The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

Ground floor frontage requirements

Non-#residential uses# shall extend along the entire width of the ground floor of the #building#, except as follows:

- (1) In C1 and C2 Districts mapped within R1, R2 and R3 Districts, and in C4 Districts, #residential# lobbies and entrances to #accessory# parking spaces shall be permitted, provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#; and
- (2) In C1 and C2 Districts mapped within R4, R5 and R6 Districts, #residential# lobbies and entrances to #accessory# parking spaces shall be permitted, provided that:
 - (i) For #zoning lots# with a #street# frontage of less than 60 feet, such lobbies and entrances do not occupy more than 50 percent of the #street wall# width along such frontage, or 20 feet, whichever is less. In addition, an entrance to #accessory# parking spaces shall not exceed a width of 15 feet; and
 - (ii) For #zoning lots# with a #street# frontage equal to or greater than 60 feet, such lobbies and entrances do not occupy more than 25 percent of the #aggregate width of street wall# of the #building#.

(c) Non-conforming buildings

#Buildings# containing #non-conforming residential uses# on the ground floor shall be permitted to #enlarge# without regard to the #use# regulations of this Section 32-433 provided that such #enlargement# complies with the provisions of the #residential yard# regulations set forth in Section 23-40 (YARD REGULATIONS).

Chapter 3

Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-04

Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply. Such regulations are superseded or supplemented as set forth in the following Sections:

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

Section 12-10 (DEFINITIONS - Floor area; Lower density growth management area, and Private road)

Section 22-14 (Use Group 4 - Ambulatory diagnostic or treatment health care facilities)

Section 32-11 (Use Groups 1 and 2)

Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)

Section 33-121 (In districts with bulk governed by Residence District bulk regulations)

Section 33-431 (In districts with bulk governed by surrounding Residence District)

Section 36-21 (General provisions)

Section 36-231 (In districts with high, medium or low parking requirements)

Section 36-27 (Waiver for Certain Small Zoning Lots)

Section 36-521 (Size of Spaces)

Section 36-581 Special parking regulations for certain community facility uses in the Borough of Staten Island and

Community District 10 in the Borough of the Bronx)

Section 37-10 (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO DEVELOPMENTS WITH PRIVATE ROADS)

Section 37-20 (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND, inclusive

Section 73-125 (Ambulatory diagnostic or treatment health care facilities)

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

Section 107-62 (Yard, Court and Parking Regulations)

Section 107-464 (Side yards for permitted non-residential use)

Section 119-05 (Applicability of Parking Location Regulations)

Section 119-214 (Tier II requirements for driveways and private roads)

Section 128-052 (Applicability of Article 1, Chapter 2)

33-10 FLOOR AREA REGULATIONS

33-121 In districts with bulk governed by Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, the maximum #floor area ratio# for a #commercial# or #community facility building# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

MAXIMUM FLOOR AREA RATIO

Table with 4 columns: District, For #Commercial Buildings#, For #Community Facility Buildings#, For #Buildings# Used for Both #Commercial# and #Community Facility Uses#. Rows include R1 R2, R3-1 R3A, R3X, R3-2, R4 R5, R5D R6B.

* In R8B Districts, within the boundaries of Community Board District 8 in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility uses# exclusively shall not exceed 5.10.

In addition, the following provisions shall apply:

- (a) In #buildings# used for both #commercial uses# and #community facility uses#, the total #floor area# used for #commercial uses# shall not exceed the amount permitted for #commercial buildings#.
(b) In C1 and C2 Districts mapped within R1 and R2 Districts, the maximum #floor area ratio# for #community facility uses# in a #building# used for both #commercial uses# and for #community facility uses# is 0.50 unless it is increased pursuant to the special permit provisions of Section 74-901...
(c) In C1 and C2 Districts mapped within R1, R2, R3-1, R3A and R3X Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, the maximum #floor area ratio# for any #zoning lot# containing a #building# used for ambulatory diagnostic or treatment health care facilities...
(d) In C1 and C2 Districts mapped within R3, R4, R5, R6, R7, R8 and R9 Districts, for any #zoning lot# containing nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations...
(e) The maximum #floor area ratio# for any #building# used partly for #commercial uses# and partly for nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations shall not exceed the amount permitted for a #commercial building# by the applicable district regulations...

33-431 In C1 or C2 Districts with bulk governed by surrounding Residence District

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

- (a) In the districts indicated, the maximum height of a front wall and the required front setback of a #building or other structure# shall be determined by the #Residence District# within which such #Commercial District# is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

Table with columns: #Initial Setback Distance#, #Building# Height within the above the #Street Line# Distance#, #Sky Exposure Plane# (Slope over #Zoning Lot#, On #Narrow Street#, On #Wide Street#), Vertical Horizontal Distance, Vertical Horizontal Distance.

Within R1, R2, R3, R4, R5 R5A or R5B Districts
20 15 30 feet or two #stories#, whichever is less 30 1 to 1 1 to 1

Within R6 or R7 Districts
20 15 60 feet or four #stories#, whichever is less 60 2.7 to 1 5.6 to 1

However, in accordance with the provisions of Section 32-42 (Location within Buildings), no #commercial building# or portion thereof occupied by non-#residential uses# listed in Use Groups 6A, 6B, 6C, 6F, 7, 8, 9 or 14 shall exceed in height 30 feet or two #stories#, whichever is less.

For #community facility buildings# or #buildings# used for both #community facility use# and #commercial use#, when mapped within R4, R5, R5A or R5B Districts, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above #street line# shall be 35 feet and, when mapped within R7-2 Districts, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

In C1 or C2 Districts mapped within R1, R2 or R3 Districts in the Borough of Staten Island or in Community District 10 in the Bronx, for #buildings# containing ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), the maximum height of a front wall or other portion of a #building# within the #initial setback distance# shall be 35 feet, or three #stories#, whichever is less. However, such increased height shall only be permitted beyond 20 feet of a #Residence District# boundary or beyond 20 feet of any portion of a #building# containing a #residential use# located in a #Commercial District#.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

- (b) In the districts indicated, when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R10A or R10X Districts, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21 General Provisions
C1 C2 C3 C4 C5 C6 C7 C8

The requirements of this Section shall be waived in the following situations:

- (a) when, as a result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 36-23 (Waiver of Requirements for Spaces below Minimum Number);
(b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 36-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 36-53 (Location of Access to the Street); for houses of worship, in accordance with the provisions of Section 36-25 (Waiver for Locally-Oriented Houses of Worship); or
for ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or a child care service, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), pursuant to Section 36-27 (Waiver for small zoning lots containing certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx).

REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

Type of #Use#
Parking Spaces Required in Relation to Specified Unit of Measurement - Districts

FOR COMMUNITY FACILITY USES
Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 150* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-1 C2-1 C3 C4-1

1 per 300* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-2 C2-2 C4-2 C8-1

1 per 400* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-4 C2-4 C4-4 C4-5D C8-3

1 per 400 square feet of #floor area# when located above the first #story# ceiling - C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts

1 per 400 square feet of #floor area# and #cellar# space, except #cellar# space used for storage, when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses# - C1-1, C1-2, C2-1, and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx and C4-1 and C4-2 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx

Child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), in #lower density growth management areas#

Square feet of #floor area#:

1 per 1000 square feet when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses# - C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx and C4-1 and C4-2 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx.

36-231 In districts with high, medium, or low parking requirements

C1-1 C1-2 C1-3 C2-1 C2-2 C2-3 C3 C4-1 C4-2 C4-3 C7 C8-1 C8-2

In the districts indicated, except for the #uses# listed in Section 36-233 (Exceptions to application of waiver provisions), and except as otherwise provided in Section 36-27 (Waiver for Certain Small Zoning Lots), the parking requirements set forth in Sections 36-21 (General Provisions) or 36-22 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to #commercial uses# in parking requirement category A, B, B1, C, D, E, or H, or to permitted #community facility uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

Table with 2 columns: Number of Spaces, Districts. Rows include 10 (C1-1 C2-1 C3 C4-1), 15 (C1-2 C2-2 C4-2 C8-1), 25 (C1-3 C2-3 C4-2A C4-3 C7 C8-2).

36-27 Waiver for Certain Small Zoning Lots

C1-1 C1-2 C2-1 C2-2 C4-1 C4-2

In C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, and in C4-1 and C4-2 Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, for #zoning lots# with a #lot area# of 4,000 square feet or less with #buildings# containing either ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or a child care service, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on (effective date of amendment) and on the date of application for a building permit.

36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

36-33 Requirements Where Group Parking Facilities Are Provided
C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, for #residences developed# under single ownership or control where #group parking facilities# are provided, the number of required #accessory# off-street parking spaces is as set forth in this Section.

36-34 Modification of Requirements for Small Zoning Lots

C1 C2 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6
In the districts indicated for small #zoning lots#, the

requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities are Provided), shall be modified in accordance with the provisions set forth in this Section.

36-345
Waiver of requirements for small zoning lots in certain districts in the Borough of Staten Island
C1 C2

In the districts indicated mapped within R4, R5 and R6 Districts in the Borough of Staten Island, for #zoning lots# with a #lot area# of 4,000 square feet or less, no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on (effective date of amendment) and on the date of application for a building permit.

36-52
Size and Location of Spaces
C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, all #accessory# off-street parking spaces shall comply with the size and location provisions of this Section.

36-521
Size of spaces
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended. In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use. In no event shall the dimensions of any parking stall be less than 18 feet long and eight feet, six inches wide.

In the Borough of Staten Island and in #lower density growth management areas# in Community District 10, Borough of the Bronx, for #commercial# or #community facility uses#, each required parking space not within a #building# shall be within a parking stall accessed from a travel aisle, where each such stall and aisle complies with the maneuverability standards of paragraph (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations). The use of an attendant shall be permitted only where necessary to accommodate additional, non-required parking spaces within the travel aisles. For such parking areas with 18 or more spaces, or greater than 6,000 square feet in area, the provisions of Section 37-90 (Parking Lots) shall also apply.

36-522
Location of parking spaces in certain districts
C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-4A C6-4X

36-56
Screening
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all open off-street parking areas with 10 spaces or more, which are located on #zoning lots# adjacent to the boundary of a #Residence District#, either at natural grade or on a roof:

36-58
Parking Lot Maneuverability and Curb Cut Regulations
C1 C2 C3 C4 C5 C6 C7 C8

36-581
Special parking regulations for certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx
C1 C2 C4

In C1, C2 and C4 Districts in the Borough of Staten Island or in Community District 10 in the Borough of the Bronx, all #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
- (b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

shall comply with the following provisions:

- (1) Notwithstanding the applicability provisions of paragraph (a) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations), the maneuverability provisions of paragraph (b) and the curb cut provisions of paragraph (c) of such Section shall apply to all #group parking facilities#, open or enclosed. No tandem parking or attended parking shall be permitted.
- (2) In addition to the screening requirements for open parking areas in Section 36-56 (Screening) any parking area covered by a roof shall be screened from adjoining #zoning lots# in #Residence Districts# and from adjacent #streets# in accordance with the following provisions:

- (i) Screening shall consist of a wall or barrier or uniformly painted fence of fire resistant material at least six feet high above finished grade and may be interrupted by normal entrances or exits;
- (ii) Such wall, barrier or fence may be opaque or perforated, provided that not more than 50 percent of the surface is open. No chain link fencing shall be permitted. Such screening shall be maintained in good condition at all times;
- (iii) Where the exterior wall of a parking facility facing a #street# has an opaque area with a width greater than 40 feet and a height greater than six feet, such area shall be treated with a decorative element or material or shall be screened with planting so as to provide visual relief. Such screening or decorative treatment shall be applied to a minimum height of 15 feet above adjoining grade or the height of the wall, whichever is less;
- (iv) For parking areas covered by a roof, where at least half of the surface area of such roof serves as children's play space for #buildings# containing child care services as listed under the definition of #school# in Section 12-10 (DEFINITIONS), such covered parking area shall not be considered an "open parking area" for the purposes of Section 37-90 (PARKING LOTS), inclusive, and shall therefore not require perimeter or interior landscaping pursuant to such Section. In lieu thereof, such covered parking area shall be screened in accordance with paragraph (2) of this Section 36-581.

Article VII: Administration

Chapter 3
Special Permits by the Board of Standards and Appeals

73-10
SPECIAL PERMIT USES

73-125
Ambulatory diagnostic or treatment health care facilities

In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts, the Board of Standards and Appeals may permit ambulatory diagnostic or treatment health care facilities listed in Use Group 4, limited in each case to a maximum of 10,000 square feet of #floor area#, provided that ~~the Board finds that the amount of open area and its distribution on the #zoning lot# conform to standards appropriate to the character of the neighborhood.~~ where such facilities are located in #lower density growth management areas#, such facilities are located on #zoning lots# that comply with the minimum #lot area# and #lot width# regulations of Section 23-35 (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas).

In addition, for #buildings# in R3, R4, and R5 Districts in #lower density growth management areas# subject to the provisions of paragraph (b) of Section 24-013 (Exceptions to the bulk regulations of this Chapter) the Board may permit the #development# of a #building# pursuant to the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts).

In order to grant such special permit, the Board shall find that the amount of open area and its distribution on the #zoning lot# conform to standards appropriate to the character of the neighborhood.

Additionally, in #lower density growth management areas#, the Board shall find that:

- (a) the distribution of #bulk# on the #zoning lot# will not unduly obstruct access of light and air to adjoining properties or #streets#; and
- (b) the scale and placement of the #building# on the #zoning lot# relates harmoniously with surrounding #buildings#.

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

74-49
Residential Use in C4-1 Districts in Staten Island
In the Borough of Staten Island, in C4-1 Districts that occupy at least four acres within a #block# and in other C4-1 Districts for #zoning lots# that, ~~on December 21, 2005, were greater than 20,000 square feet, had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date,~~ the City Planning Commission may permit #residences#, provided such #residences# comply with the #bulk# regulations for R5 Districts as set forth in Article II, Chapter 3, or, for #mixed buildings#, Article III, Chapter 5.

74-901
Certain community facility uses in R1 and R2 Districts and certain Commercial Districts
In R1 and R2 Districts, and in C1 and C2 Districts mapped within such #Residence Districts# for any #development#, #extension# or #enlargement# or change of #use# involving any #community facility uses# other than domiciliary care facilities for adults or those for which a permit is required by the Board of Standards and Appeals pursuant to Sections 73-12 (Community Facility Uses in R1 or R2 Districts) or 73-13 (Open Uses in R1 or R2 Districts), the City Planning Commission may permit the allowable community facility #floor area ratio# and #lot coverage# of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to all such #uses#, provided that the following findings are made:

- (a) that the distribution of the #bulk# of the total #development# will not unduly obstruct the access of light and air in and to adjoining properties or public #streets#, and will result in satisfactory site planning and satisfactory urban design relationships of #buildings# to adjacent #streets# and surrounding #developments#;
- (b) that the architectural and landscaping treatment and the height of the proposed #building# containing such #uses# blends harmoniously with the topography and the surrounding area;
- (c) that the proposed #development# will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and
- (d) that the #streets# providing access to such #use# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may request a report from appropriate governmental agencies with respect to #community facility uses# requesting a special permit under this Section. To minimize traffic congestion in the area, the Commission may require where necessary off-street parking facilities and #accessory# off-street loading berths beyond the amount required by the district regulations. The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Article X: Special Purpose Districts
Chapter 7
Special South Richmond Development District

107-40
SPECIAL USE, BULK AND PARKING REGULATIONS

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

The #bulk# regulations of this Chapter applicable to #residential buildings# shall apply to all #zoning lots# in #lower density growth management areas# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
- (b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

107-42
Minimum Lot Area and Lot Width for Residences

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

In R1, R2, R3A, R3X, R3-1, R4A, and R4-1 Districts the provisions of this Section shall apply to #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and
- (b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where:
 - (1) such #zoning lot# contains #buildings# used for houses of worship; or
 - (2) for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located on the same #zoning lot#, the applicable #lot area# requirement shall be allocated separately to each such #use#. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot# width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

For such #zoning lots# containing multiple #buildings# used in any combination for ambulatory diagnostic or treatment health care facilities, child care serves, or #residences#, the applicable minimum #lot area# and #lot width# requirements shall be allocated separately to each such #building#.

Article XI - Special Purpose Districts
Chapter 3
Special Ocean Parkway District

113-50
THE SUB-DISTRICT

* * *

**113-503
Special bulk regulations**

For #single-# and #two-family detached# and #semi-detached residences#, certain underlying district #bulk# regulations set forth in Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) are superseded by those set forth in Sections 113-51 through 113-55. The regulations applicable to a #predominantly built-up area# shall not apply in the subdistrict.

For #community facility buildings#, certain underlying district #bulk# regulations set forth in Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), are superseded by those set forth in Sections 113-51 (Maximum Permitted Floor Area Ratio), 113-52 (Density Regulations), 113-542 (Minimum required front yards), 113-543 (Minimum required side yards), 113-544 (Minimum required rear yards) and 113-55 (Height and Setback Regulations). The provisions of Sections 24-01 (Applicability of this Chapter), paragraph (a) of Section 24-013 (Exceptions to the bulk regulations of this Chapter), and 24-04 (Modification of Bulk Regulations in Certain Districts) pertaining to R4-1 Districts shall not apply in the subdistrict.

**Chapter 9
Special Hillside Preservation District**

**119-30
SPECIAL REVIEW PROVISIONS**

**119-31
Authorizations**

**119-312
Authorization of certain uses within the Special Hillside Preservation District**

The City Planning Commission may grant authorizations for #commercial uses#, #community facility uses#, #group parking facilities# of 30 cars or more and for #enlargements# to any such #uses# and facilities.

Any #group parking facility# with 30 cars or more, and, in #residence districts#, any #community facility use# or #enlargement# thereof shall be allowed only by authorization of the City Planning Commission. In order to grant such authorizations, the Commission, upon review of the a site plan, shall find that:

- (a) the proposed #development#, #enlargement# or #site alteration# will not ~~disturb~~ adversely affect the drainage pattern and soil conditions of the area;
- (b) the proposed #development#, #enlargement# or #site alteration# has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;
- (c) such #development#, #enlargement# or #site alteration# is so located as not to impair the essential character of the surrounding area;
- (d) the design of such #development#, #enlargement# or #site alteration# takes full advantage of all special characteristics of the site;
- (e) vehicular access and egress for such #development#, #enlargement# or #site alteration# is located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas; and
- (f) where vehicular access and egress is located on an arterial, such location affords the best means for controlling the flow of traffic generated by such #development# to and from such arterial.

The City Planning Commission may permit modifications to parking lot landscaping and maneuverability requirements for applications for such authorizations of #group parking facilities# for over 30 cars or for #enlargements# to #group parking facilities# if such modifications preserve vegetation and natural topography.

**119-317
Modification of requirements for private roads and driveways**

For any #development#, #enlargement# or #site alteration#, the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II zoning lot# as set forth in Section 119-214 (Tier II requirements for driveways and private roads) as well as the requirements of Sections 25-621 (Location of parking spaces in certain districts), 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas) and 25-631 (Location and width of curb cuts in certain districts).

In order to grant such authorizations, the Commission shall find that:

- (a) the #development# or #enlargement# is not feasible without such modification, or that the requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;
- (b) such modification is the least modification required to achieve the purpose for which it is granted;
- (c) the requested modification will not disturb the drainage pattern and soil conditions of the area;
- (d) the requested modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
- (e) such modification will enhance the quality of the design of the #development#, #enlargement# or site alteration#.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone (212) 720-3370

n3-17

CIVILIAN COMPLAINT REVIEW BOARD

■ PUBLIC MEETING

The Civilian Complaint Review Board's monthly public meeting has been scheduled for: Wednesday, November 10, 2010 at 10:00 A.M. at 40 Rector Street, 2nd Floor, New York, NY 10006. Photo ID required.

n5-10

COMMUNITY BOARDS

■ PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 - Tuesday, November 9, 2010 at 6:30 P.M., Swinging Sixties Senior Citizen Center, 211 Ainslie Street (c/o Manhattan Ave.), Brooklyn, NY

#C 110095HAK

Maujer/Ten Eyck/Bedford
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter designation of properties as an Urban Development Action Area; and disposition of such property to a developer to facilitate development of four, four-story buildings with a total of approximately 59 dwelling units.

n3-9

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 04 - Tuesday, November 9, 2010, 7:00 P.M., BPO Elks Lodge #878, 82-20 Queens Boulevard, Elmhurst, NY

Queens Center Mall - 57th Avenue between 92nd and 90th Streets
The NYC Department of Transportation will present Traffic Study Findings:
The proposal consists of converting the two-way operation of 57th Avenue from 92nd Street to 90th Street to a one-way west bound operation and related traffic improvements.

NYC Department of Consumer Affairs unenclosed Sidewalk Cafe Request:
Soneros Bar Restaurant - 92-02 Corona Avneue, Elmhurst
In a new application to the New York City Department of Consumer Affairs, Soneros Bar Restaurant Inc. is requesting permission to operate an unenclosed sidewalk cafe consisting of (10) tables and (34) chairs at above location.

n3-9

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 03 - Tuesday, November 9, 2010 at 6:00 P.M., Davidson Community Center, 1221 Prospect Avenue (near East 167th St.), Bronx, NY

FY 2012 Capital and Expense Budget Public Hearing.

n3-9

EMPLOYEES' RETIREMENT SYSTEM

■ INVESTMENT MEETING

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Tuesday, November 16, 2010 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

n8-15

ENVIRONMENTAL CONTROL BOARD

■ NOTICE

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS / ENVIRONMENTAL CONTROL BOARD

The next meeting will take place on Thursday, November 18, 2010 at 40 Rector Street, OATH Lecture Room, 14th Floor, New York, NY 10006 at 9:15 A.M. at the call of the Chairman.

n8-10

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting on Wednesday, November 10, 2010 at 2:30 P.M., at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contracts Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD users should call Verizon relay service.

n1-10

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **November 23, 2010 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 11-1140 - Block 8051, lot 61 - 223 Ridge Road - Douglaston Historic District
A free-standing Colonial Revival style home designed by Dorothy W. Chapman and built in 1921. Application is to construct an addition. Zoned R1-1. Community District 11.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 10-9711 - Block 1458, lot 40-84-01 37th Avenue - Jackson Heights Historic District
A vacant lot. Application is to construct a new building. Zoned R7-1/C1-3. Community District 3.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 11-1992 - Block 132, lot 131-39-09 49th Street - Sunnyside Gardens Historic District
A Colonial Revival style brick rowhouse designed by Clarence Stein, Henry Wright, and Frederick Ackerman and built in 1927. Application is to alter the enclosed rear porch. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-3445 - Block 41, lot 1-192 Water Street - DUMBO Historic District
An American Round Arch style stable building designed by Edward N. Stone and built in 1898. Application is to construct a roof-top addition and alter ground floor openings. Zoned M1-4/R8. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-7261 - Block 20, lot 29-195 Plymouth Street - DUMBO Historic District
An American Round Arch style factory building designed by Mercein Thomas and built in 1892. Application is to install ground floor infill, create window openings, replace windows, and relocate fire shutters. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-3714 - Block 28, lot 1-30 Washington Street, aka 121 Water Street - DUMBO Historic District
An American Round Arch style factory building designed by Benjamin Finkensieper and built in 1894. Application is to construct a rooftop addition, install rooftop mechanicals equipment, replace windows, alter ground floor openings, and install a canopy. Zoned C6-2A.

BINDING REPORTBOROUGH OF BROOKLYN 11-3631 - Block 2088, lot 1- Fort Greene Park - Fort Greene Historic District
A park designed by Olmsted and Vaux in 1867-1868. Application is to alter a park entrance, stairs, pathways and sidewalk and to construct a barrier free access ramp. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-1707 - Block 1959, lot 14-415 Clermont Avenue - Fort Greene Historic District
An Italianate style rowhouse originally built in 1866 and later altered. Application is to legalize the installation of windows, security grilles, and a fence without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-3212 - Block 261, lot 2-313 Hicks Street - Brooklyn Heights Historic District
An Eclectic style rowhouse built in 1880-99. Application is to legalize the installation of a rooftop railing in non-compliance with Certificate of No Effect 05-7881. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-3162 - Block 286, lot 33-140 Court Street - Cobble Hill Historic District
A building built between 1915 and 1917 with a store at the ground floor. Application is to construct a rear yard addition. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-3154 - Block 286, lot 14-176 Atlantic Avenue - Cobble Hill Historic District
An altered Gothic Revival style rowhouse built in 1846. Application is to reconstruct the facade. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-4220 - Block 443, lot 1-343 Smith Street, aka 253 Carroll Street - Carroll Gardens Historic District
An Italianate style rowhouse built in 1872-73 with a 20th century garage. Application is to modify a window opening, modify the garage parapet and replace the garage door installed without Landmarks Preservation Commission permits. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-2825 - Block 1078, lot 63-

527 3rd Street - Park Slope Historic District
A Queen Anne style rowhouse with neo-Grec details built circa 1889. Application is to alter the rear facade. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-0899 - Block 101, lot 26-259 Front Street - South Street Seaport Historic District
A Federal style building constructed in 1807-03. Application is to install a bracket sign. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-9123 Block 224, lot 29-460 Greenwich Street - Tribeca North Historic District
A Renaissance Revival style store and loft building designed by Franklin Baylies and built in 1897. Application is to legalize the installation of storefront infill, and lighting without Landmarks Preservation Commission permits. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-4161 - Block 487, lot 16-393 Broadway - SoHo-Cast Iron Historic District
A warehouse designed by J.B. Snook & Sons, and built in 1889-90. Application is to alter window openings and install windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-0379 - Block 176, lot 14-175 West Broadway - 175 West Broadway Building - Individual Landmark
A commercial building designed by Scott and Umbach and built in 1877. Application is to install a painted wall sign. Zoned C6-2A. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3643 - Block 515, lot 25-155 Wooster Street - SoHo-Cast Iron Historic District
A Classical Revival style store and loft building designed by George F. Pelham and built in 1897-1898. Application is to install a painted wall sign. Zoned M1-5A. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3037 - Block 553, lot 17-48-50 West 8th Street - Greenwich Village Historic District
A pair of Queen Anne style flats houses built in 1876. Application is to reconstruct the façade. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2794 - Block 620, lot 1-243-247 West 10th Street, aka 520-524 Hudson Street - Greenwich Village Historic District
An apartment building designed by Samuel Roth and built in 1947. Application is to modify a bracket sign installed without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2634 - Block 592, lot 68-373 6th Avenue - Greenwich Village Historic District
A neo-Grec style building built in 1875. Application is to install storefront infill, signage, and light fixtures. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2178 - Block 621, lot 43-84 Perry Street - Greenwich Village Historic District
An Italianate style dwelling designed by R.G. Hatfield and built in 1866-68. Application is to replace the front door. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-8517 - Block 719, lot 4-467 West 22nd Street - Chelsea Historic District
An Italianate style rowhouse built in 1853. Application is to legalize alterations to the rear facade performed without Landmarks Preservation Commission permits. Community District 4.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3352 - Block 697, lot 31-259 10th Avenue - West Chelsea Historic District
An Industrial Modern style warehouse building designed by Cass Gilbert and built in 1927-28. Application is to alter the ground floor, construct rooftop additions, and install mechanical equipment. Zoned C6-3. Community District 4.

MODIFICATION OF USE AND BULK
BOROUGH OF MANHATTAN 11-3525 - Block 697, lot 31-259 10th Avenue - West Chelsea Historic District
An Industrial Modern style warehouse building designed by Cass Gilbert and built in 1927-28. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned C6-3. Community District 4.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-9811 - Block 860, lot 16-120 Madison Avenue - Colony Club/Academy of Dramatic Arts - Individual Landmark
A Federal Eclectic style building designed by Stanford White and built in 1905. Application is to construct a barrier-free access ramp and railing. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2253 - Block 1288, lot 33-360-376 Park Avenue, aka 75-83 East 52nd Street, 60-64 East 53rd Street - Racquet and Tennis Club Building - Individual Landmark
A neo-Italian Renaissance style club building designed by McKim, Mead and White and built in 1916-1918. Application is to replace storefront infill and a canopy. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-0663 - Block 1196, lot 29-225 Central Park West - Upper West Side /Central Park West Historic District
A neo-Renaissance style apartment hotel designed by Emery Roth and built in 1925-26. Application is to alter two greenhouse additions. Zoned R10A, R8B. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2579 - Block 1126, lot 11-43 West 73rd Street - Upper West Side/Central Park West Historic District
A German Renaissance Revival style rowhouse designed by Henry J. Hardenbergh and built in 1882-1885. Application is to alter the rear facade and construct rooftop additions. Zoned R8B. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-5402 - Block 1211, lot 63-180 West 81st Street - Upper West Side /Central Park West Historic District
A Renaissance/Romanesque Revival style apartment building designed by A.B. Odgen & Son and built in 1889-90. Application is to construct a rooftop addition. Zoned C2-7A. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3484 - Block 1416, lot 105-205 East 61st Street - Treadwell Farm Historic District
A rowhouse built in 1873-74 and remodeled in the 20th century. Application is to install a barrier free access lift. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3346 - Block 1502, lot 12-17 East 90th Street - 17 East 90th Street House - Individual Landmark Carnegie Hill Historic District
A neo-Georgian style townhouse designed by F. Burrell Hoffman, Jr., and built in 1917-19. Application is to alter the front entrance to provide barrier-free access, infill a lightwell at the east facade, and the construct a rear yard addition. Zoned R8B. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3347 - Block 1502, lot 59-22 East 91th Street - Expanded Carnegie Hill Historic District
A neo-Georgian style school with dormitory designed by John Russell Pope and built in 1929, with a four-story addition, designed by Fox & Fowle, and built in 1985-87. Application is to alter at the front entrance to provide barrier-free access, and construct a rear yard addition. Zoned R8B/C1-5. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-5578 - Block 1718, lot 72-188 Lenox Avenue - Mount Morris Park Historic District
A Queen Anne style rowhouse designed by Herman J. Schwarzman and Buchman and built in 1886-87. Application is to legalize the removal of the stoop without Landmarks Preservation Commission permits, and to install new storefront infill and alter the facade. Community District 10.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2950 - Block 2061, lot 135-739 St. Nicholas Avenue, aka 400 West 147th Street - Hamilton Heights/Sugar Hill Historic District
A Classical Revival style rowhouse designed by Henri Fouchaux and built in 1898-1900. Application is to install railings at the stoop and areaway wall.

☛ n9-23

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **November 9, 2010 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF THE BRONX 09-6026 - Block 5819, lot 2166 - 4680 Fieldston Road - Fieldston Historic District
A Tudor Revival style house designed by Mann & MacNeille and built in 1917-1918. Application is to construct three new houses on the lot. Zoned R1-2. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 11-1140 - Block 8051, lot 61 - 223 Ridge Road - Douglaston Historic District
A free-standing Colonial Revival style home designed by Dorothy W. Chapman and built in 1921. Application is to construct an addition. Zoned R1-1. Community District 11.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 11-1138 - Block 8039, lot 37-137 Hollywood Avenue - Douglaston Historic District
An Arts and Crafts style house built in 1907 and designed by Dorman and Light. Application is to construct an addition, alter the existing house, and relocate the driveway. Zoned R1-2. Community District 11.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 11-2820 - Block 123, lot 55 - 48-05 39th Street - Sunnyside Gardens Historic District
A rowhouse with Colonial Revival style details designed by Clarence Stein, Henry Wright and Frederick Ackerman and built in 1926. Application is to install railings at the front steps. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 10-8132 - Block 1475, lot 59 - 37-37 87th Street - Jackson Heights Historic District
An Anglo-American Garden Home style attached house, designed by C.F. McAvoy and built in 1924. Application is to legalize alterations to the areaway fence and wall without Landmarks Preservation Commission permits. Community District 3.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-2119 - Block 215, lot 21 - 27 Cranberry Street - Brooklyn Heights Historic District
A vacant lot. Application is to construct a new building. Zoned R6B-LH7. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-5591 - Block 274, lot 1001 - 300 Henry Street, aka 117-119 Atlantic Avenue - Brooklyn Heights Historic District
An altered Greek Revival style building, originally built in 1840-1849. Application is to install an areaway railing. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-2264 - Block 38, lot 1 - 55 Washington Street - DUMBO Historic District
An Industrial neo-Classical style factory building designed by William Higginson and built in 1908. Application is to install storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-3248 - Block 310, lot 36 - 147 Kane Street - Cobble Hill Historic District
A Greek Revival style house built in 1845-46. Application is to install skylights construct a rooftop and rear yard additions, and the alter the rear facade. Zoned R6. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-1953 - Block 292, lot 33 - 158 Court Street - Cobble Hill Historic District
A Greek Revival style rowhouse built in 1848. Application is to install a barrier free access ramp. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-7138 - Block 147, lot 7509 - 137 Duane Street - Tribeca South Historic District
A store and loft building built in 1863-64 and altered in 1926 by Irving M. Feinchel and further altered in the Gothic Revival/Early 20th-century Commercial style in 1934-35 by Joseph J. Furman. Application is to construct a rooftop addition. Zoned C6-2A. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-0551 - Block 485, lot 16 - 120 Spring Street - SoHo-Cast Iron Historic District
A dwelling built in 1825 and altered in the 1920s. Application is to legalize the installation of signage and alterations to the facade without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2444 - Block 473, lot 40 - 188 Lafayette Street, aka 413 Broome Street - SoHo-Cast Iron Historic District Extension
An office and store building, built c. 1999, designed by Tieh C. Ho. Application is to install new storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2634 - Block 592, lot 68 - 373 6th Avenue - Greenwich Village Historic District
A neo-Grec style building built in 1875. Application is to modify the existing storefront, install signage, and legalize light fixtures installed without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2197 - Block 553, lot 17 - 48 West 8th Street - Greenwich Village Historic District
A Queen Anne style flats house, built in 1876. Application is to install new storefront infill, security gates, and awnings. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2987 - Block 583, lot 6 - 430 Hudson Street - Greenwich Village Historic District
A vernacular Greek Revival style house built in 1847. Application is to alter the storefront, construct rooftop and rear yard additions, and perform excavation. Zoned C1-6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2532 - Block 622, lot 10 - 570 Hudson Street, aka 300 West 11th Street - Greenwich Village Historic District
Two Greek Revival style houses built in 1851. Application is to replace windows and doors and install signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-2794 - Block 620, lot 1 - 243-247 West 10th Street (aka 520-524 Hudson Street) - Greenwich Village Historic District
An apartment building designed by Samuel Roth and built in 1947. Application is to modify a bracket sign installed without Landmarks Preservation permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-9005 - Block 613, lot 31 - 23 Perry Street - Greenwich Village Historic District
A brick rowhouse built in 1845. Application is to modify alterations performed at the rear facade in non-compliance with Certificate of No Effect 02-1910. Zoned R 2-6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-0629 - Block 567, lot 7-33 Fifth Avenue - Greenwich Village Historic District
A neo-Federal style apartment house designed by Sussman and Hess and built in 1923. Application is to legalize alterations to the penthouse. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-1001 - Block 590, lot 42 - 23 Cornelia Street - Greenwich Village Historic District Extension II
A utilitarian style stable building designed by Charles B. Meyers and built in 1912. Application is to construct a rooftop addition and reconstruct the rear facade. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-3143 - Block 645, lot 25 -

837-843 Washington Street - Gansevoort Market Historic District

A Moderne style market building designed by David M. Oltarch and built in 1938. Application is to alter the facades and construct a seven-story addition. Zoned M1-5. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-8517 - Block 719, lot 4-467 West 21st Street - Chelsea Historic District
An Italianate style rowhouse built in 1853. Application is to legalize alterations to rear facade without Landmarks Preservation Commission permits. Community District 4.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-3352 - Block 697, lot 31-259 10th Avenue - West Chelsea Historic District
An Industrial Modern style warehouse building designed by Cass Gilbert and built in 1927-28. Application is to alter the ground floor, construct rooftop additions, and install mechanical equipment. Zoned C6-3. Community District 4.

MODIFICATION OF USE AND BULK

BOROUGH OF MANHATTAN 11-3525 - Block 697, lot 31-259 10th Avenue - West Chelsea Historic District
An Industrial Modern style warehouse building designed by Cass Gilbert and built in 1927-28. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned C6-3. Community District 4.

BINDING REPORT

BOROUGH OF MANHATTAN 11-3303 - Block 1257, lot 1-476 Fifth Avenue - The New York Public Library - Individual and Interior Landmark
A Beaux-Arts style library building designed by Carrere & Hastings and built in 1898-1911. Application is to install banners. Community District 5.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-3230 - Block 994, lot 54-1462-1470 Broadway, aka 6 Times Square, 143 West 41st Street, 142-152 West 42nd Street - Knickerbocker Hotel-Individual Landmark
A Beaux Arts style hotel, designed by Marvin and Davis, with Bruce Price, built in 1906, and altered by Charles A. Platt in 1920-1921, with a Romanesque Revival style annex, designed by Philip C. Brown and built in 1894. Application to modify the building base, the courtyard facades, and the penthouse; replace rooftop HVAC equipment; install canopies, flagpoles and light fixtures; and establish a master plan for ground floor infill and signage. Zoned C6-7. Community District 5.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-2253 - Block 1288, lot 33-360-376 Park Avenue, aka 75-83 East 52nd Street, 60-64 East 53rd Street - Racquet and Tennis Club Building - Individual Landmark
A neo-Italian Renaissance style club building, designed by McKim, Mead and White and built in 1916-1918. Application is to replace storefront infill and a canopy. Community District 5.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-2795 - Block 1146, lot 32-306-316 Columbus Avenue, aka 100-102 West 75th Street - Upper West Side/Central Park West Historic District
A Renaissance/Romanesque Revival style flats building, designed by Gilbert A. Schellenger, and built in 1891-92. Application is to install a bracket sign. Community District 7.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-0223 - Block 1124, lot 9-55 West 71st Street - Upper West Side/Central Park West Historic District
A neo-Grec style rowhouse designed by John Sexton and built in 1885-86. Application is to construct a rear yard addition and excavate the rear yard. Zoned R8B. Community District 7.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-2579 - Block 1126, lot 11-43 West 73rd Street - Upper West Side /Central Park West Historic District
A German Renaissance Revival style rowhouse designed by Henry J. Hardenbergh and built in 1882-1885. Application is to alter the rear facade and construct rooftop additions. Zoned R8B. Community District 7.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-0024 - Block 1200, lot 45-24 West 87th Street - Upper West Side/Central Park West Historic District
A Renaissance Revival style rowhouse designed by Thom & Wilson and built in 1891. Application is to alter the areaway. Community District 7.

ADVISORY REPORT

BOROUGH OF MANHATTAN 11-2894 - Block 1897, lot 19-19 Riverside Park, West 122nd Street - General Grant National Memorial-Individual Landmark, Riverside Park and Riverside Drive-Scenic Landmark
A landscaped area, designed by Gilmore D. Clarke in 1938, surrounding the General Grant National Memorial, a tomb, designed by John H. Ducan and built in 1891-1897, and within Riverside Park, an English Romantic-style park and parkway, built in 1873-1902 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-1937 and designed by Clifton Lloyd and Gilmore Clarke. Application is to replace paving. Community District 7.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-2428 - Block 1380, lot 15-21 East 65th Street - Upper East Side Historic District
A rowhouse built in 1881 and altered in the neo-Federal style by Scott & Prescott in 1929. Application is to modify the storefront entryway. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-3302 - Block 1389, lot 1-930 Fifth Avenue - Upper East Side Historic District

A Classicizing Modern style apartment building designed by Emery Roth & Sons and built in 1940. Application is to amend Certificate of Appropriateness 85-0080 for a master plan governing the future replacement of windows. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-4201 - Block 2067, lot 10-469 West 152nd Street - Hamilton Heights/Sugar Hill Northwest Historic District
A Renaissance Revival style apartment house designed by John P. Leo and built in 1895. Application is to legalize the installation of windows and the alterations to the cornice and parapet without Landmarks Preservation Commission permits. Community District 9.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-3372 - Block 2067, lot 5-479 West 152nd Street - Hamilton Heights/Sugar Hill Northwest Historic District
A Renaissance Revival style apartment house designed by John P. Leo and built in 1897. Application is to legalize the installation of windows without Landmarks Preservation Commission permits. Community District 9.

o26-n9

TUESDAY NOVEMBER 16, 2010

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, November 16, 2010 at 9:30 A.M.**, at the Landmarks Preservation Commission will conduct a *public hearing* in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmarks, Landmark Sites and Historic Districts. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD

PUBLIC HEARING ITEM NO. 1

LP-2429

ENGINEERS' CLUB, 32 West 40th Street (aka 32-34 West 40th Street), Manhattan.

Landmark Site: Borough of Manhattan Tax Map Block 841, Lot 69

o29-n15

TRANSPORTATION

■ PUBLIC HEARINGS

COMMUTER VAN SERVICE AUTHORITY Six-Year Renewal

NOTICE IS HEREBY GIVEN THAT the Department of Transportation is conducting a hearing on the six-year renewal and expansion of vans for a van authority currently authorized in the Borough of Brooklyn. The van company requesting this expansion is: Pebbles Transportation Company, Inc. The address is 3712 Flatlands Avenue, Apt. 2F, Brooklyn, NY 11234. The applicant currently utilizes 16 vans daily and is requesting 10 additional vans to provide daily service 24 hours a day.

There will be a public hearing held on Friday, December 3, 2010 at the Brooklyn Borough President's Office, 209 Joralemon Street, Court Room, 2nd Floor, Brooklyn, NY 11201 from 2:00 P.M. - 4:00 P.M. for an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Traffic Management Division, 6th Floor, 55 Water Street, New York, NY 10041 no later than December 3, 2010. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed service will not meet present and/or future public convenience and necessity.

n8-12

COURT NOTICES

SUPREME COURT

■ NOTICE

QUEENS COUNTY IA PART 8 NOTICE OF ACQUISITION INDEX NUMBER 18977-2010

In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title in fee, to real property needed for the widening of

142nd Street from Bascom Avenue to Sutter Avenue, 142nd Street from 135th Avenue to North Conduit Avenue, and 145th Street from 129th Avenue to 133rd Avenue,

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

PLEASE TAKE NOTICE, that by order of the Supreme

Court of the State of New York, County of Queens, IA Part 8 (Hon. Jaime A. Rios, J.S.C.), duly entered in the office of the Clerk of the County of Queens on October 25, 2010, the application of the City of New York to acquire certain real property, for the widening of 142nd Street from Bascom Avenue to Sutter Avenue, 142nd Street from 135th Avenue to North Conduit Avenue, and 145th Street from 129th Avenue to 133rd Avenue, was granted and the City was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the City, was filed with the City Register on October 29, 2010. Title to the real property vested in the City of New York on October 29, 2010.

PLEASE TAKE FURTHER NOTICE, that the City has acquired the following parcels of real property:

Damage Parcel	Block	Part of Lot
1	12057	58
2	12057	60
3	Bed of 142 Street	n/a
4	12060	62 (subject to encroachments, as shown on map)
5	Bed of 142 Street	n/a
6	Bed of 142 Street	n/a
7	Bed of 142 Street	n/a
8	Bed of 142 Street	n/a
9	Bed of 142 Street	n/a
10	Bed of 142 Street	n/a
11	Bed of 142 Street	n/a
12	Bed of 142 Street	n/a
13	Bed of 142 Street	n/a
14	Bed of 142 Street	n/a (subject to encroachments, as shown on map)
15	12070	85
15A	Bed of 145 Street	n/a
16	12070	86
16A	Bed of 145 Street	n/a
17	Bed of 145 Street	n/a
18	Bed of 145 Street	n/a
19	Bed of 145 Street	n/a
20	Bed of 145 Street	n/a
21	Bed of 145 Street	n/a
22	Bed of 145 Street	n/a
23	Bed of 145 Street	n/a
24	Bed of 145 Street	n/a
25	Bed of 145 Street	n/a
26	Bed of 145 Street	n/a
27	Bed of 145 Street	n/a
28	Bed of 145 Street	n/a
29	Bed of 145 Street	n/a
30	Bed of 145 Street	n/a
31	Bed of 145 Street	n/a
32	12081	185
32A	Bed of 145 Street	n/a
33	12081	186
33A	Bed of 145 Street	n/a
34	12081	188
34A	Bed of 145 Street	n/a
35	12081	189
35A	Bed of 145 Street	n/a
36	12081	191
36A	Bed of 145 Street	n/a
37	12081	193
37A	Bed of 145 Street	n/a
38	12081	195
38A	Bed of 145 Street	n/a
39	12081	197
39A	Bed of 145 Street	n/a
40	12081	199
40A	Bed of 145 Street	n/a
41	12080	218
41A	Bed of 145 Street	n/a
42	12080	232
42A	Bed of 145 Street	n/a
43	12080	235
43A	Bed of 145 Street	n/a
44	12080	237
44A	Bed of 145 Street	n/a
45	12080	239
45A	Bed of 145 Street	n/a
46	12080	240
46A	Bed of 145 Street	n/a
47	12080	242
47A	Bed of 145 Street	n/a
48	Bed of 145 Street	n/a
49	Bed of 145 Street	n/a
50	Bed of 145 Street	n/a
51	Bed 145 Street	n/a
52 & 52A	12099	1
52B	Bed of 142 Street	n/a
53 & 53A	12095	2
53B	Bed of 142 Street	n/a
54	12095	6
54A	Bed of 142 Street	n/a

PLEASE TAKE FURTHER NOTICE, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof is hereby required, on or before October 29, 2011 (which is one (1) calendar year from the title vesting date), to file a written claim with the Clerk of the Court of Queens County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007.

Pursuant to EDPL § 504, the claim shall include:

- A) the name and post office address of the condemnee;
- B) reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;

- C) a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
- D) if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

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

PLEASE TAKE FURTHER NOTICE, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007 on or before October 29, 2012 (which is two (2) calendar years from the title vesting date).

Dated: November 3, 2010, New York, New York
MICHAEL A. CARDOZO
 Corporation Counsel of the City of New York
 Attorney for the Condemnor
 100 Church Street
 New York, New York 10007
 Tel. (212) 788-0716

n8-22

**RICHMOND COUNTY
 IA PART 74
 NOTICE OF ACQUISITION
 INDEX NUMBER (CY) 4024/10**

In the Matter of the Application of THE CITY OF NEW YORK relative to acquiring title in fee simple where not heretofore acquired for the same purpose for

SOUTH RICHMOND BLUEBELT, PHASE 3

located in the Bluebelt areas known as Jack's Pond and Wolfe's Pond, in Community District 3, South Richmond, Borough of Staten Island, County of Richmond, City and State of New York.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Richmond, IA Part 74 (Hon. Abraham G. Geroges, J.S.C.), duly entered in the office of the Clerk of the County of Richmond on October 26, 2010, the application of the City of New York to acquire certain real property, for South Richmond Bluebelt, Phase 3, was granted and the City was thereby authorized to file an acquisition map with the Clerk of Richmond County. Said map, showing the property acquired by the City, was filed with the Clerk of Richmond County on October 26, 2010. Title to the real property vested in the City of New York on October 26, 2010.

PLEASE TAKE FURTHER NOTICE, that the City has acquired the following parcels of real property:

Damage Parcel	Block	Lot
1	5133	Part of 1
2	6550	71

PLEASE TAKE FURTHER NOTICE, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof is hereby required, on or before October 26, 2011 (which is one (1) calendar year from the title vesting date), to file a written claim with the Clerk of the Court of Richmond County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007. Pursuant to EDPL §504, the claim shall include:

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

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

PLEASE TAKE FURTHER NOTICE, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007 on or before October 26, 2012 (which is two (2) calendar years from the title vesting date).

Dated: November 1, 2010, New York, New York
MICHAEL A. CARDOZO
 Corporation Counsel of the City of New York
 Attorney for the Condemnor
 100 Church Street
 New York, New York 10007
 Tel. (212) 788-0714

n3-17

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

■ AUCTION

PUBLIC AUCTION SALE NUMBER 11001-J

NOTICE IS HEREBY GIVEN of a public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, November 10, 2010 (SALE NUMBER 11001-J). Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

LOCATION: 570 Kent Avenue, Brooklyn, NY (in the Brooklyn Navy Yard between Taylor and Clymer Streets).

A listing of vehicles to be offered for sale in the next auction can be viewed on our website, on the Friday prior to the sale date at:

<http://www.nyc.gov/autoauction>
 or
<http://www.nyc.gov/autoauctions>

Terms and Conditions of Sale can be viewed at this site. For further information, please call (718) 417-2155 or (718) 625-1313.

o27-n10

■ SALE BY SEALED BID

SALE OF: THREE YEAR ALUMINUM REMOVAL CONTRACT FROM DOT MASPETH CENTRAL OPERATIONS QUEENS SITE FROM DECEMBER 1, 2010 THRU NOVEMBER 30, 2013.

S.P.#: 11012 DUE: November 19, 2010

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.
DCAS, Division of Municipal Supply Services, 18th Floor Bid Room, Municipal Building, New York, NY 10007. For sales proposal contact Gladys Genoves-McCauley (718) 417-2156 for information.

n5-19

SALE OF: COMPOST/MATERIAL HANDLING EQUIPMENT AND CRUSHING PLANT, USED.

S.P.#: 11011 DUE: November 16, 2010

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.
DCAS, Division of Municipal Supply Services, 18th Floor Bid Room, Municipal Building, New York, NY 10007. For sales proposal, contact Gladys Genoves-McCauley (718) 417-2156.

n1-16

POLICE

OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT.

The following listed property is in the custody, of the Property Clerk Division without claimants.

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.
Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

FOR MOTOR VEHICLES (All Boroughs):

- * College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- * Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- * Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

FOR ALL OTHER PROPERTY

- * Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- * Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675.
- * Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806.
- * Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678.
- * Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484.

j1-d31

PROCUREMENT

"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."

CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

■ SOLICITATIONS

Goods

FISH AND SEAFOOD - DOC – Competitive Sealed Bids – PIN# 8571100269 – DUE 11-15-10 AT 10:00 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Citywide Administrative Services
 1 Centre Street, 18th Floor, New York, NY 10007.
 Anna Wong (212) 669-8610, fax: (212) 669-7603,
 dcasdmssbids@dcas.nyc.gov*

n9

■ VENDOR LISTS

Goods

ACCEPTABLE BRAND LIST – In accordance with PPB Rules, Section 2-05(c)(3), the following is a list of all food items for which an Acceptable Brands List has been established.

1. Mix, Biscuit - AB-14-1:92
2. Mix, Bran Muffin - AB-14-2:91
3. Mix, Corn Muffin - AB-14-5:91
4. Mix, Pie Crust - AB-14-9:91
5. Mixes, Cake - AB-14-11:92A
6. Mix, Egg Nog - AB-14-19:93
7. Canned Beef Stew - AB-14-25:97
8. Canned Ham Shanks - AB-14-28:91
9. Canned Corned Beef Hash - AB-14-26:94
10. Canned Boned Chicken - AB-14-27:91
11. Canned Corned Beef - AB-14-30:91
12. Canned Ham, Cured - AB-14-29:91
13. Complete Horse Feed Pellets - AB-15-1:92
14. Canned Soups - AB-14-10:92D
15. Infant Formula, Ready to Feed - AB-16-1:93
16. Spices - AB-14-12:95
17. Soy Sauce - AB-14-03:94
18. Worcestershire Sauce - AB-14-04:94

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

jy17-j4

EQUIPMENT FOR DEPARTMENT OF SANITATION –

In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:
 A. Collection Truck Bodies
 B. Collection Truck Cab Chassis
 C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8610.

jy17-j4

OPEN SPACE FURNITURE SYSTEMS - CITYWIDE – In accordance with PPB Rules, Section 2.05(c)(3), an Acceptable Brands List, #AB-17W-1:99, has been established for open space furniture systems.

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8610.

jy17-j4

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ AWARDS

Construction Related Services

MECHANICAL CONSTRUCTION MECHANICAL CONTRACT – Renewal – PIN# 072200760CPD – AMT: \$3,366,667.00 – TO: AWL Industries, Inc., 460 Morgan Avenue, Brooklyn, NY 11222.

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EDUCATION

CONTRACTS AND PURCHASING

■ INTENT TO AWARD

Goods & Services

INSTRUCTIONAL TURBO JET ENGINES – Sole Source – PIN# B1707040 – DUE 11-22-10 – The Department of Education intends to enter into a sole source goods procurement with Avotek, for aviation maintenance and technician training equipment. Specifically a Turbo Jet Run-able Engine Test Cell and an Instructional Continental Run-

able Engine Test Cell. Should you be able to provide these products please respond in writing via: e-mail to: nlabetti@schools.nyc.gov by November 22, 2010.

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

n3-9

HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-4018.

j1-d31

SOLICITATIONS

Goods

CANOPY – Competitive Sealed Bids – PIN# GD11-524526 – DUE 11-19-10 AT 3:00 P.M. – Furnish and install canopy 46" W x 9 ft. 8" D x 80" H for DSSM-Neponsit Adult Day Health Center.

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.
Kings County Hospital Center, 451 Clarkson Avenue, S.O.B. Room# S218, Brooklyn, NY 11203. Gracita Dedios (718) 245-2123, fax: (718) 245-5459, gracita.dedios@nychhc.org

n9

SUPPLY VERTICAL SUMP PUMPS FEDERAL MODEL VF2-1-4 – Competitive Sealed Bids – PIN# 21-11-032 – DUE 11-26-10 AT 2:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Jacobi Medical Center, Purchasing Department, Nurses Residence Building #4, 7 South, 1400 Pelham Parkway, Bronx, NY 10461. Karyn Hill (718) 918-3149, fax: (718) 918-7823, karyn.hill@nbhn.net

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HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

SOLICITATIONS

Human/Client Service

NEW YORK/NY III SUPPORTED HOUSING CONGREGATE

– Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 81608PO076300R0X00-R – DUE 03-22-12 AT 4:00 P.M. – The Department is issuing a RFP to establish 3,000 units of citywide supportive housing in newly constructed or rehabilitated single-site buildings for various homeless populations pursuant to the New York III Supported Housing agreement. The subject RFP will be open-ended and proposals will be accepted on an on-going basis. The RFP is available on-line at <http://www.nyc.gov/html/doh/html/acco/acco-rfp-nycongregate-20070117-form.shtml>. A pre-proposal conference was held on March 6, 2007 at 2:00 P.M. at 125 Worth Street, 2nd Floor Auditorium, New York, N.Y. Any questions regarding this RFP must be sent in writing in advance to Contracting Officer at the above address or fax to (212) 219-5865. All proposals must be hand delivered at the Agency Chief Contracting Officer, 93 Worth Street, Room 812, New York, NY 10013, no later than March 22, 2012.

As a minimum qualification requirement for (1) the serious and persistent mentally ill populations, the proposer must be incorporated as a not-for-profit organization, and (2) for the young adult populations, the proposer must document site control and identify the source of the capital funding and being used to construct or renovate the building.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Health and Mental Hygiene, 93 Worth Street, Room 812 New York, NY 10013. Huguette Beauport (212) 219-5883 fax: (212) 219-5890, hbeaupor@health.nyc.gov

o1-m21

HOMELESS SERVICES

SOLICITATIONS

Human/Client Service

CITY-OWNED TIER II RESIDENTIAL SHELTERS – Request for Proposals – PIN# 07111P0003 – DUE 12-21-10 AT 2:00 P.M. – The Department of Homeless Services is seeking appropriately qualified vendors to operate city-owned Tier II Residential Shelters for Homeless Families located at Blake Avenue in Brooklyn, Briarwood in Queens and Nelson Avenue Shelter in the Bronx. Tier II residences, which are required to be operated in accordance with New York State Codes, Rules and Regulations, Title 18, Part 900 (18 NYCRR 900), provide temporary housing accommodations and social

services to homeless families until permanent housing alternatives become available. In addition to locating permanent housing, the Tier II residence program stabilizes the family and promotes the move to independent living. Tier II residences must provide, at a minimum, social services, assistance in seeking permanent housing, assistance in seeking employment and linkage to child care, health care and recreation services. Services are provided on-site and/or through linkages with other community-based programs. A total of three awards will be made as a result of this solicitation.

A pre-proposal conference is scheduled for Monday, November 22, 2010 at 2:00 P.M., located at the 33 Beaver Street, 17th Floor Conference Room, New York, NY 10004. Attendance at the pre-proposal conference is optional but proposers are strongly encouraged to attend. Please bring appropriate identification for security clearance.

Shelter Site Visit Schedule:

Thursday, November 18, 2010 at 11:00 A.M.
Nelson Avenue Shelter - 1605 Nelson Avenue, Bronx, NY 10453

The nearest subway is the 4 train to the Mount Eden Station or the BX36 bus which stops at University Ave. and 174th Street.

Friday, November 19, 2010 at 11:00 A.M.
Blake Avenue Shelter - 515 Blake Avenue, Blake, NY 11207
The nearest subway is the #3 train to the Junius Street Station or the B20 bus which stops at Pennsylvania and Blake Avenues.

Friday, November 19, 2010 at 2:00 P.M.
Briarwood Shelter - 80-20 134th Street, Queens, NY 11435
The nearest subway is the E or F trains to the Union Turnpike/Kew Gardens Station or the Q60 bus which stops at Queens Boulevard and 83rd Avenue.

The proposal(s) due date is Tuesday, December 21, 2010 at 2:00 P.M. and must be submitted to the Department of Homeless Services, 33 Beaver Street, 13th Floor Conference Room, New York, NY 10004. Proposals shall be hand delivered to Shanda McLaren, Associate Staff Analyst.

A copy of the Request for Proposals is available for pick-up at 33 Beaver Street, 13th Floor, Bid Desk or available on line via www.nyc.gov/cityrecord. If you have any questions concerning this solicitation, please contact Shanda McLaren, Associate Staff Analyst at (212) 607-5146 or e-mail address at smclaren@dhs.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.
Department of Homeless Services, 33 Beaver Street New York, NY 10004. Shanda McLaren (212) 607-5146, fax: (212) 637-7677, smclaren@dhs.nyc.gov

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OFFICE OF CONTRACTS AND PROCUREMENT

SOLICITATIONS

Human/Client Service

CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/ DROP-IN CENTERS – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-27-11 AT 10:00 A.M. – CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

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.
Department of Homeless Services, 33 Beaver Street 13th Floor, New York, NY 10004. Marta Zmoira (212) 361-0888, mzmoira@dhs.nyc.gov

j6-20

HOUSING AUTHORITY

SOLICITATIONS

Construction/Construction Services

ELEVATOR REHABILITATION FOR ONE (1) ELEVATOR AT BETANCES II, 13 – Competitive Sealed Bids – PIN# EV1019481 – DUE 12-01-10 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

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, 11th Floor, New York, NY 10007. Gloria Guillo, MPA, CPPO, (212) 306-3121, fax: (212) 306-5151, gloria.guillo@nycha.nyc.gov

n9-16

REQUEST FOR PROPOSAL FOR ELEVATOR - DESIGN CONSULTING SERVICES – Competitive Sealed Bids – PIN# ELEVATOR-RFP – DUE 11-30-10 AT 4:00 P.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

A proposers' conference is scheduled for Friday, November 19, 2010 at 10:00 A.M. at 250 Broadway, 12th Floor Board Room. Although attendance is not mandatory, it is strongly recommended that you attend.

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, 11th Floor, New York, NY 10007. Gloria Guillo, MPA, CPPO, (212) 306-3121, fax: (212) 306-5151, gloria.guillo@nycha.nyc.gov

n8-15

SUSPENDED CEILING RENOVATION AND RELATED WORK AT CLAREMONT PARKWAY - FRANKLIN AVENUE – Competitive Sealed Bids – PIN# GR1016972 – DUE 11-29-10 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

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, 11th Floor New York, NY 10007. Gloria Guillo, MPA, CPPO, (212) 306-3121, fax: (212) 306-5151, gloria.guillo@nycha.nyc.gov

n3-9

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

AGENCY CHIEF CONTRACTING OFFICER

SOLICITATIONS

Services (Other Than Human Services)

CABLE TELEVISION FRANCHISES – Other – PIN# 85810FRANCHI – DUE 12-03-10 AT 3:00 P.M. – In accordance with the New York City Charter, the New York City Department of Information Technology and Telecommunications ("DoITT") is issuing, as of the date of this notice, a Solicitation for Submissions regarding renewal of cable television franchises previously renewed in 1998 for the boroughs of Queens, Staten Island, Manhattan and the franchise held by Time Warner Entertainment Company L.P. for the borough of Brooklyn.

Solicitation submissions will only be accepted from current New York City Cable Television franchisees that have previously renewed cable television franchises in 1998 for parts or all of the boroughs of Queens, Staten Island, Manhattan, and the franchise held by Time Warner Entertainment Company L.P. for the Borough of Brooklyn. Copies of this Solicitation are available by downloading the document from DoITT's website (www.nyc.gov/doitt). Hard copies are available upon request at a price of .25 per page by contacting the Office of Franchise Administration at DoITT at rchambers@doitt.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.
Department of Information Technology and Telecommunications, 75 Park Place, 9th Floor, New York, NY 10007. Jean Blanc (212) 788-6236, acco@doitt.nyc.gov

n4-18

CABLE TELEVISION FRANCHISES – Other – PIN# 85810FRANCHI2 – DUE 12-03-10 AT 3:00 P.M. – CORRECTION: In accordance with the New York City Charter, the New York City Department of Information Technology and Telecommunications ("DoITT") is issuing, as of the date of this notice, a Solicitation for Submissions regarding renewal of cable television franchises previously renewed in 1998 for the borough of The Bronx and the franchise held by Cablevision Systems New York City Corporation for the borough of Brooklyn.

Solicitation submissions will only be accepted from current New York City Cable Television franchisees that have previously renewed cable television franchises in 1998 for parts or all of the borough of The Bronx and for the franchise held by Cablevision Systems New York City Corporation for the Borough of Brooklyn. Copies of this Solicitation are available by downloading the document from DoITT's website (www.nyc.gov/doitt). Hard copies are available upon request at a price of .25 per page by contacting the Office of Franchise Administration at DoITT at rchambers@doitt.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.
Department of Information Technology and Telecommunications, 75 Park Place, 9th Floor, New York, NY 10007. Jean Blanc (212) 788-6236, acco@doitt.nyc.gov

n4-18

JUVENILE JUSTICE

SOLICITATIONS

Human/Client Service

PROVISION OF NON-SECURE DETENTION GROUP HOMES – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13010DJJ000 – DUE 06-30-11 AT 2:00 P.M. – The Department of Juvenile Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 6/30/11.

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.
Department of Juvenile Justice, 110 William Street, 14th Floor, New York, NY 10038. Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov

jy1-d16

Table with columns: Name, Address, Date, Amount, Status, and Remarks. Lists numerous individuals and their associated data across two columns.

Table with 14 columns: Name, Suffix, Poll Type, Amount, Status, Yes/No, Date. Lists names like WILLIAMS, MARILYN, MARQUITA, MARTINA, etc., and their corresponding poll information.

Table with columns: Name, Address, Poll Type, Amount, Status, Date, Name, Address, Poll Type, Amount, Status, Date. Lists numerous individuals and their associated information.

