



THE CITY RECORD

Official Journal of The City of New York

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

VOLUME CXLV NUMBER 90

WEDNESDAY, MAY 9, 2018

Price: \$4.00

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THE CITY RECORD

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

Subscription \$500 a year, \$4.00 daily (\$5.00 by mail). Periodicals Postage Paid at New York, N.Y. POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, 17th Floor, New York, N.Y. 10007-1602

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, 17th Floor, New York, N.Y. 10007-1602 (212) 386-0055

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 201 of the New York City Charter, the Brooklyn borough president, will hold a public hearing on the following matters in the Community Room of Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M., on May 17, 2018.



Calendar Item 1 - Lutheran Social Services of New York Early Life Center (150252 PQK)

An application submitted by the New York City Administration for Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of a child care center, located at 265 Marcus Garvey Boulevard in Brooklyn Community District 3 (CD 3). Such actions would facilitate the continued provision of child care services at this site according to a lease.

Calendar Item 2 - 57 Caton Place Rezoning (170213 ZMK, 170214 ZRK)

An application submitted by 57 Caton Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for zoning map and text amendments to change from C8-2 to R7A a portion of a block bounded by Caton Place, East 8th Street, and Ocean Parkway, establish a C2-4 district within the rezoning boundary, and designate the project area an MIH area. Such actions would facilitate the development of a nine-story, mixed-use building with approximately 99,000 sq. ft. of residential space and 10,000 sq. ft. of commercial space in Brooklyn Community District 7 (CD 7). The development would result in approximately 107 dwelling units. According to MIH Option 1, 25 percent of the residential floor area or an estimated 27 units would be affordable to households earning an average 60 percent of the AMI. The building will have frontage on Caton Place and Ocean Parkway, and comply with the 30-foot front yard requirement of the Ocean Parkway Special District. The development would include 74 accessory parking spaces.

Accessibility questions: Inna Guzenfeld (718) 802-3754, iguzenfeld@brooklynbp.nyc.gov, by: Thursday, May 17, 2018, 12:00 P.M.



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, 16th Floor, 250 Broadway, New York, NY 10007, commencing at 9:30 A.M. on Tuesday, May 15, 2018:

CAFÉ TABU

MANHATTAN CB - 12 20185240 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Il Posto Trattoria Rustica Corp., d/b/a Café Tabu, for a new revocable consent to maintain, operate and use an unenclosed sidewalk café located at 227 Dyckman Street.

45 BROAD STREET

MANHATTAN CB - 1 C 180063 ZSM

Application submitted by Madison 45 Broad Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Sections 91-251 and 74-634 of the Zoning Resolution to allow a floor area bonus not to exceed 20 percent of the basic maximum floor area ratio for a development located on a zoning lot where major improvements to adjacent subway stations are provided in accordance with the provisions of Section 74-634, in connection with a proposed mixed-use development on property located at 45 Broad Street (Block 25, Lots 7 and 10), in a C5-5 District, within the Special Lower Manhattan District.

HUDSON BOULEVARD AND PARK TEXT AMENDMENT

MANHATTAN CB - 4 N 180238 ZRM

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, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying floor area regulations in the Phase 2 Hudson Boulevard and Park.

WILLOW AVENUE REZONING

BRONX CB - 1 C 180088 ZMX

Application submitted by Markland 745 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

- 1. changing from an M1-2 District to an M1-2/R6A District property bounded by a line 280 feet northwesterly of Willow Avenue, East 134th Street, a line 100 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;
2. changing from an M1-2 District to an M1-4/R7D District property bounded by a line 100 feet northwesterly of Willow Avenue, East 134th Street, Willow Avenue, East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;
3. changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northwesterly of Willow Avenue, a line 100 feet northeasterly of East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and East 133rd Street; and
4. establishing a Special Mixed Use District (MX-1) bounded by a line 280 feet northwesterly of Willow Avenue, East 134th Street, Willow Avenue, East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;

as shown on a diagram (for illustrative purposes only) dated November 27, 2017, and subject to the conditions of the CEQR Declaration E-454.

WILLOW AVENUE REZONING

BRONX CB - 1 N 180089 ZRX

Application submitted by Markland 445 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 3 (Special Mixed Use District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-60
SPECIAL BULK REGULATIONS

* * *

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section 62-11. In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Sections 62-30 (SPECIAL BULK REGULATIONS) through 62-32 (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

Table with 2 columns: #Special Mixed Use District# and Designated #Residence District#. Rows include MX-1 - Community District 1, Bronx (R6A R7D); MX 2 - Community District 2, Brooklyn (R7A R8A); MX 4 - Community District 3, Brooklyn (R6A); MX 8 - Community District 1, Brooklyn (R6 R6A R6B R7A); MX 11 - Community District 6, Brooklyn (R7-2); MX 13 - Community District 1, The Bronx (R6A R7A R7X R8A); MX 14 - Community District 6, The Bronx (R7A R7X); MX 16 - Community Districts 5 and 16, Brooklyn (R6A R7A R7D R8A). * * *

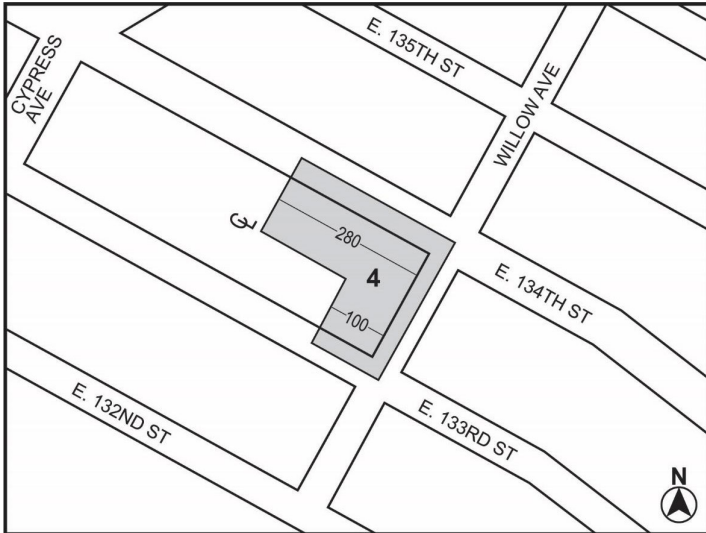
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas

THE BRONX

The Bronx Community District 1

Map 4 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 4 - [date of adoption] MIH Program Option 1

Portion of Community District 1, The Bronx

WILLOW AVENUE

BRONX - 1

20185334 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 2562, Lots 49, 56, 58 and 60, Community District 1, Borough of the Bronx, Council District 17.

601 WEST 29TH STREET (BLOCK 675 SITE A)

MANHATTAN CB - 4

C 180127 ZMM

Application submitted by DD West 29th LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b:

- 1. changing from an M2-3 District to a C6-4X District property bounded by West 30th Street, Eleventh Avenue, West 29th Street, a line perpendicular to the northerly street line of West 29th Street distant 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 29th Street and the easterly street line of Twelfth Avenue, a line midway between West 30th Street and West 29th Street, and a line a line 100 feet westerly of Eleventh Avenue; and
2. establishing a Special Hudson River Park District (HRP) bounded by:
a. West 30th Street, Eleventh Avenue, West 29th Street, a line perpendicular to the northerly street line of West 29th Street distant 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 29th Street and the easterly street line of Twelfth Avenue, a line midway between West 30th Street and West 29th Street, and a line 100 feet westerly of Eleventh Avenue; and

- b. i. a line perpendicular to the U.S. Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S. Bulkhead Line;
ii. the U.S. Pierhead Line,
iii. a line 1125 feet southerly of the first named course; and
iv. a line 78 feet easterly of the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated November 27, 2017, and subject to the conditions of the CEQR Declaration E-455.

601 WEST 29TH STREET (BLOCK 675 SITE A)

MANHATTAN CB - 4

N 180128 ZRM

Application submitted by the DD West 29th LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 9 (Special Hudson River Park District), and related Sections, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter struck out is to be deleted;

Matter within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution

ARTICLE VIII
SPECIAL PURPOSE DISTRICTS

Chapter 9
Special Hudson River Park District

89-02
Definitions

For the purposes of this Chapter Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

Within the #Special Hudson River Park District#, the a "granting site" is a #zoning lot#, or a portion of a #zoning lot#, within the areas identified as "A1" and "B1" on the maps in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# that shares the same letter designation. For example, #granting site# "A1" may transfer #floor area# to #receiving site# "A2," but not to #receiving site# "B2."

Receiving site

Within the #Special Hudson River Park District#, the a "receiving site" is a #zoning lot#, within the areas identified as "A2" or "B2" on the maps in the Appendix to this Chapter, to which #floor area# of the a #granting site# may be transferred.

89-10
USE AND BULK REGULATIONS

89-11
Use and Bulk Regulations on Receiving Sites

The #use# and #bulk# regulations applicable to the a #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within the area identified as "A2" on the maps in the Appendix, the The #use# and #bulk# regulations of the underlying C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within the area identified as "B2" on the maps in the Appendix, the #use# and #bulk# regulations of the underlying C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the underlying C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4 or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#.

**89-12
Special Floor Area Regulations Within Area B2**

Within the area identified as B2 on the maps in the Appendix, where the Commission has granted a special permit pursuant to Section 89-21, the #bulk# regulations of the underlying C6-4X District shall apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites). However, the #floor area ratio# of the underlying district shall not apply. In lieu thereof, the maximum base #floor area ratio# shall be 10.0 within a #Mandatory Inclusionary Housing area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

**89-20
SPECIAL PERMITS**

**89-21
Transfer of Floor Area From Hudson River Park**

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement# or #conversion# located on such #receiving site#.

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

(6) for the #receiving site# within the area identified as "A2" on the map in the Appendix:

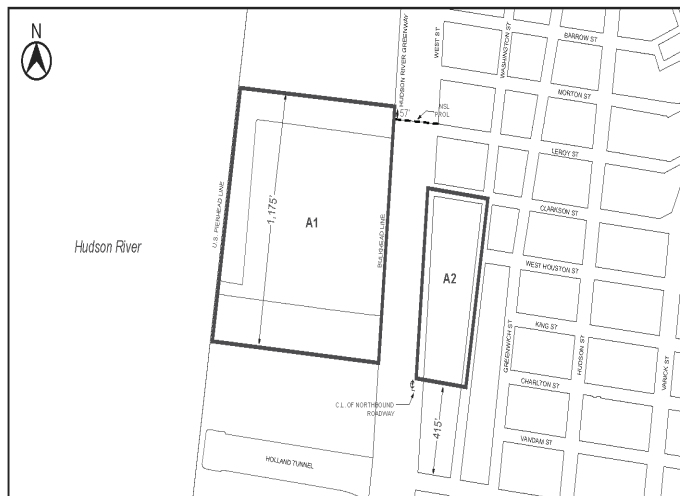
(i) the portion of the #receiving site# located over West Houston Street shall not generate #floor area# for the proposed special permit #development#, and no #floor area# shall be located directly above West Houston Street;

(7)(ii) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street; and

(8)(7) no more than 200,000 square feet of #floor area#, in the aggregate, shall be transferred to #receiving sites# located within the boundaries of Manhattan Community District 2.

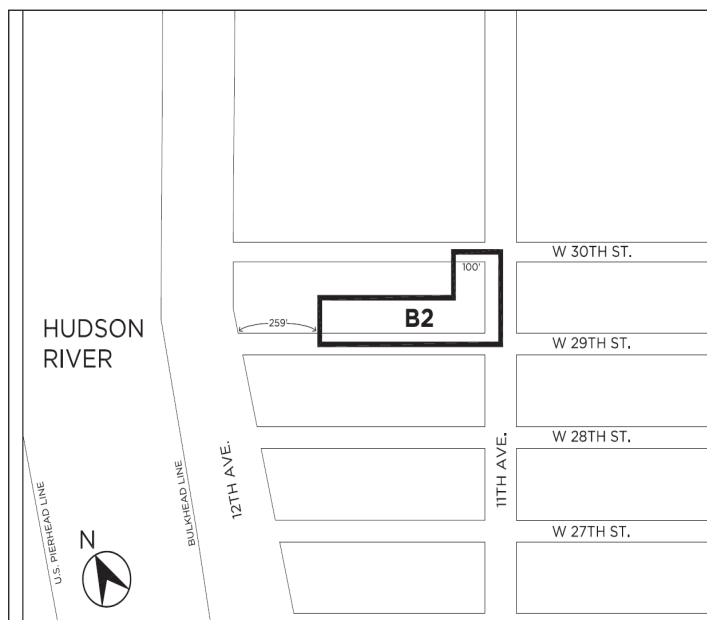
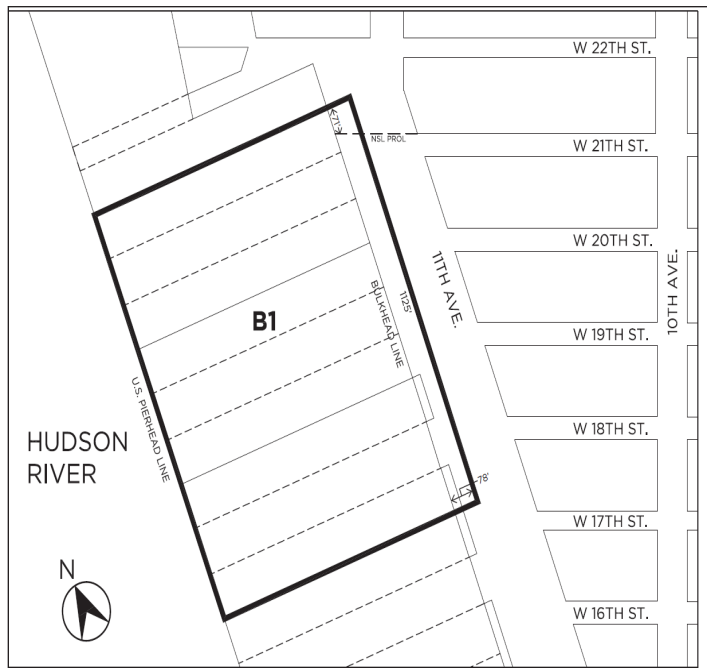
**Appendix
Special Hudson River Park District Plan**

Map 1. Transfer of Floor Area - Granting and Receiving Sites within Areas AI and A2



#Special Hudson River Park District#
A1 Area within which a #granting site# may be located
A2 Area within which a #receiving site# may be located

Map 2. Transfer of Floor Area - Granting and Receiving Sites within Areas B1 and B2



B1 Area within which a #granting site# may be located
B2 Area within which a #receiving site# may be located

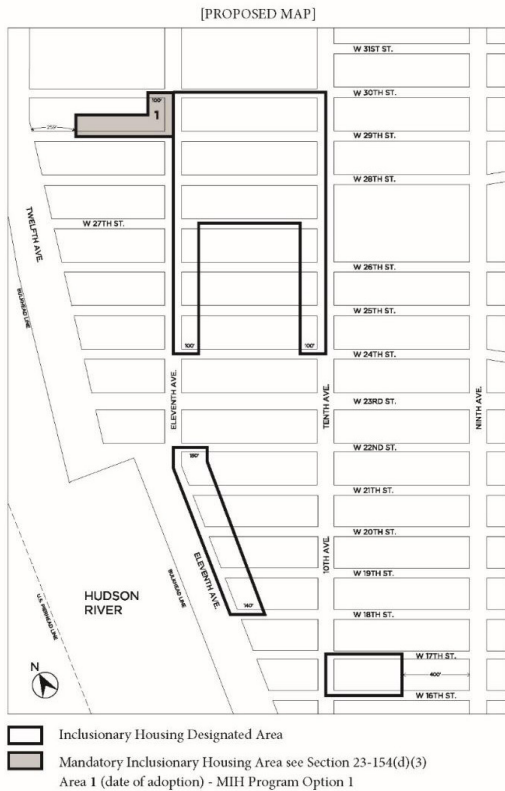
**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

Manhattan

Manhattan Community District 4

In the C6-3D District within the area shown on the following Map 1:

Map 1 – (date of adoption)



Portion of Community District 4, Manhattan

**601 WEST 29TH STREET (BLOCK 675 SITE A)
MANHATTAN CB - 4 N 180128(A) ZRM**

Application submitted by DD West 29th LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 9 (Special Hudson River Park District), and related Sections, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 3
Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core**

**13-05
Exceptions**

The provisions of this Chapter shall not apply to Roosevelt Island, in Community District 8, or to Governors Island, in Community District 1, in the Borough of Manhattan. In the #Hudson Yards parking regulations applicability area#, as defined in Section 93-81, the provisions of this Chapter shall apply as specified in Section 93-80 (OFF-STREET PARKING REGULATIONS).

Additional modifications to the provisions of this Chapter are found in the following Special Purpose Districts:

(k) the #Special Hudson River Park District#, as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

**ARTICLE VIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 9
Special Hudson River Park District**

**89-02
Definitions**

For the purposes of this Chapter Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

Within the #Special Hudson River Park District#, the a "granting site" is a #zoning lot#, or a portion of a #zoning lot#, within the areas identified as "A1" and "B1" on the maps in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# that shares the same letter designation. For example, #granting site# "A1" may transfer #floor area# to #receiving site# "A2," but not to #receiving site# "B2."

Receiving site

Within the #Special Hudson River Park District#, the a "receiving site" is a #zoning lot#, within the areas identified as "A2" or "B2" on the maps in the Appendix to this Chapter, to which #floor area# of the a #granting site# may be transferred.

**89-10
USE AND BULK REGULATIONS**

**89-11
Use and Bulk Regulations on Receiving Sites**

The #use# and #bulk# regulations applicable to the a #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within the area identified as "A2" on the maps in the Appendix, the The #use# and #bulk# regulations of the underlying C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within the area identified as "B2" on the maps in the Appendix, the #use# and #bulk# regulations of the underlying C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the underlying C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4 or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#.

**89-12
Special Floor Area Regulations Within Area B2**

Within the area identified as B2 on the maps in the Appendix, where the Commission has granted a special permit pursuant to Section 89-21, the #bulk# regulations of the underlying C6-4X District shall apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites). However, the #floor area ratio# of the underlying district shall not apply. In lieu thereof, the maximum base #floor area ratio# shall be 10.0 within a #Mandatory Inclusionary Housing area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

**89-20
SPECIAL PERMITS**

**89-21
Transfer of Floor Area From Hudson River Park**

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement# or #conversion# located on such #receiving site#. In addition, for #receiving sites# within the area labeled "B2" on the maps in the Appendix, the Commission may exempt any floor space in a #building# allocated to an ambulance station from the definition of #floor area#, and may increase the maximum number of #accessory# off-street parking spaces permitted for such station.

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

(6) for the #receiving site# within the area identified as "A2" on the map in the Appendix:

(i) the portion of the #receiving site# located over West Houston Street shall not generate #floor area# for the proposed special permit #development#, and no #floor area# shall be located directly above West Houston Street;

(7)(ii) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street; and

(8)(7) no more than 200,000 square feet of #floor area#, in the aggregate, shall be transferred to #receiving sites# located within the boundaries of Manhattan Community District 2.

(c) Findings

The Commission may grant the transfer of #floor area# and any associated #bulk# modifications, provided that:

(4) the Commission, in consultation with the Fire Department, determines that the anticipated floor space in such ambulance station is reasonable in order to provide a necessary service to the surrounding area.

**Appendix
Special Hudson River Park District Plan**



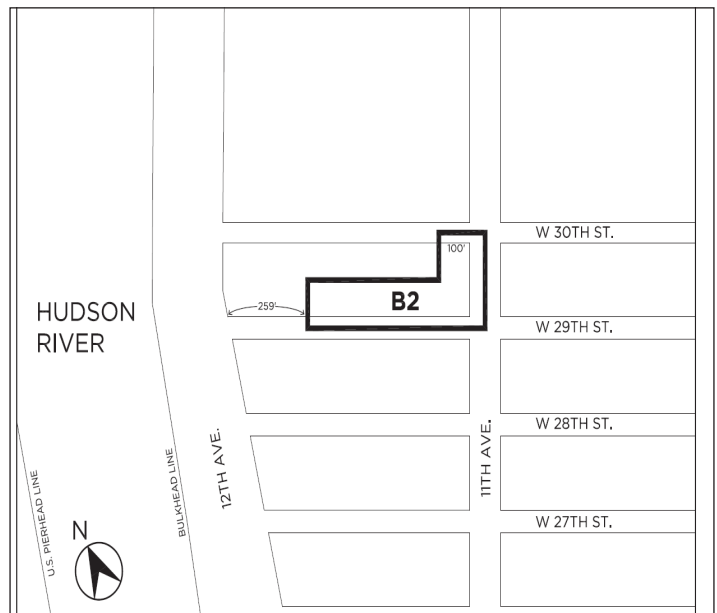
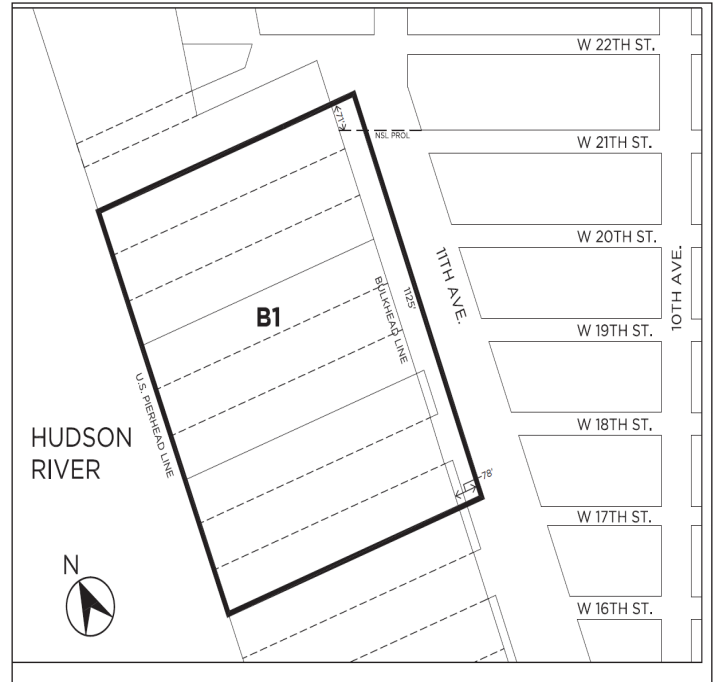
Map 1. Transfer of Floor Area - Granting and Receiving Sites within Areas A1 and A2

#Special Hudson River Park District#

A1 Area within which a #granting site# may be located

A2 Area within which a #receiving site# may be located

Map 2. Transfer of Floor Area - Granting and Receiving Sites within Areas B1 and B2



B1 Area within which a #granting site# may be located

B2 Area within which a #receiving site# may be located

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

Manhattan

Manhattan Community District 4

In the C6-4X District within the area shown on the following Map 1:

Map 1 – (date of adoption)



Portion of Community District 4, Manhattan

* * *

**601 WEST 29TH STREET (BLOCK 675 SITE A)
MANHATTAN CB - 4 C 180129 ZSM**

Application submitted by DD West 29th LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 89-21* of the Zoning Resolution to allow the distribution of 123,437.5 square feet of floor area from granting site (B1* Block 662, Lots 11, 16, 19) to a receiving site (B2* Block 675, Lots 12, 29, and 36), and to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations), in connection with a proposed mixed used development on property, located at 601-613 West 29th Street (Block 675, Lots 11, 16, and 19), in a C6-4X** District, within the Special Hudson River Park District (HRP)**.

*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180128 ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-3 District to C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180127 ZMM).

**601 WEST 29TH STREET (BLOCK 675 SITE A)
MANHATTAN CB - 4 C 180129(A) ZSM**

Application submitted by DD West 29th LLC, pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit, pursuant to Section 89-21* of the Zoning Resolution:

1. to allow the distribution of 123,437.5 square feet of floor area from granting site (B1* Block 662, Lots 11, 16, 19) to a receiving site (B2* Block 675, Lots 12, 29, and 36);
2. to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations);
3. to exempt a maximum of 18,500 square feet of floor area allocated to an ambulance station to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS); and
4. to modify the requirements of Section 13-12 (Permitted Parking for Non-Residential Uses) to allow a maximum of 18 permitted off-street parking spaces accessory an ambulance station;

in connection with a proposed mixed used development on property, located at 601-613 West 29th Street (Block 675, Lots 11, 16, and 19), in a C6-4X** District, within the Special Hudson River Park District (HRP)**.

*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180128(A) ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-3 District to C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180127 ZMM).

**606 WEST 30TH STREET (BLOCK 675 SITE B)
MANHATTAN CB - 4 C 180150 ZMM**

Application submitted by West 30th Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4X District property bounded by West 30th Street, a line 100 feet westerly of Eleventh Avenue, a line midway between West 29th Street and West 30th Street, and a line 525 feet easterly of Twelfth Avenue, and
2. establishing a Special Hudson River Park District bounded by:
 - a. West 30th Street, a line 100 feet westerly of Eleventh Avenue, a line midway between West 29th Street and West 30th Street, and a line 525 feet easterly of Twelfth Avenue; and
 - b. i. a line perpendicular to the U.S. Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S. Bulkhead Line;
 - ii. the U.S. Pierhead Line,
 - iii. a line 1125 feet southerly of the first named course; and
 - iv. a line 78 feet easterly of the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated November 27, 2017, and subject to the conditions of the CEQR Declaration E-455.

**606 WEST 30TH STREET (BLOCK 675 SITE B)
MANHATTAN CB - 4 N 180151 ZRM**

Application submitted by West 30th Street LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 9 (Special Hudson River Park District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution.

* * *

Article VIII - Special Purpose Districts

**Chapter 9
Special Hudson River Park District**

**89-00
GENERAL PURPOSES**

* * *

**89-02
Definitions**

For the purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

Within the #Special Hudson River Park District#, a the "granting site" is a #zoning lot#, or a portion of a #zoning lot#, within the areas identified as "A1" and "B1" on the maps in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# that shares the same letter designation. For example, #granting site# "A1" may transfer #floor area# to #receiving site# "A2," but not to #receiving site# "B2."

Receiving site

Within the #Special Hudson River Park District#, a the "receiving site" is a #zoning lot#, within the area identified as "A2" and "B2" on the maps in the Appendix to this Chapter, to which #floor area# of a the #granting site# may be transferred.

Required funds

Within the #Special Hudson River Park District#, the "required funds" are the specified amount of funds required to effectuate the transfer of #floor area#, pursuant to paragraph (a) of Section 89-21, set forth in a statement from the Hudson River Park Trust.

* * *

**89-10
USE AND BULK REGULATIONS**

**89-11
Use and Bulk Regulations on Receiving Sites**

The #use# and #bulk# regulations applicable to the #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within the area labeled "A2" on the maps in the Appendix, the #use# and #bulk# regulations of the C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within the area labeled "B2" on the maps in the Appendix, the #use# and #bulk# regulations of the C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4, C6-4X or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#.

**89-12
Special Floor Area Regulations in Manhattan Community District 4**

Within the area labeled "B2" on the maps in the Appendix, where the #bulk# regulations of the underlying C6-4X District apply pursuant to the provisions of Section 89-11, the #floor area ratio# of the underlying district shall not apply. In lieu thereof, the maximum base #floor area ratio# shall be 10.0 within a #Mandatory Inclusionary Housing Area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

**89-20
SPECIAL PERMITS**

**89-21
Transfer of Floor Area From Hudson River Park**

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement# or #conversion# located on such #receiving site#.

* * *

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

* * *

(6) for the #receiving site# within the area identified as "A2" on the map in the Appendix:

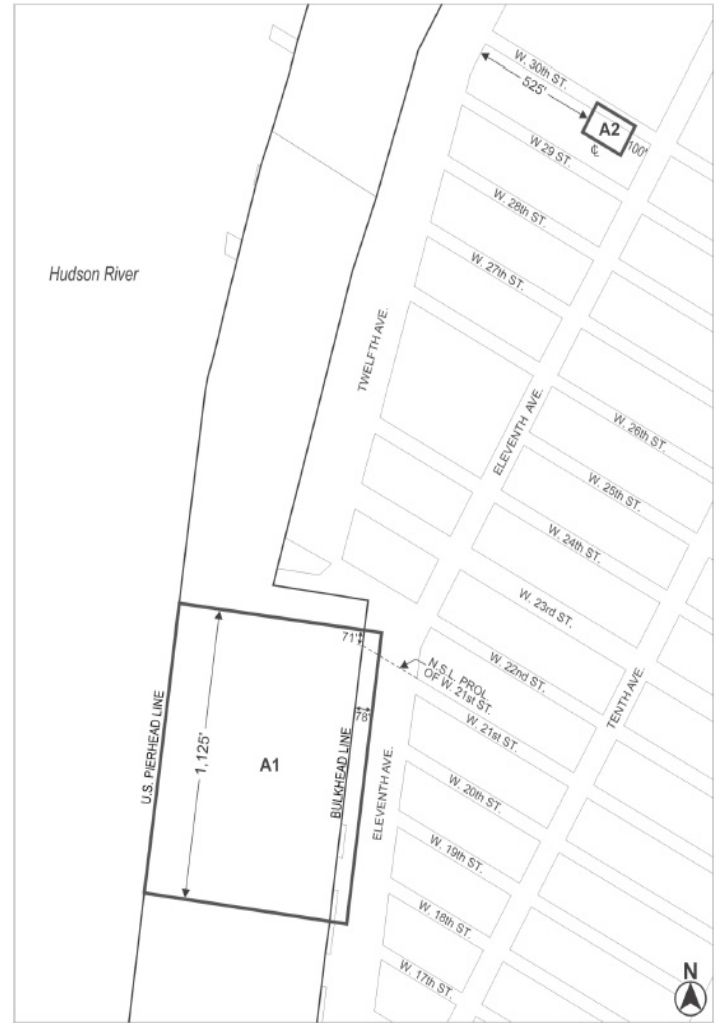
- (i) the portion of the #receiving site# located over West Houston Street shall not generate #floor area# for the proposed special permit #development#, and no #floor area# shall be located directly above West Houston Street;

- (7) (ii) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street; and
- (8) (7) no more than 200,000 square feet of #floor area#, in the aggregate, shall be transferred to #receiving sites# located within the boundaries of Manhattan Community Board District 2.

* * *

**Appendix
Special Hudson River Park District Plan
Transfer of Floor Area - Granting and Receiving Sites**

* * *



— #Special Hudson River Park District#

- B1 #Granting Site#
- B2 #Receiving Site#

* * *

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

* * *

Manhattan

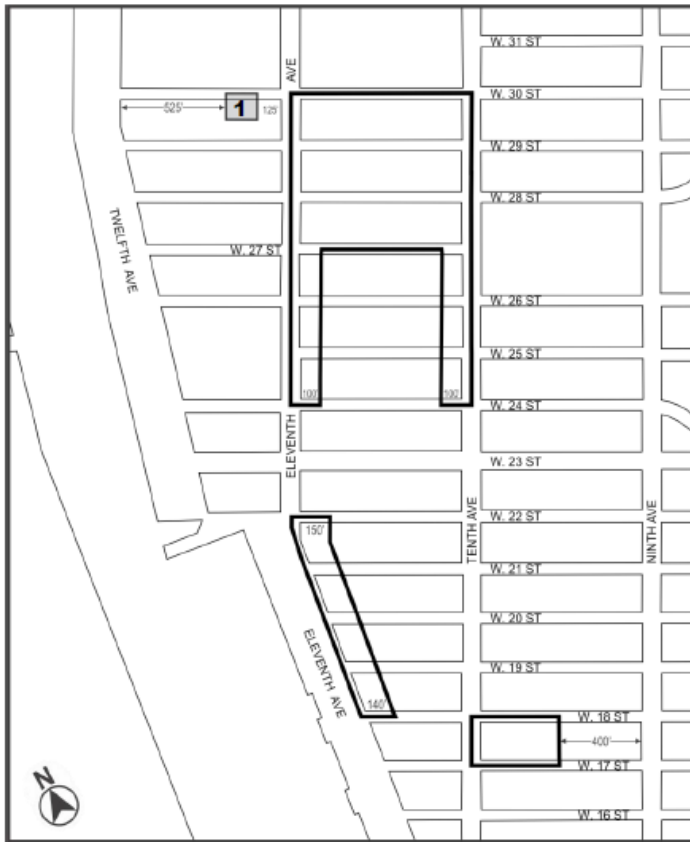
* * *

Manhattan Community District 4

In the C6-4X District within the area shown on the following Map 1, and in portions of the #Special West Chelsea District# - see Section 98-26:

Map 1 - [date of adoption]

[PROPOSED MAP]



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

1 Area 1 - [date of adoption] - MIH Program [Option 1 and Option 2]
 Portion of Community District 4, Manhattan
 * * *

**606 WEST 30TH STREET (BLOCK 675 SITE B)
 MANHATTAN CB - 4 N 180151(A) ZRM**

Application submitted by West 30th Street LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 9 (Special Hudson River Park District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE VIII
 SPECIAL PURPOSE DISTRICTS**

**Chapter 9
 Special Hudson River Park District**

**89-00
 GENERAL PURPOSES**

* * *

**89-02
 Definitions**

For the purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

Within the #Special Hudson River Park District#, a the "granting site" is a #zoning lot#, or a portion of a #zoning lot#, within the areas identified as "A1" and "B1" on the maps in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a

#receiving site# that shares the same letter designation. For example, #granting site# "A1" may transfer #floor area# to #receiving site# "A2," but not to #receiving site# "B2."

Receiving site

Within the #Special Hudson River Park District#, a the "receiving site" is a #zoning lot#, within the area identified as "A2" and "B2" on the maps in the Appendix to this Chapter, to which #floor area# of a the #granting site# may be transferred.

Required funds

Within the #Special Hudson River Park District#, the "required funds" are the specified amount of funds required to effectuate the transfer of #floor area#, pursuant to paragraph (a) of Section 89-21, set forth in a statement from the Hudson River Park Trust.

* * *

**89-10
 USE AND BULK REGULATIONS**

**89-11
 Use and Bulk Regulations on Receiving Sites**

The #use# and #bulk# regulations applicable to the #receiving site# shall be modified as follows:

- (a) C6-4 Districts

Within the area labeled "A2" on the maps in the Appendix, the The #use# and #bulk# regulations of the C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within the area labeled "B2" on the maps in the Appendix, the #use# and #bulk# regulations of the C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

- (b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4, C6-4X or M1-5 District shall only apply to such approved #development#, #enlargement# or #conversion#.

**89-12
 Special Floor Area Regulations in Manhattan Community District 4**

Within the area labeled "B2" on the maps in the Appendix, where the #bulk# regulations of the underlying C6-4X District apply, pursuant to the provisions of Section 89-11, the #floor area ratio# of the underlying district shall not apply. In lieu thereof, the maximum base #floor area ratio# shall be 10.0 within a #Mandatory Inclusionary Housing Area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21 (Transfer of Floor Area From Hudson River Park).

**89-20
 SPECIAL PERMITS**

**89-21
 Transfer of Floor Area From Hudson River Park**

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations, except #floor area# regulations, for a #development#, #enlargement# or #conversion# located on such #receiving site#.

* * *

- (b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

* * *

- (6) for the #receiving site# within the area identified as "A2" on the map in the Appendix:

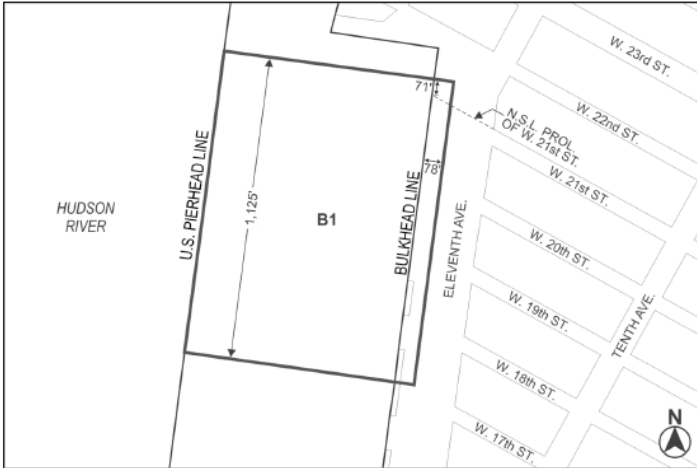
- (i) the portion of the #receiving site# located over West Houston Street shall not generate #floor area# for the proposed special permit #development#, and no #floor area# shall be located directly above West Houston Street;

(7)(ii) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street; and

(8)(7) no more than 200,000 square feet of #floor area#, in the aggregate, shall be transferred to #receiving sites# located within the boundaries of Manhattan Community Board District 2.

Appendix Special Hudson River Park District Plan

Transfer of Floor Area - Granting and Receiving Sites



- #Special Hudson River Park District#
B1 #Granting Site#
B2 #Receiving Site#

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

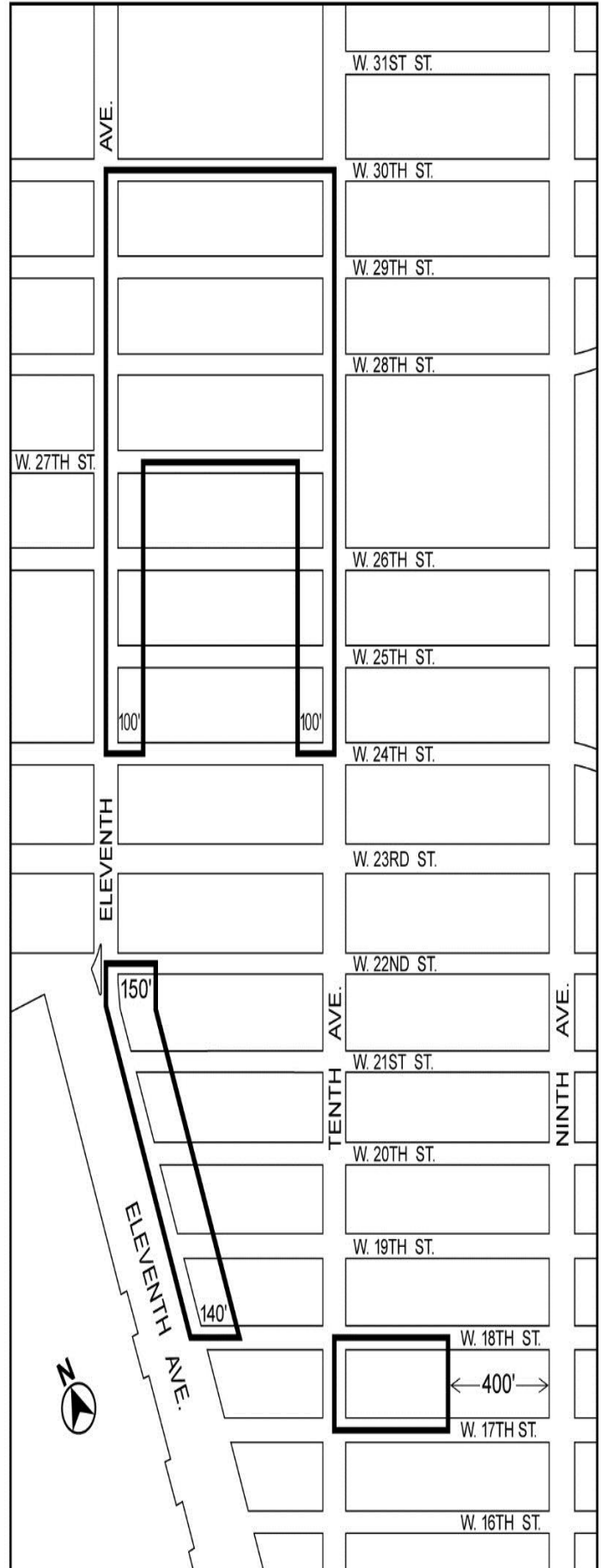
Manhattan

Manhattan Community District 4

In the C6-4X District within the area shown on the following Map 1, and in portions of the #Special West Chelsea District# - see Section 98-26:

Map 1 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



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

Area 1 [date of adoption] - MIH Program Option 1 and Option 2
 Portion of Community District 4, Manhattan
 * * *

**606 WEST 30TH STREET (BLOCK 675 SITE B)
 MANHATTAN CB - 4 C 180152 ZSM**

Application submitted by West 30th Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 89-21* of the Zoning Resolution to allow the distribution of 29,625 square feet of floor area from a granting site (B1*, Block 662, Lots 11, 16 & 19) to a receiving site (B2*, Block 675, Lot 39), to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations), and to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards), in connection with a proposed mixed use development on property, located at 606-616 West 30th Street (Block 675, Lot 39), in a C6-4X** District, within the Special Hudson River Park District (HRP)**.

*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180151 ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-3 District to a C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180150 ZMM).

**606 WEST 30TH STREET (BLOCK 675 SITE B)
 MANHATTAN CB - 4 C 180152(A) ZSM**

Application submitted by West 30th Street LLC, pursuant to Section 2 06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit, pursuant to Section 89-21* of the Zoning Resolution:

1. to allow the distribution of 34,562.5 square feet of floor area from a granting site (B1*, Block 662, Lots 11, 16 & 19) to a receiving site (B2*, Block 675, Lots 38 & 39);
2. to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60

(Height and Setback Regulations); and

3. to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards);

in connection with a proposed mixed use development on property; located at 606-616 West 30th Street (Block 675, Lots 38 & 39), in a C6-4X** District, within the Special Hudson River Park District (HRP)**.

*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180151 ZRM).

**Note: the development site is proposed to be rezoned by changing an M2-3 District to a C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180150 ZMM).

The Subcommittee on Landmarks, Public Siting and Maritime Uses, will hold a public hearing in the Council Committee Room, 16th Floor, 250 Broadway, New York, NY 10007, commencing at 12:00 P.M. on Tuesday, May 15, 2018.

The Subcommittee on Planning, Dispositions and Concessions, will hold a public hearing on the following matters in the Council Committee Room, 16th Floor, 250 Broadway, New York, NY 10007, commencing at 2:00 P.M. on Tuesday, May 15, 2018:

**MULTIFAMILY PRESERVATION LOAN PROGRAM
 MPLP UPTOWN 6 CLUSTER**

MANHATTAN CB - 10 20185331 HAM

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area or Exemption Area, pursuant to Section 577 of Article XI of the Private Housing Finance Law, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property, located at (Block 1729, Lot 49; Block 1822, Lot 15; Block 1924, Lot 104 and Block 2007, Lots 46, 47, and 48), in Community District 10, Borough of Manhattan, Council District 9.

**AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM
 615 WEST 150TH STREET
 MANHATTAN CB - 9 20185332 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area, pursuant to Section 577 of Article XI of the Private Housing Finance Law, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property, located at 615 West 150th Street and 601 West 148th Street, in Community District 9, Borough of Manhattan, Council District 7.

**ANCP - 107 WEST 105TH STREET
 MANHATTAN CB - 7 20185336 HAM**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area, pursuant to Section 577 of Article XI of the Private Housing Finance Law, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property, located at 107 West 105th Street (Block 1860, Lot 27) and 981 Amsterdam Avenue – aka 161 West 108th Street (Block 1863, Lot 1), Community District 7, Borough of Manhattan, Council District 7.

Accessibility questions: Land Use Division - (212) 482-5154, by: Thursday, May 10, 2018, 3:00 P.M.



• m9-15

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, May 23, 2018, at 10:00 A.M.

**BOROUGH OF BROOKLYN
 Nos. 1 & 2**

1019-1029 FULTON STREET

CD 2 C 180244 HAK

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

- 1. pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of properties located at 1027-1029 Fulton Street (Block 1991, Lots 2 & 3), as an Urban Development Action Area; and
b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD

to facilitate a multi-story building containing residential and commercial space.

No. 2

CD 2 C.180245 ZSK

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development and Fulton Star LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units in a proposed mixed use development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units as defined in Section 12-10 (DEFINITIONS), on property located on the west side of Downing Street between Putnam Avenue and Fulton Street (Block 1991, Lot 1, 2, 3, 4, 5, 6, 7, 16, & 106), in an R7A/C2-4 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF MANHATTAN
Nos. 3 & 4
EAST 33RD STREET REZONING
No. 3

CD 6 C 170380 ZMM

IN THE MATTER OF an application submitted by 33rd Street Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, changing from an existing R8A District to a C1-9A District property bounded by a line midway between East 33rd Street and East Thirty-Fourth Street, a line 100 feet westerly of First Avenue, East 33rd Street, and a line 300 feet westerly of First Avenue, as shown on a diagram (for illustrative purposes only) dated January 16th, 2018, and subject to the conditions of CEQR Declaration E-458.

No. 4

CD 6 N 170381 ZRM

IN THE MATTER OF an application submitted by 33rd Street Acquisition, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

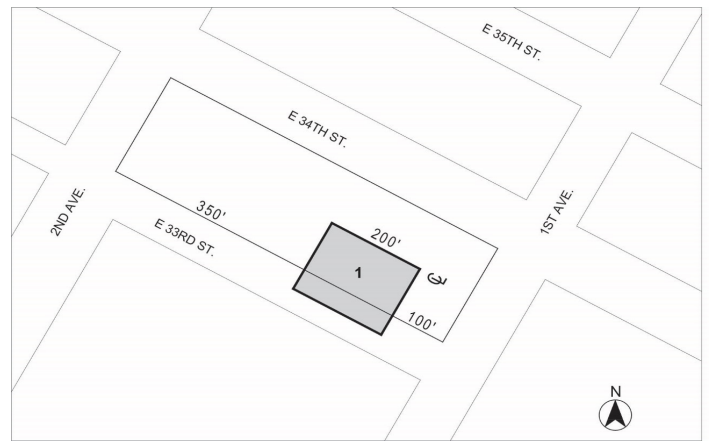
MANHATTAN

* * *

Manhattan Community District 6

* * *

Map 2 - [date of adoption]



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

Area 1 - [date of adoption] MIH Program Option 1

Portion of Community District 6, Manhattan

* * *

Nos. 5 & 6
KIPS BAY TOWERS PARKING FACILITY
No. 5

CD 6 C 180025 ZSM

IN THE MATTER OF an application submitted by The Condominium Board of the Kips Bay Towers Condominium, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an unattended accessory parking lot with a maximum capacity of 68 spaces on the south side of East 33rd Street between First Avenue and Second Avenue on property, located at 300-330 East 33rd Street (Block 936, Lots 1001- 4280), in R8 and R8/C2-5 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 6

CD 6 C 180026 ZSM

IN THE MATTER OF an application submitted by The Condominium Board of the Kips Bay Towers Condominium, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an unattended accessory parking lot with a maximum capacity of 69 spaces on the north side of East 30th Street between First Avenue and Second Avenue on property, located at 333-343 East 30th Street (Block 936, Lots 1001- 4280), in R8 and R8/C2-5 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF QUEENS
No. 7

CD 13 C 140187 MMQ

IN THE MATTER OF an application, submitted by 219-25 LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of North Conduit Avenue between Springfield Boulevard and 144th Avenue;
the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 5025 dated May 12, 2017 and signed by the Borough President.

Nos. 8 & 9
40-31 82ND STREET REZONING
No. 8

CD 4 C 180098 ZMQ

IN THE MATTER OF an application submitted by AA 304 GC TIC LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

- eliminating from within an existing R6 District a C1-3 District bounded by a line 180 feet southerly of Roosevelt Avenue, Baxter Avenue, the northwesterly centerline prolongation of Ithaca Street, and 82nd Street; and
- changing from an R6 District to a C4-5X District property bounded by a line 180 feet southerly of Roosevelt Avenue, Baxter Avenue, the northwesterly centerline prolongation of Ithaca Street, and 82nd Street;

as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of CEQR Declaration E-463.

No. 9

CD 4 **N 180099 ZRQ**
IN THE MATTER OF an application submitted by AA 304 GC TIC, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

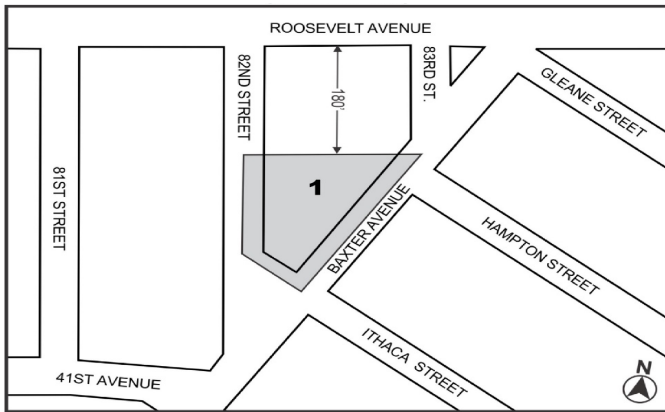
* * *

QUEENS

* * *

Queens Community District 4

Map 1 - [date of adoption]



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

Portion of Community District 4, Queens

* * *

No. 10
SUNNYSIDE PARK

CD 2 **C 180243 PCQ**
IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property, located at 50-02 39th Avenue (Block 129, Lot 30) for use as park.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



• m9-23

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling a public hearing on the following matters to be held at NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, May 9, 2018, at 10:00 A.M.

BOROUGH OF MANHATTAN
Nos. 1-6
SPECIAL INWOOD DISTRICT REZONING
No. 1

CD 12 **C 180204 ZMM**
IN THE MATTER OF an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

- eliminating from within an existing R7-2 District a C1-3 District bounded by West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, and a line 100 feet southeasterly of Tenth Avenue;
- eliminating from within an existing R7-2 District a C1-4 District bounded by:
 - Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204th Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
 - Cooper Street, a line 150 feet northeasterly of 207th Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20th Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207th Street;
 - a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
 - a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
 - Sherman Avenue, West 204th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
 - Tenth Avenue, a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203rd Street and West 204th Street;
- changing from an R7-2 District to an R7A District property, bounded by:
 - Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
 - the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218th Street, a line 125 feet northwesterly of Broadway, West 215th Street, Broadway, West 213th Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204th Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204th Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
 - Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207th Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
 - a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
- changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
- changing from a C8-3 District to an R7A District property, bounded by:
 - Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
 - a line 100 feet northwesterly of Tenth Avenue, a line 300 feet

- northeasterly of Isham Street, and Sherman Avenue;
- c. a line 125 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street; and
 - d. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207th Street;
5. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet northwesterly of Ninth Avenue, West 203rd Street, a line 300 feet southeasterly of Tenth Avenue, and West 202nd Street;
 6. changing from an R7-2 District to an R7D District property, bounded by:
 - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
 - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207th Street, Post Avenue, and a line 100 feet southwesterly of West 207th Street;
 7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
 8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 207th Street, and a line 100 feet southeasterly of Ninth Avenue;
 9. changing from an M3-1 District to an R8 District property, bounded by:
 - a. West 207th Street, the U.S. Pierhead and Bulkhead Line, West 206th Street, and a line 100 feet southeasterly of Ninth Avenue; and
 - b. West 205th Street, the U.S. Pierhead and Bulkhead Line, West 204th Street, and Ninth Avenue;
 10. changing from an R7-2 District to an R8A District property, bounded by:
 - a. a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207th Street; and
 - b. Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
 11. changing from an M1-1 District to an R8A District property, bounded by:
 - a. Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet southeasterly of Tenth Avenue, and West 203rd Street;
 - b. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, Ninth Avenue, and West 203rd Street; and
 - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207th Street, and a line 180 feet southeasterly of Tenth Avenue;
 12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, and West 205th Street;
 13. changing from an M1-1 District to an R9A District property, bounded by:
 - a. Tenth Avenue, West 203rd Street, a line 100 feet southeasterly of Tenth Avenue, West 202nd Street, a line 150 feet southeasterly of Tenth Avenue, and West 201st Street; and
 - b. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly Street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, West 207th Street, Ninth Avenue, and West 206th Street;
 14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207th Street, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street;
 15. changing from an R7-2 District to a C4-4D District property, bounded by:
 - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street; and
 - b. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet northeasterly of West 207th Street;
 16. changing from a C4-4 District to a C4-4D District property, bounded by:
 - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
 - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
 17. changing from a C8-3 District to a C4-4D District property, bounded by:
 - a. Broadway, West 218th Street, Tenth Avenue, and West 214th Street; and
 - b. a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Tenth Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
 18. changing from a C8-4 District to a C4-4D District property, bounded by Broadway, West 214th Street, Tenth Avenue, and West 213th Street;
 19. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
 20. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218th Street and West 219th Street, a line 100 feet northwesterly of Ninth Avenue, West 219th Street, Ninth Avenue, and West 218th Street;
 21. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220th Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118th Street;
 22. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220th Street, and Ninth Avenue;
 23. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, and a line 110 feet southeasterly of Ninth Avenue;
 24. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218th Street and West 219th Street;
 25. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204th Street, the U.S. Pierhead and Bulkhead Line, and West 202nd Street;
 26. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Staff Street, Dyckman Street, Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
 - b. a line 100 feet northwesterly of Sherman Avenue, a line

- midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
- c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
 - d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
 - e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
 - f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204th Street, a line 100 feet northwesterly of Sherman Avenue, West 204th Street, Sherman Avenue, a line 100 feet southwesterly of West 207th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
 - g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204th Street, Post Avenue, and West 204th Street;
 - h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
 - i. Cooper Street, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, West 211th Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207th Street;
 - j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
 - k. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
 - l. Indian Road, West 218th Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218th Street;
 - m. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205th Street and West 206th Street; and
 - n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204th Street and West 205th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
27. establishing within a proposed R7D District a C2-4 District bounded by:
 - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street;
 - b. a line 100 feet southeasterly of Broadway, a line 100 feet southwesterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, and Academy Street;
 - c. a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207th Street Broadway, and the northeasterly boundary line of a Park (Dyckman House Park);
 - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of West 207th Street, Post Avenue, and a line 100 feet southwesterly of West 207th Street; and
 - e. a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
 28. establishing within a proposed R8 District a C2-4 District bounded by:
 - a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, and West 206th Street; and
 - b. Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, and West 204th Street;
 29. establishing within a proposed R8A District a C2-4 District bounded by:
 - a. a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, and a line 100 feet southwesterly of West 207th Street;
 - b. Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
 - c. a line 100 feet southeasterly of Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206th Street;
 - d. a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, West 203rd Street, and Tenth Avenue; and
 - e. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, Ninth Avenue, and West 203rd Street;
 30. establishing within a proposed R9A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207th Street, Ninth Avenue, the southwesterly street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street; and
 - b. Tenth Avenue, West 203rd Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 201st Street and West 202nd Street, a line 150 feet southeasterly of Tenth Avenue, and West 201st Street and its northwesterly centerline prolongation;
 31. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Broadway, West 215th Street, a line midway between Park Terrace East and Broadway, West 218th Street, Broadway, the U.S. Pierhead and Bulkhead Line, West 218th Street and its southeasterly centerline prolongation, Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, the former centerline of Academy Street*, West 201st Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;
- Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.
- *Note: West 208th Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line and Academy Street between West 201st Street and the U.S. Pierhead and Bulkhead Line are proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

No. 2

CD 12 C 180204(A) ZMM

IN THE MATTER OF an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, and a line 100 feet southeasterly of Tenth Avenue;
2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
 - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204th Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
 - b. Cooper Street, a line 150 feet northeasterly of 207th Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20th Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207th Street;
 - c. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
 - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
 - f. Sherman Avenue, West 204th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
 - g. Tenth Avenue, a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203rd Street and West 204th Street;
3. changing from an R7-2 District to an R7A District property, bounded by:
 - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
 - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218th Street, a line 125 feet northwesterly of Broadway, West 215th Street, Broadway, West 213th Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204th Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204th Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
 - c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
 - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207th Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
 - e. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
4. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
5. changing from a C8-3 District to an R7A District property, bounded by:
 - a. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
 - b. a line 125 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street; and
 - c. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207th Street;
6. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet northwesterly of Ninth Avenue, and West 203rd Street;
7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 207th Street, and a line 100 feet southeasterly of Ninth Avenue;
9. changing from an M3-1 District to an R8 District property, bounded by:
 - a. West 207th Street, the U.S. Pierhead and Bulkhead Line, West 206th Street, and a line 100 feet southeasterly of Ninth Avenue; and
 - b. West 205th Street, the U.S. Pierhead and Bulkhead Line, West 204th Street, and Ninth Avenue;
10. changing from an R7-2 District to an R8A District property, bounded by Post Avenue, a line 100 feet northeasterly of West 207th Street, Tenth Avenue, West 207th Street, a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203rd Street and West 204th Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;
11. changing from an M1-1 District to an R8A District property, bounded by:
 - a. Tenth Avenue, a line midway between West 203rd Street and West 204th Street, a line 100 feet southeasterly of Tenth Avenue, and West 203rd Street;
 - b. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, Ninth Avenue, and West 203rd Street; and
 - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207th Street, and a line 180 feet southeasterly of Tenth Avenue;
12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, and West 205th Street;
13. changing from an M1-1 District to an R9A District property, bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly Street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, West 207th Street, Ninth Avenue, and West 206th Street;
14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207th Street, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street;
15. changing from a C8-3 District to a C4-4A District property, bounded by Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
16. changing from an R7-2 District to a C4-4D District property, bounded by:
 - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
 - b. a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207th Street; and
 - c. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, Tenth Avenue, and a line 100 feet northeasterly of West 207th Street;
17. changing from a C4-4 District to a C4-4D District property,

- bounded by:
- a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
 - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
18. changing from a C8-3 District to a C4-4D District property, bounded by:
 - a. Broadway, West 218th Street, Tenth Avenue, and West 214th Street; and
 - b. a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Tenth Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
 19. changing from an R7-2 District to a C4-5D District property, bounded by:
 - a. a line 100 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207th Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
 - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207th Street, Post Avenue, and a line 100 feet southwesterly of West 207th Street;
 20. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
 21. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218th Street and West 219th Street, a line 100 feet northwesterly of Ninth Avenue, West 219th Street, Ninth Avenue, and West 218th Street;
 22. changing from an M2-1 District to a C6-2 District property, bounded by Ninth Avenue, the south easterly centerline prolongation of West 218th Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218th Street;
 23. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220th Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118th Street;
 24. changing from a C8-4 District to a C6-2A District property, bounded by Broadway, West 214th Street, Tenth Avenue, and West 213th Street;
 25. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220th Street, and Ninth Avenue;
 26. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220th Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220th Street, and a line 110 feet southeasterly of Ninth Avenue;
 27. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218th Street and West 219th Street;
 28. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204th Street, the U.S. Pierhead and Bulkhead Line, and West 202nd Street;
 29. changing from an M1-1 District to an M1-4/R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, West 203rd Street, a line 300 feet southeasterly of Tenth Avenue, and West 202nd Street;
 30. changing from an M1-1 District to an M1-4/R9A District property, bounded by Tenth Avenue, West 203rd Street, a line 100 feet southeasterly of Tenth Avenue, West 202nd Street, a line 150 feet southeasterly of Tenth Avenue, and West 201st Street;
 31. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
 - b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
 - c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
 - d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
 - e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
 - f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204th Street, a line 100 feet northwesterly of Sherman Avenue, West 204th Street, Sherman Avenue, a line 100 feet southwesterly of West 207th Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
 - g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204th Street, Post Avenue, and West 204th Street;
 - h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
 - i. Cooper Street, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213th Street, a line 100 feet southeasterly of Broadway, West 211th Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207th Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207th Street, a line 125 feet northwesterly of Broadway, West 207th Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207th Street;
 - j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
 - k. a line 100 feet northwesterly of Broadway, West 215th Street, Broadway, and a northeasterly boundary line of a Park;
 - l. Indian Road, West 218th Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218th Street;
 - m. a line 100 feet southeasterly of Tenth Avenue, West 206th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205th Street and west 206th Street; and
 - n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204th Street and West 205th Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203rd Street and West 204th Street;
 32. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northwesterly of Broadway, West 218th Street, Broadway, and West 215th Street;
 33. establishing within a proposed R8 District a C2-4 District bounded by:
 - a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, and West 206th Street; and
 - b. Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, and West 204th Street;
 34. establishing within a proposed R8A District a C2-4 District bounded by:
 - a. Post Avenue, a line 100 feet northeasterly of West 207th

Street, Tenth Avenue, and a line 100 feet southwesterly of West 207th Street;

- b. a line 100 feet southeasterly of Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206th Street;
- c. a line midway between West 205th Street and West 206th Street, a line 100 feet southeasterly of Tenth Avenue, West 203rd Street, and Tenth Avenue; and
- d. a line 100 feet northwesterly of Ninth Avenue, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, Ninth Avenue, and West 203rd Street;

- 35. establishing within a proposed R9A District a C2-4 District bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207th Street, Ninth Avenue, the southwesterly street line of former West 208th Street*, a line 100 feet southeasterly of Ninth Avenue, and West 206th Street; and
- 36. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204th Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207th Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207th Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213th Street, Broadway, West 215th Street, a line midway between Park Terrace East and Broadway, West 218th Street, Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218th Street, Tenth Avenue, West 207th Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207th Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207th Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207th Street, Ninth Avenue, the northeasterly street line of former West 208th Street*, the U.S. Pierhead and Bulkhead Line, West 206th Street, a line 100 feet southeasterly of Ninth Avenue, West 205th Street, the U.S. Pierhead and Bulkhead Line, the centerline of former Academy Street, West 201st Street, Tenth Avenue, a line 100 feet southwesterly of West 207th Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated April 18, 2018.

*Note: West 208th Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line is proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

No. 3

CD 12 **N 180205 ZRM**
IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE I - GENERAL PROVISIONS

Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations

* * *

11-122
Districts established

* * *

Establishment of the Special Hunts Point District
In order to carry out the special purposes of this Resolution as set forth

in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

* * *

Chapter 2 - Construction of Language and Definitions

* * *

12-10
DEFINITIONS

* * *

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

* * *

Chapter 4 - Sidewalk Cafe Regulations

* * *

14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

* * *

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Hudson Square District	Yes	Yes
<u>Inwood District</u>	<u>No</u>	<u>Yes</u>
Limited Commercial District	No	No ¹

* * *

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

23-00
APPLICABILITY AND GENERAL PURPOSES

23-01
Applicability of This Chapter

* * *

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

* * *

23-011
Quality Housing Program

* * *

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following

Special Purpose Districts:

* * *

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

* * *

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

* * *

ARTICLE III – COMMERCIAL DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

33-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01 Applicability of This Chapter

* * *

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01 Applicability of This Chapter

* * *

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

Chapter 7 - Special Urban Design Regulations

37-00 GENERAL PURPOSES

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

* * *

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

* * *

ARTICLE IV – MANUFACTURING DISTRICT REGULATIONS Chapter 3 - Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

43-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

ARTICLE VI – SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

* * *

62-10 GENERAL PROVISIONS

* * *

62-13 Applicability of District Regulations

* * *

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

- #Special Inwood District#
- #Special St. George District#.

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-94 Borough of Manhattan

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

- M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

* * *

ARTICLE XIV – SPECIAL PURPOSE DISTRICTS

Chapter 2 - Special Inwood District

142-00 GENERAL PURPOSES

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

- (a) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (b) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (d) to maintain and establish physical and visual public access to and along the waterfront;
- (e) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (f) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (g) to focus higher-density development in appropriate locations along

wide, mixed-use corridors with good access to transit;

- (h) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (i) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

**142-01
General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

**142-02
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Subdistricts and Subareas) and Map 2 (Ground Floor Use and Curb Cut Regulations), is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District - Subdistricts and Subareas
- Map 2. Special Inwood District - Ground Floor Use and Curb Cut Regulations
- Map 3. Waterfront Access Plan: Parcel Designation
- Map 4. Waterfront Access Plan: Public Access Areas
- Map 5. Waterfront Access Plan: Visual Corridors

**142-03
Subdistricts and Subareas**

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

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial "U" Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

Within Sherman Creek Subdistrict A:

- Subarea A1
- Subarea A2
- Subarea A3

Within Tip of Manhattan Subdistrict B:

- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04
Applicability**

**142-041
Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #buildings# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II,

Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

**142-05
Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

**142-06
Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

**142-07
Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

**142-10
SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive.

**142-11
Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

**142-112
Special provisions for transient hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (b) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:

- (1) sufficient sites are available in the area to meet the residential development goal; or
- (2) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

The Commission may prescribe additional conditions and

safeguards to minimize adverse effects on the character of the surrounding area.

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

142-113 Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

142-12 Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

142-13 Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

142-14 Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1 and Type 2 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

(a) Along #primary street frontages#

(1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

(2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

(b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

(c) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

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

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

142-141 Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

(a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

142-20 SPECIAL FLOOR AREA REGULATIONS

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

142-21 Floor Area Regulations on Waterfront Blocks

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

142-22 Floor Area Regulations in Subareas A2, A3 and B1

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines. #Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

142-23 Floor Area Regulations in Subarea B2 and B3

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot and numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

142-30 SPECIAL YARD REGULATIONS

The underlying #yard# regulations are modified by the provisions of this Section.

In Subareas A1 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot#, located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

142-40 SPECIAL HEIGHT AND SETBACK REGULATIONS

In Subareas A1, B2 and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying districts are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

142-41 Permitted Obstructions in Subareas A2, A3, B1, B3 and B4

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

142-42 Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

142-43 Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

- (a) #Street wall# location

The #street wall# location requirements of paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(b) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(c) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (1) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (3) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (4) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (5) The maximum height of such tower shall not exceed 245 feet.

#Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

142-44**Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(a) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(b) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(c) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet, provided that:

- (1) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (3) The maximum height of such tower shall not exceed 295 feet.

142-45**Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that Paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. All #visual corridors# established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a #street line# for the purposes of applying all height and setback regulations.

142-46**Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

142-47**Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. The boundary of such sidewalk widening shall be considered the #street line# for the purpose of this Section.

142-48**Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# which share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such

an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

142-49 Height and Setback for Certain Zoning Lots in Subdistricts C and D

In Subdistrict D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for portions of #zoning lots# that are located within 30 feet of West 201st Street, the underlying height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified to limit maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (a) the minimum required base height shall be 25 feet;
- (b) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (c) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of paragraph (a)(1) of Section 35-651 shall apply.

142-50 SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

142-51 Required Accessory Parking Spaces for Residences

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

142-52 Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

142-53 Public Use of Accessory Parking

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

142-54 Accessory Parking on a Roof in Subarea A1

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

142-55 Curb Cuts

For #zoning lots# with frontage along both a #street# specified as a Type 1 or Type 2 primary street on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter, and along a frontage that is not specified on Map 2, no curb cuts accessing off-street parking facilities or loading berths shall be permitted for along the primary street frontage.

142-60 INWOOD WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded,

supplemented or modified by the provisions of this Section, inclusive.

Map 3 (Waterfront Access Plan: Parcel Designation), Map 4 (Waterfront Access Plan: Public Access Areas), and Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

- Parcel 1: block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
- Parcel 2/3: block 2197, lot 47 and 75
- Parcel 4: block 2188, lot 1
- Parcel 5: block 2187, lots 1, 5, 7 and 20
- Parcel 6: block 2185, lots 25, 36 and 51
- Parcel 7: block 2185, lots 1 and 10
- Parcel 8: block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

142-61 Lot area and waterfront public access area requirements

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

142-62 Tip of Manhattan, Subdistrict B

In Tip of Manhattan Subdistrict B, for Parcels 1, 2 & 3, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (a) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements#.
- (b) #Shore public walkways#
 - (1) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
 - (2) the minimum width of the screening buffer shall be five feet;
 - (3) on Parcel 1, no #shore public walkway# shall be required.
- (c) #Upland connections#

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within 100 feet south of the prolongation of the southerly #street line# of West 219th Street.
- (d) #Supplemental public access areas#
 - (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
 - (2) on Parcel 2/3, #supplemental public access area# shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (e) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220th Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area between the prolongation of the centerline of West 218th Street and a line parallel to and 50 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

142-63

Sherman Creek Subdistrict A

In the Sherman Creek Subdistrict A, Parcels 4, 5, 6, 7 and 8, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

(a) #Shore public walkways#

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
- (2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:
 - (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
 - (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 5, 6 or 7, the planting requirements set forth in Paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include the #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

(b) #Supplemental public access areas#

On Parcel 4, no #supplemental public access area# shall be required.

142-64

Special Regulations on Parcel 4

- (a) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 4, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 4 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument

creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and

- (3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

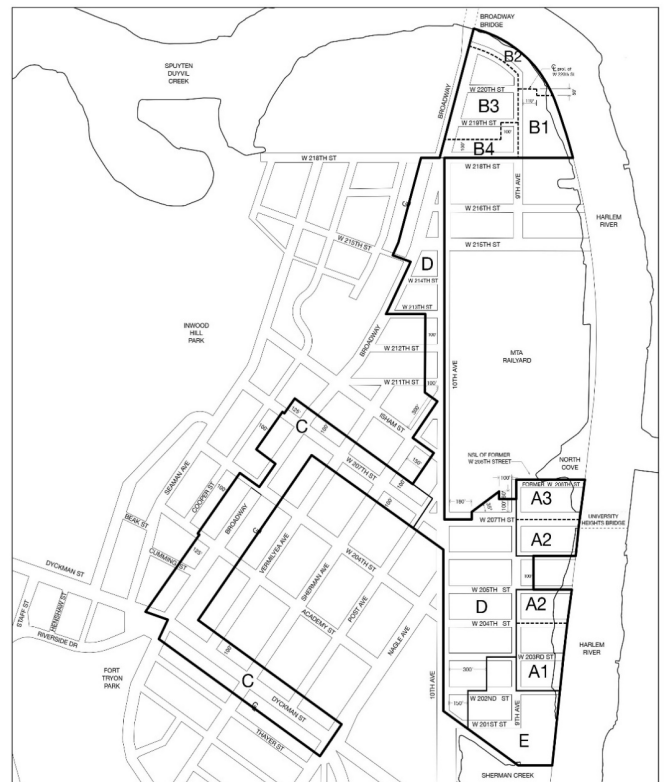
(b) Buildout of Adjoining #Streets#

No certificate of occupancy for any #development# on Parcel 4 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

APPENDIX Special Inwood District Plan

Map 1. Special Inwood District – Subdistricts and Subareas



— District Boundary
 — Subdistricts
 - - - Subareas within Subdistricts

Subdistricts and Subareas:

- A - Sherman Creek Subdistrict A
 - Subarea A1
 - Subarea A2
 - Subarea A3

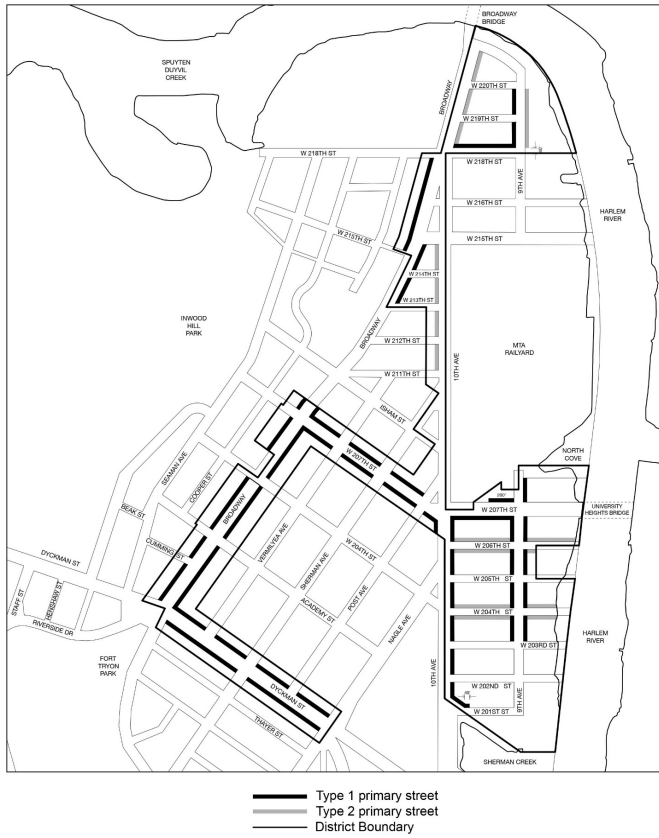
- B - Tip of Manhattan Subdistrict B
 - Subarea B1
 - Subarea B2
 - Subarea B3
 - Subarea B4

C - Commercial "U" Subdistrict C

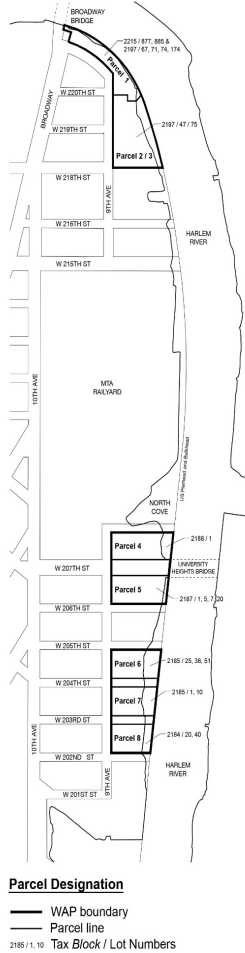
D - Upland Area Subdistrict D

E - Infrastructure Zone Subdistrict E

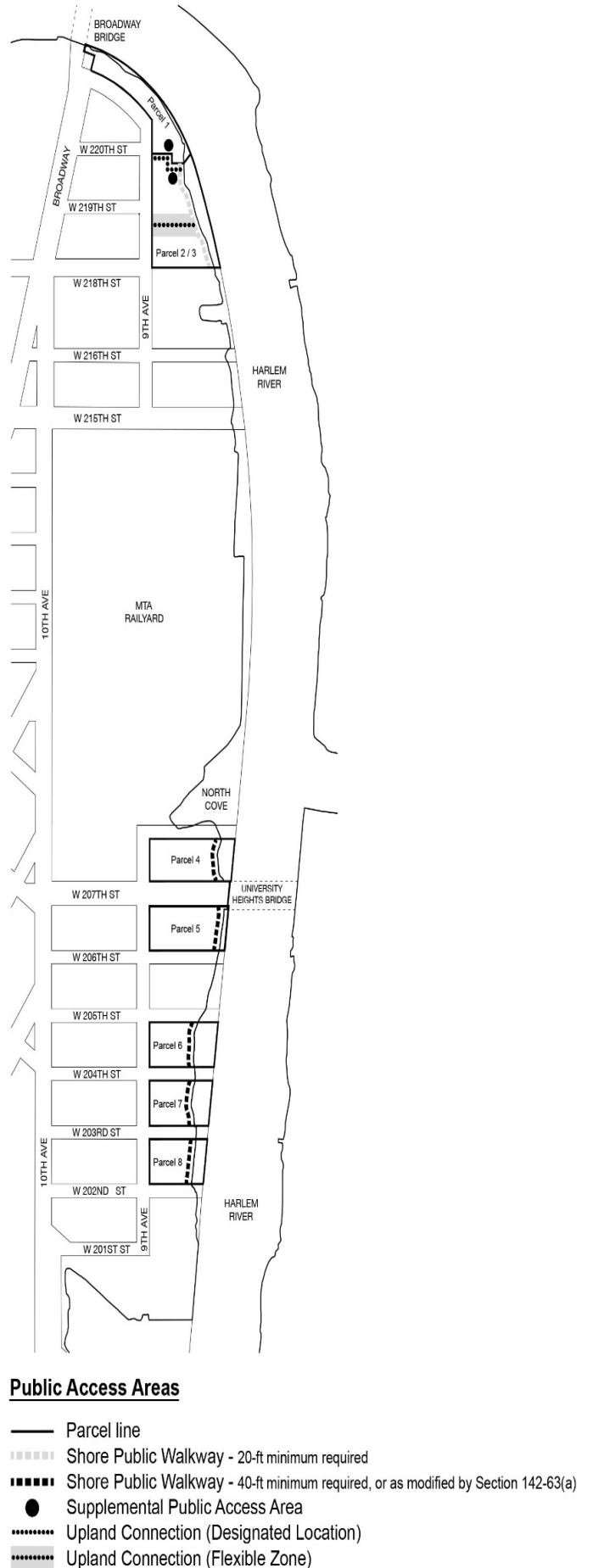
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



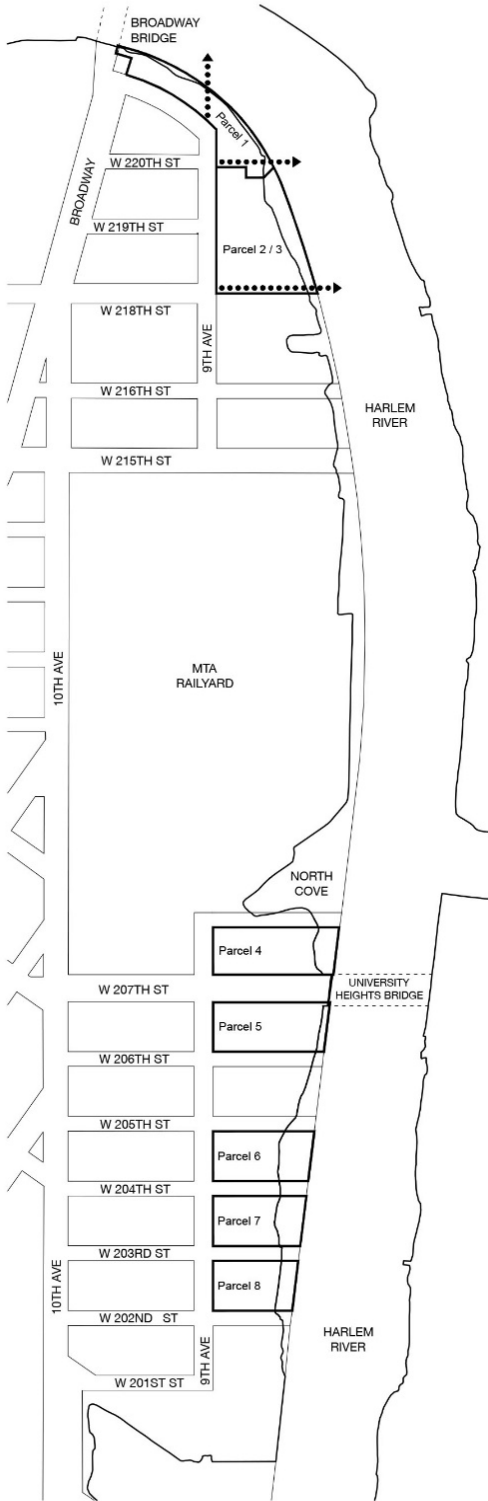
Map 3. Waterfront Access Plan: Parcel Designation



Map 4. Waterfront Access Plan: Public Access Areas



Map 5. Waterfront Access Plan: Visual Corridors



Visual Corridors

- Parcel line
-> Visual Corridor

* * *

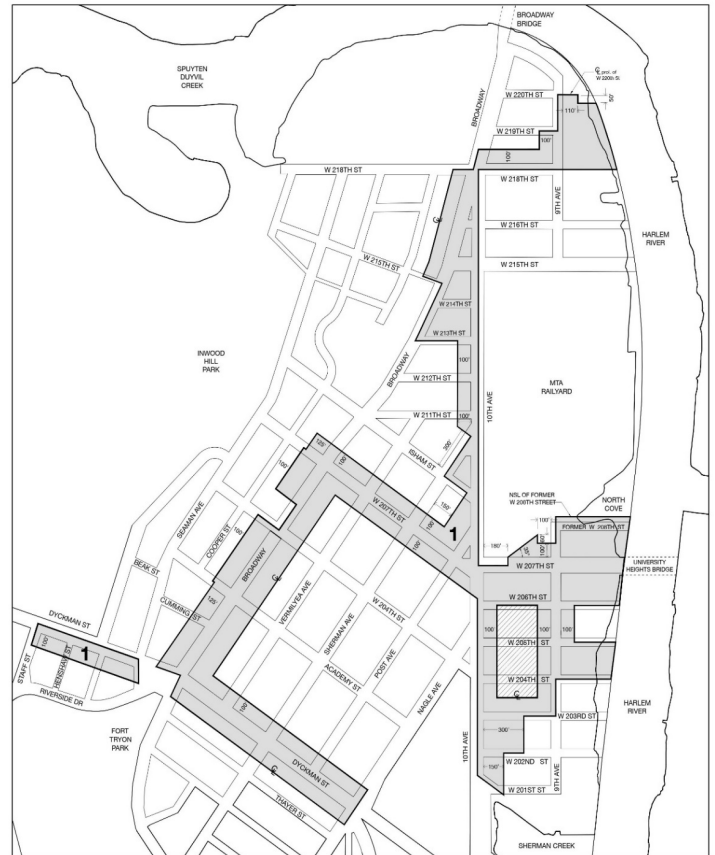
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 12
Map 1 – (date of adoption)



- Mandatory Inclusionary Housing Program see section 23-154(d)(3)
Area 1 - [date of adoption] MIH Program Option 1 and Option 2
- ▨ Excluded Area

Portion of Community District 12, Manhattan

* * *
No. 4

CD 12 **N 180205(A) ZRM**
IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE I - GENERAL PROVISIONS

Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations

* * *

11-122
Districts established

* * *

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

* * *

Chapter 2 - Construction of Language and Definitions

* * *

12-10 DEFINITIONS

* * *

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

* * *

Chapter 4 - Sidewalk Cafe Regulations

* * *

14-44 Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

* * *

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#

* * *

Hudson Square District	Yes	Yes
<u>Inwood District</u>	No	Yes
Limited Commercial District	No	No ¹

* * *

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

* * *

23-011 Quality Housing Program

* * *

(d) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to Paragraph (b) of this Section, shall not apply to:

* * *

(3) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

* * *

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

* * *

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII and XIV.

* * *

ARTICLE III - COMMERCIAL DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

33-01 Applicability of This Chapter

* * *

Special regulations applying to #large-scale residential developments#, #community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01 Applicability of This Chapter

* * *

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01 Applicability of This Chapter

* * *

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

* * *

Chapter 7 - Special Urban Design Regulations

37-00 GENERAL PURPOSES

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

* * *

(c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

* * *

ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS

Chapter 3 - Bulk Regulations

43-00 APPLICABILITY AND GENERAL PROVISIONS

**43-01
Applicability of This Chapter**

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, and XIII and XIV.

ARTICLE VI – SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

**62-10
GENERAL PROVISIONS**

**62-13
Applicability of District Regulations**

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

#Special Inwood District#

#Special St. George District#.

**62-90
WATERFRONT ACCESS PLANS**

**62-94
Borough of Manhattan**

The following Waterfront Access Plans are hereby established within the Borough of Manhattan. All applicable provisions of Article VI, Chapter 2 remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

ARTICLE XIV – SPECIAL PURPOSE DISTRICTS

Chapter 2 - Special Inwood District

**142-00
GENERAL PURPOSES**

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

- (j) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (k) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (l) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (m) to maintain and establish physical and visual public access to and along the waterfront;
- (n) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (o) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (p) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (q) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (r) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

**142-01
General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution

are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

**142-02
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Special Inwood District – Subdistricts and Subareas), Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) and Map 3 (Special Inwood District – Transit Easement Zones) is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply:

- Map 1. Special Inwood District – Subdistricts and Subareas
- Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations
- Map 3. Special Inwood District – Transit Easement Zones
- Map 4. Waterfront Access Plan: Parcel Designation
- Map 5. Waterfront Access Plan: Public Access Areas
- Map 6. Waterfront Access Plan: Visual Corridors

**142-03
Subdistricts and Subareas**

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

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Inwood District#. Within certain subdistricts, subareas are established, as follows:

- Within Sherman Creek Subdistrict A:
 - Subarea A1
 - Subarea A2
 - Subarea A3
- Within Tip of Manhattan Subdistrict B:
 - Subarea B1
 - Subarea B2
 - Subarea B3
 - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04
Applicability**

**142-041
Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #building# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**142-042
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

142-043
Applicability of Article XII, Chapter 3

In M1 Districts paired with a #Residence District#, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

142-05
Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

142-06
Development over a Street in Subarea A1

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

142-07
Shoreline boundary

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

142-08
Off-street Relocation of Subway Station Entrances

For all #developments# or #enlargements# involving ground floor level construction on a #zoning lot# that is wholly or partially located within a Transit Easement Zone, as shown on Map 3 (Special Inwood District – Transit Easement Zones) in the Appendix to this Chapter, a transit easement volume may be required on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station.

(a) **Transit Easement**

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is required on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is required on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is required, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, shall be executed and recorded in a form acceptable to the MTA and the

Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) **Construction and Maintenance**

Where a transit easement volume is required, pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

- (1) Where such mass transit improvement is constructed and maintained by the owner of the #development # or #enlargement#:
 - (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
 - (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
 - (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-#illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
 - (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.
- (2) Where such mass transit improvement is constructed and maintained by the MTA:
 - (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
 - (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
 - (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

(c) **Additional modifications**

Where a transit easement volume is required, pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 142-40 (SPECIAL HEIGHT AND SETBACK REGULATIONS), inclusive, irrespective of whether such volume is incorporated into a #building#;
- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 142-40, inclusive, shall be increased by 10 feet, and the maximum number of #stories#, if applicable, shall be increased by one, except where the provisions of Section 142-48 (Special Regulations for Certain Sites in Subdistrict C) are being utilized;
- (3) the floor space contained within any transit easement volume required, pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 142-14 (Ground Floor Level Requirements).

(d) **Temporary Use**

Any easement volume required on a #zoning lot#, pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as required by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the

transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is required, except as otherwise specified by the MTA. A minimum notice of six months in writing shall be given by the MTA to the owner of the #building# or portion of the #zoning lot# in order to vacate the occupants of such temporary #uses#.

(e) **Termination of an easement volume**

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not required on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously required transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously required volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 142-14.

**142-10
SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive. In M1-4/R7A and M1-4/R9A Districts, the #use# regulations of Article XII, Chapter 3 of the #Special Mixed Use District# shall apply, except where modified by the provisions of this Section.

**142-11
Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

**142-112
Special provisions for transient hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (c) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (d) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
 - (3) sufficient sites are available in the area to meet the residential development goal; or
 - (4) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

**142-113
Regulations for manufacturing uses in Subareas B2 and B3**

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

**142-12
Location of Uses**

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

Within the portion of the C2-4 District mapped within an R8A District and the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be inapplicable. In lieu thereof, Section 32-422 (Location of floors occupied by commercial uses) shall apply.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

**142-13
Enclosure Requirements in Subdistrict E**

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

**142-14
Ground Floor Level Requirements**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1, Type 2 and Type 3 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-31.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

(d) **Along #primary street frontages#**

(3) **Type 1 #primary street frontages#**

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50

percent of the #ground floor level street wall# width may be exempt from such regulations.

(4) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of Paragraph (a) of Section 37-35.

(5) Type 3 #primary street frontages#

For #buildings#, or portions thereof, with Type 3 #primary street frontage#, #uses# on the #ground floor level# shall comply with the regulations applicable to Type 1 #primary street frontages#. In addition, the following regulations shall apply to the #ground floor level# to a depth of 30 feet from the #street line#:

- (i) an aggregate width equal to at least 50 percent of a #building's street wall# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, 9A, 10 or 12; and
- (ii) the maximum #street wall# width of a bank or loan office, as listed in Use Group 6C, shall not exceed 25 feet.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

(e) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of Paragraph (b) of Section 37-33.

(f) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

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

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

142-141

Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

(a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

(b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at

least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

142-20

SPECIAL FLOOR AREA REGULATIONS

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

142-21

Floor Area Regulations on Waterfront Blocks

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

142-22

Floor Area Regulations in Subareas A2, A3 and B1

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

142-23

Floor Area Regulations in Subarea B2 and B3

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a "granting lot" shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a "receiving lot" shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting lot and the receiving lot shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson.

Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as

may be required by the Chairperson.

The Chairperson shall certify to the Department of Buildings that a #development# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this Section have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

142-24

Floor Area Regulations in Subdistrict D

For #zoning lots# that are located partially in a #Commercial District# mapped within an R8A District and partially in a #Commercial District# mapped within an R9A District, #residential floor area# may transfer across the zoning district boundary from the #Commercial District# mapped within an R8A District to the #Commercial District# mapped within an R9A District.

142-25

Special Commercial and Community Facility Floor Area Regulations in Subdistricts C and D

Within Subdistricts C and D, the maximum #floor area ratio# permitted for #commercial# and #community facility uses# shall be modified as follows:

(a) Within Subdistrict C

- (1) within the C4-4D District mapped around the intersection of Broadway and 207th Street, the maximum #community facility floor area ratio# shall be 4.2;
- (2) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is west of Broadway, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
- (3) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is east of Broadway and that is within 100 feet of Dyckman Street, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2.

(b) Within Subdistrict D

- (1) within the C2-4 District mapped within an R7D District to the west of Broadway, the maximum #community facility floor area ratio# shall be 4.0;
- (2) within the C4-4D Districts mapped to the west of Tenth Avenue, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
- (3) within the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the #commercial floor area ratio# shall be 3.5.

142-30

SPECIAL YARD REGULATIONS

The underlying #yard# regulations are modified by the provisions of this Section.

In M1-4/R7A and M1-4/R9A Districts in Subareas A1 and B3 as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, and in the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue, and north of West 206th Street, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot# located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

142-40

SPECIAL HEIGHT AND SETBACK REGULATIONS

In Subareas A1 and B2, and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of the underlying district regulations are modified by Sections 142-41

through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying district regulations are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

142-41

Permitted Obstructions in Subareas A2, A3, B1, B3 and B4

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

142-42

Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

142-43

Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

(f) #Street wall# location

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(g) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(h) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(i) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(j) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (6) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (7) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (8) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (9) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (10) The maximum height of such tower shall not exceed 245 feet. #Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

142-44**Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(e) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(f) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(g) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(h) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(f) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet within the portion of the #zoning lot# that is within 100 feet of West 207th Street, provided that:

- (4) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (5) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (6) The maximum height of such tower shall not exceed 295 feet.

142-45**Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. The #visual corridor# located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a narrow #street line# for the purposes of applying all height and setback regulations.

142-46**Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

142-47**Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. Any #development# or #enlargement# with frontage on Ninth Avenue must provide a sidewalk widening with a minimum depth of five feet along such frontage.

142-48**Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

142-49 Height and Setback for Certain Zoning Lots in Subdistricts C and D

In Subdistricts C and D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all #non-residential buildings# in C4 and C6 Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) for the applicable residential equivalent.

In Subdistrict D, all #developments# or #enlargements# on zoning lots# within M1-4/R7A and M1-4/R9A Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664, for the applicable #Residence District#, except portions of #zoning lots# that are located within 30 feet of West 201st Street shall be limited to a maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (d) the minimum required base height shall be 25 feet;
- (e) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (f) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of Paragraph (a)(1) of Section 35-651 shall apply.

142-50 SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

142-51 Required Accessory Parking Spaces for Residences

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

142-52 Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

142-53 Public Use of Accessory Parking

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request for such space is made to the landlord.

142-54 Accessory Parking on a Roof in Subarea A1

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

142-55 Curb Cuts

Curb cuts accessing off-street parking facilities or loading berths shall not be permitted along the #streets# specified as a Type 1 or Type 2 primary street on Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter on #zoning lots# that also have frontage on a #street# that is not specified on Map 2.

142-60 INWOOD WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2, (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Map 4 (Waterfront Access Plan: Parcel Designation), Map 5 (Waterfront Access Plan: Public Access Areas), and Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

- Parcel 1: block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
- Parcel 2/3: block 2197, lot 47 and 75
- Parcel 4: block 2197, portion of lot 1
- Parcel 5: block 2188, lot 1
- Parcel 6: block 2187, lots 1, 5, 7 and 20
- Parcel 7: block 2185, lots 25, 36 and 51
- Parcel 8: block 2185, lots 1 and 10
- Parcel 9: block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

142-61 Lot area and waterfront public access area requirements

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a “granting lot,” as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all “granting lots” and all “receiving lots.”

142-62 Tip of Manhattan, Subdistrict B

In Tip of Manhattan Subdistrict B, for Parcels 1 and 2/3, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (b) Applicability of #waterfront public access area requirements# to Use Group 16
In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements.
- (c) #Shore public walkways#
 - (4) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
 - (5) the minimum width of the screening buffer shall be five feet;
 - (6) on Parcel 1, no #shore public walkway# shall be required.
- (f) #Upland connections#
On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline.
- (g) #Supplemental public access areas#
 - (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2/3 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
 - (2) on Parcel 2/3, #supplemental public access area#, if required, shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.
- (h) #Visual corridors#
#Visual corridors# shall be provided at three locations as shown on Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:
 - (1) within the prolongation of the #street lines# of West 220th Street;

- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

142-63

Sherman Creek Subdistrict A

In the Sherman Creek Subdistrict A, Parcels 5, 6, 7, 8 and 9, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

(c) **#Shore public walkways#**

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
- (2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:
 - (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
 - (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 6, 7 or 8, the planting requirements set forth in paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include all of the adjacent #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

(d) **#Supplemental public access areas#**

On Parcel 5, no #supplemental public access area# shall be required.

142-64

Special Regulations on Parcel 5

- (b) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 5, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 5 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
- (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument

creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and

- (3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

(c) **Buildout of Adjoining #Streets#**

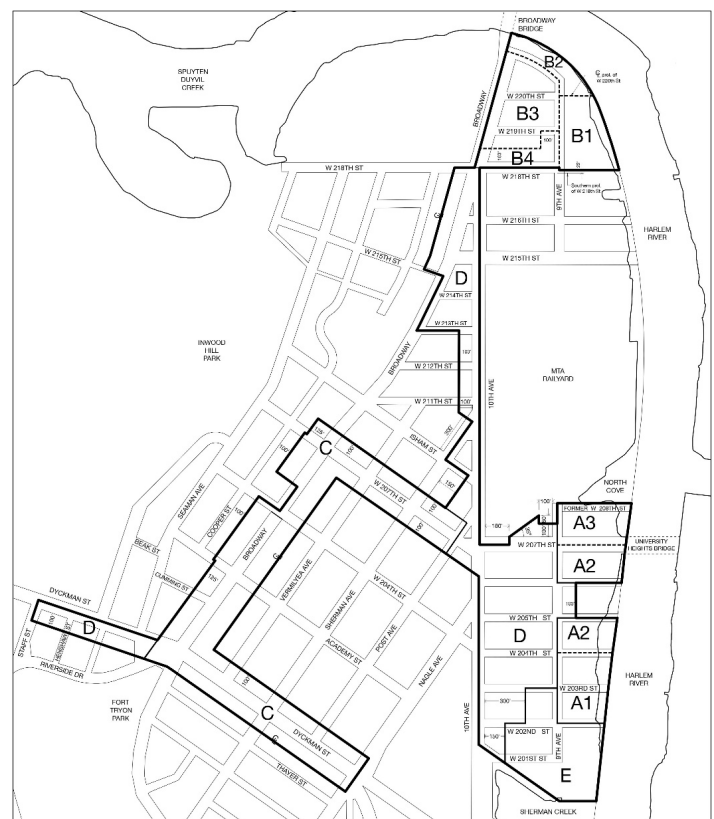
No certificate of occupancy for any #development# on Parcel 5 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

APPENDIX

Special Inwood District Plan

Map 1. Special Inwood District – Subdistricts and Subareas



— District Boundary
 - - - Subdistricts
 ····· Subareas within Subdistricts

Subdistricts and Subareas:

A – Sherman Creek Subdistrict A

- Subarea A1
- Subarea A2
- Subarea A3

B – Tip of Manhattan Subdistrict B

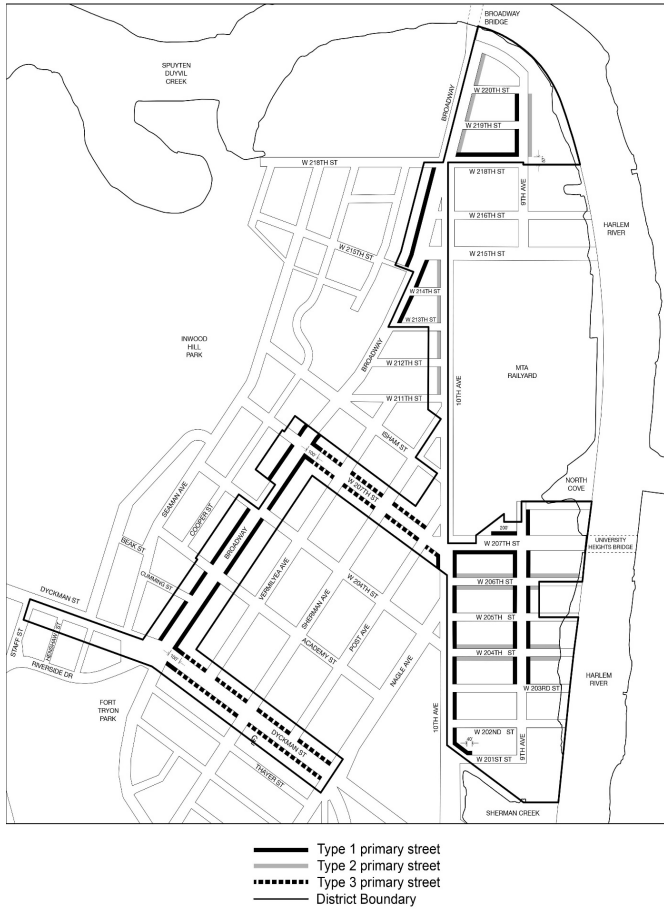
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

C – Commercial “U” Subdistrict C

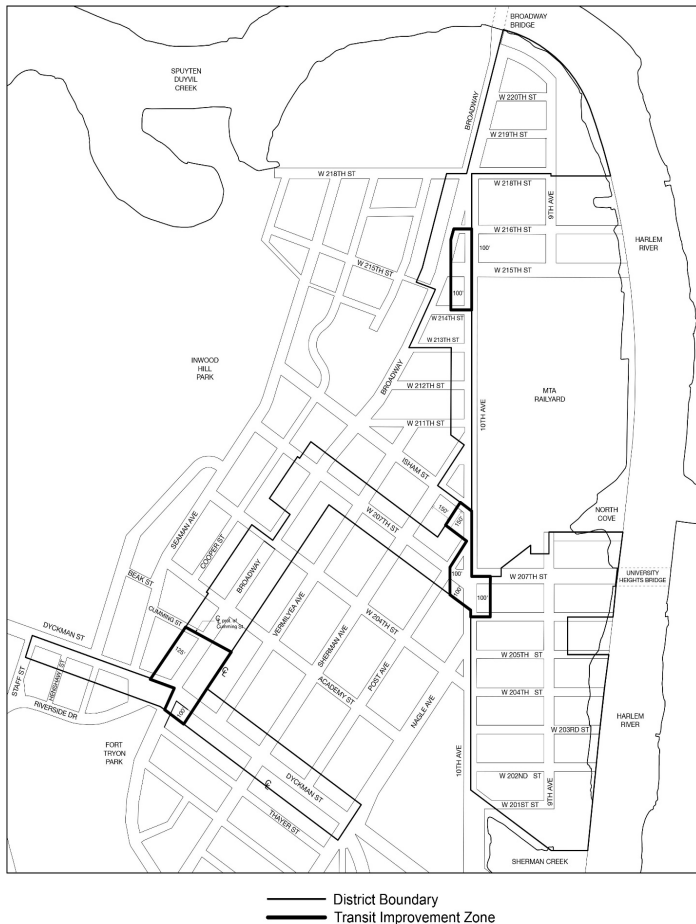
D – Upland Area Subdistrict D

E – Infrastructure Zone Subdistrict E

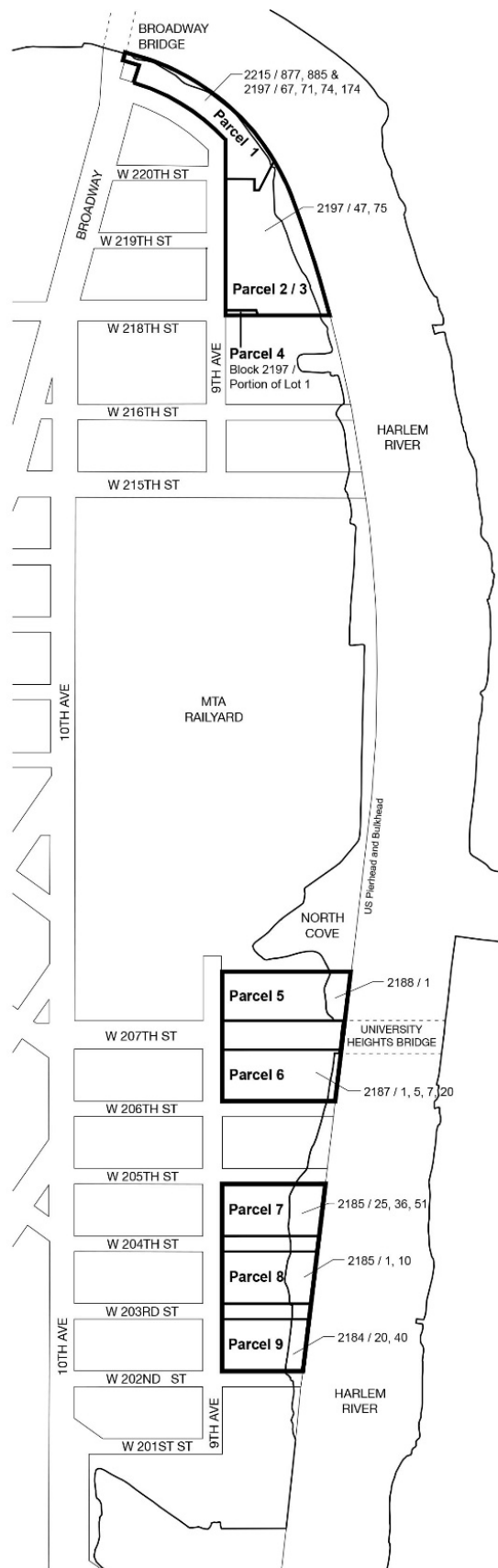
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



Map 3. Special Inwood District – Transit Easement Zones



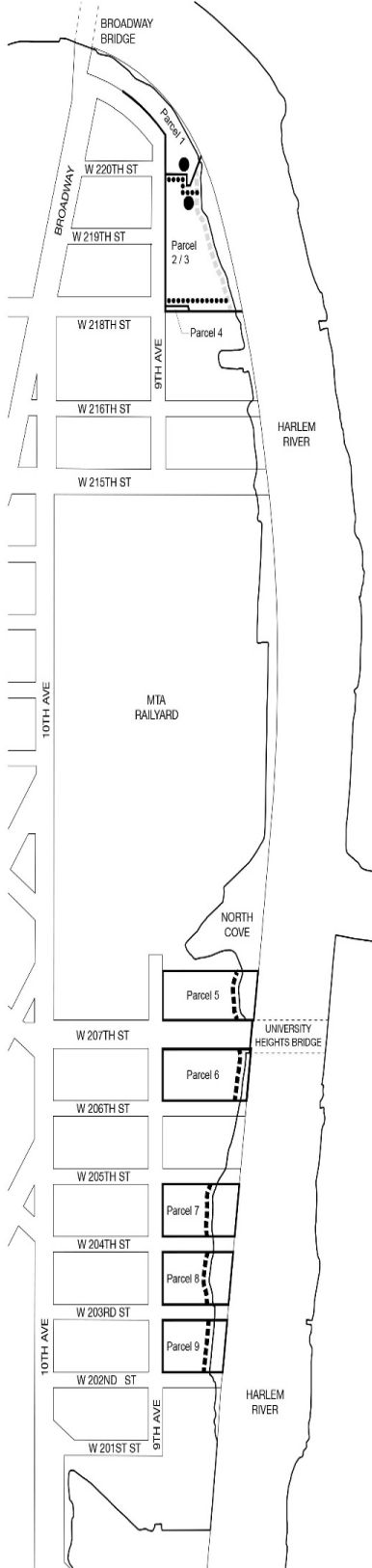
Map 4. Waterfront Access Plan: Parcel Designation



Parcel Designation

- WAP boundary
- Parcel line
- 2185 / 1, 10 Tax Block / Lot numbers

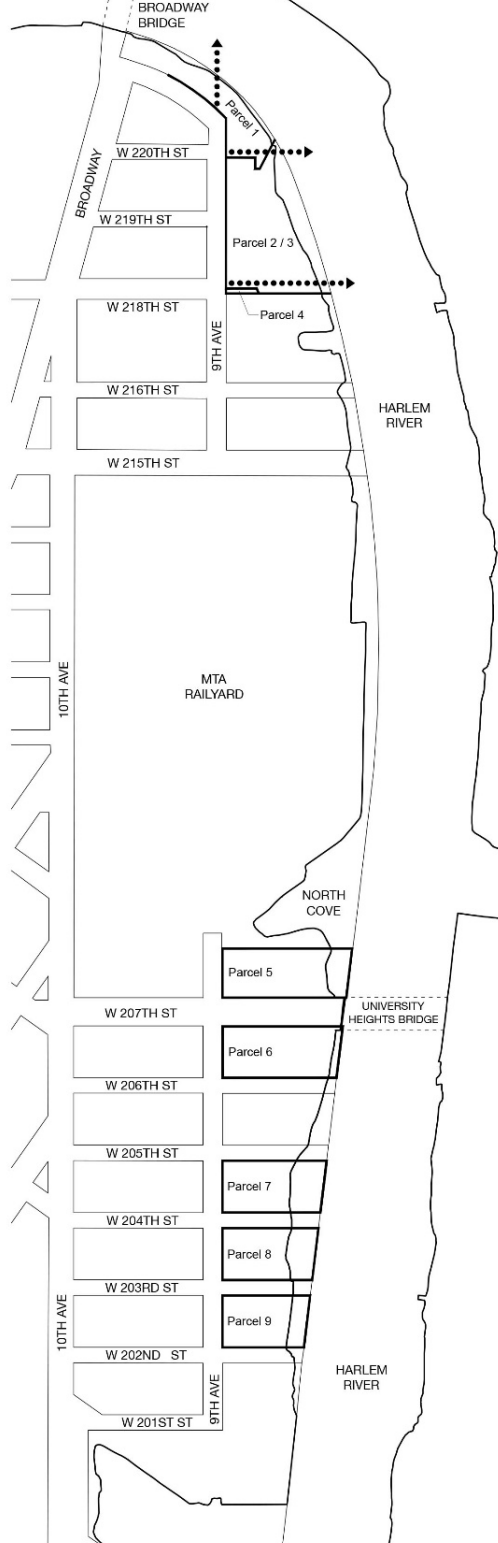
Map 5. Waterfront Access Plan: Public Access Areas



Public Access Areas

- Parcel line
- - - - - Shore Public Walkway - 20-ft minimum required
- - - - - Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- Upland Connection (Designated Location)

Map 6. Waterfront Access Plan: Visual Corridors



Visual Corridors

- Parcel line
- Visual Corridor

* * *

APPENDIX F

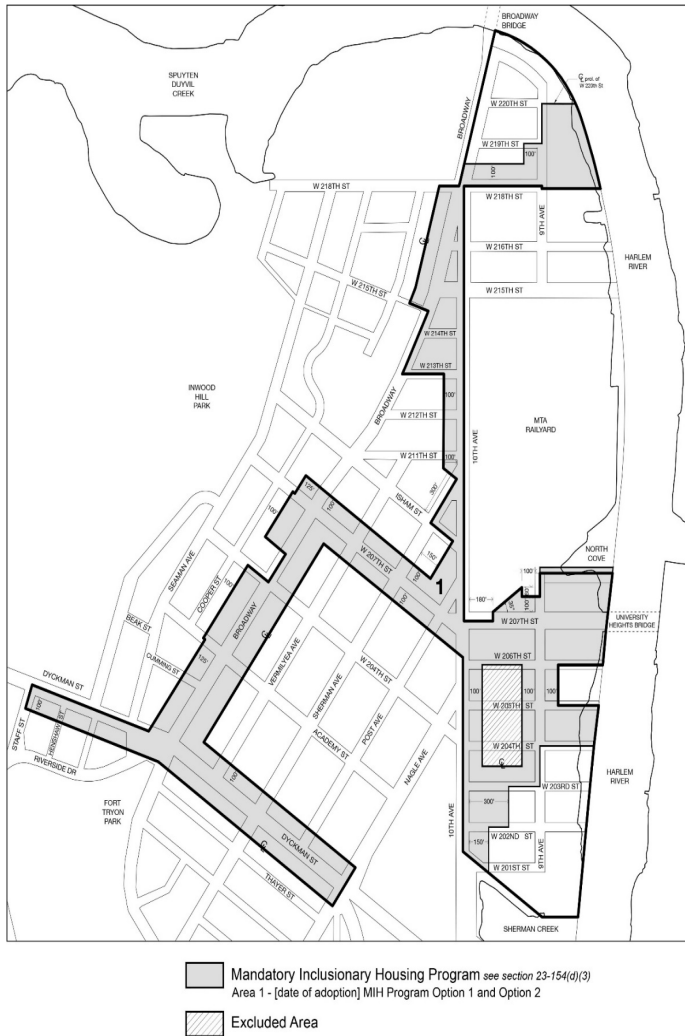
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community District 12
Map 1 – (date of adoption)



Portion of Community District 12, Manhattan

No. 5

CD 12 **C 180206 PPM**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of three City-Owned properties (Block 2185, Lot 36; Block 2197, Lot 47; and Block 2197, Lot 75), pursuant to zoning.

No. 6

CD 12 **C 180207 PQM**
IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, submitted by the Department of Citywide Administrative Services, to acquire approximately 18,000 square feet of space located at 4780 Broadway (Block 2233, Lot 13 and part of Lot 20) for use as a library; to acquire property along the Harlem River (Block 2197, Lot 47) to enlarge an existing City-owned property (Block 2197, Lot 75) to establish street and waterfront frontage; and by the Department of Citywide Administrative Services and the Department of Parks and Recreation, for the acquisition of property, located along the Harlem River (Block 2183, Part of Lot 1; Block 2184, Part of Lot 1) for use public open space and waterfront access.

No. 7

CD 12 **C 180208 HAM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer selected by HPD

to facilitate affordable housing and community facility space in Borough of Manhattan, Community District 12.

No. 8

CD 12 **C 180073 MMM**
IN THE MATTER OF an application, submitted by The New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Exterior Street between West 202nd Street and West 208th Street;
- the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street;
- the elimination, discontinuance and closing of West 201st Street and West 208th Street between the U.S. Pierhead and Bulkhead Line and Ninth Avenue;
- the elimination, discontinuance and closing of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 30254 dated January 11, 2018 and signed by the Borough President.

NOTICE

On Wednesday May 9, 2018, at 10:00 A.M., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the Economic Development Corporation of the City of New York (EDC) for approval of several discretionary actions (ULURP Nos. 180204 ZMM, N180205 ZRM and 180206 PPM, 180207 PQM 180208 HAM, 180073 MMM) including zoning map amendments, zoning text amendments, the disposition of City-Owned property and designation/approval of an Urban Development Action Area Project (UDAAP) in the Inwood neighborhood of Manhattan Community District 12.

The public hearing will also consider a modified application proposed by the applicant (C 180204(A) ZMM and N 180204(A) ZRM).

These actions are intended to preserve the existing building fabric in areas west of Tenth Avenue, extend the mixed-use character of Inwood east to the Harlem River, provide neighborhood access to the Harlem River, redevelop the existing Inwood Library with a new mixed-use affordable housing and library development, and facilitate the development of new affordable housing.

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development (DME), the Lead Agency, until Tuesday, May 21, 2018.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DME007M.

Nos. 9, 10 & 11
EAST 14TH STREET AND IRVING PLACE
No. 9

CD 3 **C 180201 ZMM**
IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and
3. changing from a C6-3X District to a C6-4 District property, bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place;

as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

No. 10

CD 3 N 180202 ZRM

IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

74-72

Bulk Modification

74-721

Height and setback and yard regulations

(a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in Paragraph (e) of this Section, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
(2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
(3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

MANHATTAN

Manhattan Community District 3

Map 2 - [date of adoption]

[PROPOSED MAP]



[White box] Inclusionary Housing Designated Area

[Gray box] Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

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

Portion of Community District 3, Borough of Manhattan

No. 11

CD 3 C 180203 ZSM

IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-721* of the Zoning Resolution to modify the rear yard regulations of Section 23-53 (Rear Yards) and the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property, located at 124 East 14th Street (Block 559, Lots 16 & 55), in a C6-4** District, partially within the Special Union Square District, Borough of Manhattan, Community District 3.

* Note: Section 74-721 of the Zoning Resolution is proposed to be changed under a concurrent related application for a Zoning Text amendment (N 180202 ZRM).

** Note: The site is proposed to be rezoned by changing from existing C6-1, C6-2A and C6-3X Districts to a C6-4 District under a concurrent related application for a Zoning Map change (C 180201 ZMM).

Plans for this proposal are on file with the City Planning Commission, and may be seen, at 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF BROOKLYN

No. 12

CD 13 N 180317 PXK

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property, located at 2926 West 19th Street (entirety of Block 7060) (Human Resources Administration offices).

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



a25-m9

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 08 - Monday, May 14, 2018, 7:30 P.M.,

Queens Community Board District Office, 197-15 Hillside Avenue, Hollis, NY.

Co-Naming of 169th Street (from Highland Avenue to Hillside Avenue to: Ramesh D. Kalicharran "Kali" Way)

The Indian Diaspora Council International (IDC) has requested the renaming of 169th Street from Highland Avenue, to Hillside Avenue as a tribute to the late Ramesh D. Kalicharran. Our Transportation Committee voted to approve the co-naming of a portion of 169th Street with: Ramesh D. Kalicharran "Kali" Way.

m8-14

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 07 - Wednesday, May 9, 2018, 6:30 P.M., P.S. 130, 713 Caton Avenue, Brooklyn, NY.

#C170213 ZMK

57 Caton Place Rezoning

IN THE MATTER OF an application submitted by 47 Caton Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d: changing from a C8-2 District to an R7A District property, bounded by Ocean Parkway, a line 150 feet northeasterly of East 8th Street, Caton Place, a line 50 feet northeasterly of East 8th Street, the southeasterly boundary line of a park and its southwesterly prolongation, and East 8th Street; and establishing within the proposed R7A District, a C2-4 District bounded by Ocean parkway, a line 50 feet northeasterly of East 8th Street.

m3-9

CONSUMER AFFAIRS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, that the New York City Department of Consumer Affairs, will hold a Public Hearing on Wednesday, May 16, 2018, at 2:00 P.M., at 42 Broadway, 5th Floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

1. 1 Perry LLC
1 Perry Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
2. 1494 First Ave Restaurant Corp.
1494 1st Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
3. Indie Lic, LLC
4310 Crescent Street in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
4. Joannides Group LLC
3602 Ditmars Boulevard in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
5. Joe & The Juice New York LLC
549 Hudson Street in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
6. Natural Crop Inc.
336A Graham Avenue in the Borough of Brooklyn
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
7. Nycbch III, Inc.
3310 30th Avenue in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
8. The King of Tacos House Inc.
9017 31st Avenue in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
9. Vietnam II, Inc
1700 2nd Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
10. Yes Chef Corp.
4410 30th Avenue in the Borough of Queens

(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

11. Fusha Fusion Restaurant Inc
1065 1st Avenue in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

Accessibility questions: Monique Hamler, (212) 436-0038, mhamler@dca.nyc.gov, by: Wednesday, May 16, 2018, 12:00 P.M.



m9

EMPLOYEES' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Regular Meeting of the Board of Trustees of the New York City Employees' Retirement System, has been scheduled for Thursday, May 10, 2018, 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.

Melanie Whinnery, Executive Director

m3-9

FINANCE

■ PUBLIC HEARINGS

A meeting of the New York City Banking Commission, is scheduled for Thursday, May 10, 2018, at 1:00 P.M.

Location: 59 Maiden Lane, 28th Floor, Large Conference Room, New York, NY 10038.



m3-10

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, May 9, 2018, at 2:30 P.M., at 2 Lafayette Street, 14th Floor, Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007 (212)788-0010, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.

a30-m9

HOUSING AUTHORITY

■ MEETING

The next Audit Committee Meeting of the New York City Housing Authority, is scheduled for Thursday, May 17, 2018, at 10:00 A.M., in the Board Room on the 12th Floor of 250 Broadway, New York, NY. Copies of the Agenda are available on NYCHA's website, or can be picked up at the Office of the Audit Director, at 250 Broadway, 3rd Floor, New York, NY, no earlier than 24 hours before the upcoming Audit Committee Meeting. Copies of the Minutes are also available on NYCHA's website or can be picked up at the Office of the Audit Director no later than 3:00 P.M., on the Monday after the Audit Committee approval in a subsequent Audit Committee Meeting.

Accessibility questions: Paula Mejia (212) 306-3441, by: Wednesday, May 16, 2018, 3:00 P.M.



m7-17

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 15, 2018, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

39-44 47th Street - Sunnyside Gardens Historic District
LPC-19-23628 - Block 149 - Lot 52 - **Zoning:** R4
CERTIFICATE OF APPROPRIATENESS

A simplified Art Deco style rowhouse, designed by Clarence Stein and Henry Wright and built in 1925. Application is to replace windows.

39-25 48th Street - Sunnyside Gardens Historic District
LPC-19-20557 - Block 133 - Lot 29 - **Zoning:** R4
CERTIFICATE OF APPROPRIATENESS

A simplified Colonial Revival style rowhouse, designed by Clarence Stein and Henry Wright and built in 1927. Application is to legalize and modify the stoop and legalize the areaway paving.

175-12 Murdock Avenue - Addisleigh Park Historic District
LPC-19-18923 - Block - Lot 120 - **Zoning:** R2
CERTIFICATE OF APPROPRIATENESS

A Medieval Revival style house, designed by G. English and built in 1928-29. Application is to legalize a masonry wall constructed without Landmarks Preservation Commission Permits and to install light fixtures, gates, and pavers.

81-02 35th Avenue - Jackson Heights Historic District
LPC-19-14494 - Block 1281 - Lot 1 - **Zoning:** R7-1
CERTIFICATE OF APPROPRIATENESS

A Neo-Tudor style church building, designed by F.P. Platt and built between 1920-1923. Application is to install signage.

187 Dean Street - Boerum Hill Historic District
LPC-19-21989 - Block 189 - Lot 45 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

A late Italianate style rowhouse, built in 1870-71. Application is to construct a rear yard addition and alter the areaway.

284 Lafayette Avenue - Clinton Hill Historic District
LPC-19-21987 - Block 1947 - Lot 15 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse, built in 1873. Application is to construct a rear yard addition.

43 Willow Place - Brooklyn Heights Historic District
LPC-19-25031 - Block 260 - Lot 5 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse, built in 1846. Application is to replace windows.

2 Eastern Parkway - Individual Landmark
LPC-19-20286 - Block 1183 - Lot 2 - **Zoning:** R-6
BINDING REPORT

A Modern Classical style library building with Art Deco style detailing, designed by Alfred Morton Githens and Francis Keally and built in 1935-41. Application is to alter the Flatbush Avenue façade, install new window and door openings, and install signage and lighting.

630 Bergen Street - Prospect Heights Historic District
LPC-19-23891 - Block 1144 - Lot 47 - **Zoning:** R7A
CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style flats building, designed by Timothy A. Remsen and built c. 1894. Application is to legalize the replacement of windows without Landmarks Preservation Commission permits.

510 Fifth Avenue - Individual and Interior Landmark
LPC-19-22206 - Block 1258 - Lot 40 - **Zoning:** C5-3
CERTIFICATE OF APPROPRIATENESS

An International style building, designed by Skidmore, Owings, & Merrill and built in 1953-54. Application is to install a security desk and modify partitions at the elevator lobby.

128 West 119th Street - Mount Morris Park Historic District
LPC-19-22351 - Block 1903 - Lot 147 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse, designed by Alfred H. Taylor and built in 1897-98. Application is to replace windows.

2633 Adam Clayton Powell Jr. Boulevard - Individual Landmark
LPC-19-21410 - Block 2016 - Lot 60 - **Zoning:** R7-2
ADVISORY REPORT

A housing project, designed by Archibald Manning Brown, and built in 1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

m2-15

COURT NOTICES

SUPREME COURT

BRONX COUNTY

■ NOTICE

**I.A.S. PART 21
NOTICE OF ACQUISITION
INDEX NUMBER 42104/2018E
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Permanent Storm Sewer and Water Main Easements in Block 5636, Part of Lot 100, and a Permanent Storm Sewer Easement in Block 5636, Part of Lot 177, located in the Bronx, for the construction of the

CITY ISLAND WATER MAIN AND STORM SEWER OUTFALLS PROJECT,

Located on the land under the waters of Eastchester Bay in the vicinity of Kilroe Street, and both upland and lands under the waters of Eastchester Bay in the vicinity of Minnieford Avenue, in the Borough of the Bronx, City and State of New York.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Bronx, IA Part 21 (Hon. Ben R. Barbato, J.S.C.), duly entered in the office of the Clerk of the County of Bronx on March 26, 2018, the application of the CITY OF NEW YORK ("CITY") to acquire certain real property, for the construction of a water main and storm sewer outfall, 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 April 6, 2018. Title to the real property vested in the CITY on April 6, 2018.

PLEASE TAKE FURTHER NOTICE, that the CITY has acquired the following parcels of real property in, over, above, through and beneath the lands described herein, for the City's free right to enter into and upon the easements for the purpose of constructing, inspecting, using, operating, maintaining, repairing or replacing the aforesaid sewers and/or water mains, and, pursuant to the Terms of Permanent Easements, delineated below, shall affect the following parcels delineated below and as more particularly described in the annexed Exhibit A:

Damage Parcel	Block	Lot	Property Interest Acquired
1	5636	Part of Lot 100	Permanent Easement
2	5636	Part of 177	Permanent Easement
3	5636	Part of 177 and adjacent Lands under water	Permanent Easement *This property is being acquired subject to the interests of the State of New York, if any.

TERMS OF PERMANENT EASEMENTS

In order to allow the City, its agents, servants, workers or contractors, together with their tools, equipment, vehicles and materials, at all times to install, operate, maintain and reconstruct certain storm sewers and appurtenant structures, and/or water mains, the restrictions described below are placed in perpetuity upon the easement areas:

- a. No permanent structure of any kind shall be erected within, above, or under the easement areas without the prior

written approval of the New York City Department of Environmental Protection.

- b. Vehicular access at all times shall be available to the City or its agents, public or private, to construct, reconstruct, lay, relay, maintain, operate and inspect the existing/proposed sewers and/or water mains within the easements.
- c. No materials or equipment of any kind shall be placed for storage within or over said easements.
- d. No trees or shrubs of any kind shall be planted within or over said easement areas.
- e. All new footings to be constructed for any new structures shall be completely outside of the easements and, located at such elevations so that no loading of any kind is transmitted from the footing to the existing/proposed sewers.
- f. Within the easement areas the condemnee will be permitted to grade, place pavement for use as a parking area and erect any nonpermanent improvement, but if access to the sewers and/or water mains are required for the purpose of constructing, maintaining, repairing or reconstruction of the existing/proposed sewers and/or water mains within the easement areas, the condemnee, his heirs, assigns and successors shall bear the cost of removing and replacing the pavement and nonpermanent improvement installed by the condemnee.

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, shall have a period of one calendar year from the date of service of The Notice of Acquisition for this proceeding, to file a written claim with the Clerk of the Court of Bronx 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, NY 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.

EXHIBIT A

PROPOSED SEWER AND WATER MAIN EASEMENTS IN LOT 100 BLOCK 5636 DAMAGE PARCEL 1 - Part of Lot 100 in Block 5636

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of the said City Island Avenue, said point being distant 61.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue with the northerly line of the said Kilroe Street:

Running thence, southeastwardly and along the southwesterly line of the said City Island Avenue, a distance of 60.00 feet to a point, said point being distant 1.17 feet northwestwardly from the intersection of the southwesterly line of the said City Island Avenue (varied width) with the northerly line of the said Kilroe Street.

Thence, eastwardly, forming an interior angle of 257°23'42" with the previous course and through the bed of City Island Avenue, a distance of 40.74 feet to a northwesterly prolongation of a southwesterly line of City Island Avenue (80 feet wide).

Thence, southeastwardly, forming an interior angle of 101°12'06" with the previous course, along the said northwesterly prolongation of the southwesterly line of City Island Avenue (80 feet wide) and through the bed of City Island Avenue, a distance of 35.44 feet to a point on the northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, westwardly, forming an interior angle of 79°20'06" with the previous course and through the beds of City Island Avenue and the said Kilroe Street (westward extent of Kilroe Street not shown on Final Map) and along the said northerly line of lot 645 as shown on the "Map of Estate of Elizabeth R. B. King" and its westerly prolongation, a

distance of 355.23 feet to point of the exterior line of the water grant to Benjamin Palmer and others, dated May 27, 1763.

Thence, northwestwardly, forming an interior angle of 98°59'51" with the previous course and along the said exterior line of water grant to Benjamin Palmer and others, dated May 27, 1763, a distance of 350.00 feet to a point.

Thence, southeastwardly, forming an interior angle of 41°00'18" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 391.77 feet to a point.

Thence, eastwardly, forming an interior angle of 219°59'51" with the previous course and through tax lot 100 in the Bronx tax block 5636, a distance of 50.00 feet to the point of beginning.

This parcel consists of part of tax lot 100 in the Bronx tax block 5636 and comprises an area of 63,548 square feet or 1.45886 of an acre.

PROPOSED SEWER EASEMENT IN LOT 177 BLOCK 5636 DAMAGE PARCEL 2 - Part of Lot 177 in Block 5636

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Beginning at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street;

Running thence, northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, northeastwardly, forming an approximate interior angle of 65°17' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to a point on the said mean high water line.

Thence, northeastwardly, forming an approximate interior angle of 190°21' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, southeastwardly, forming an approximate interior angle of 104°35' with the previous course, and through tax lot 177 in the Bronx tax block 5636, a distance of 147 feet more or less to a point on the westerly line of the said Minnieford Avenue.

Thence, southwardly, forming an interior angle of 116°33'30" with the previous course and along the westerly line of the said Minnieford Avenue, a distance of 39.13 feet to the point of beginning.

This parcel consists of part of tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 5,687 square feet or 0.13056 of an acre more or less.

DAMAGE PARCEL 3 - Part of Lot 177 in Block 5636 and adjacent lands under water

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, as bounded and described as follows:

Commencing at a point on the westerly line of Minnieford Avenue (48.10 feet wide) where the same is intersected by the northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being distant 75.70 feet northwardly from the intersection of the westerly line of the said Minnieford Avenue with the northerly line of the said Bridge Street; thence northwestwardly, forming an angle of 63°26'30" on its northerly side with the westerly line of the said Minnieford Avenue and along the said northerly line of lot 629 as shown on the "Map of Estate of Elizabeth R. B. King", a distance of 179 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, said point being the point of beginning;

Running thence, northwestwardly, continuing in the direction of the previous course, a distance of 20 feet more or less to a point on the mean high water line as located by NYC Department of Design and Construction in May 2014.

Thence, northeastwardly, forming an approximate interior angle of 78°23' with the previous course and along the said mean high water line as located by NYC Department of Design and Construction in May 2014, a distance of 35.7 feet to a point on the said mean high water line.

Thence, southeastwardly, forming an approximate interior angle of

101°37' with the previous course, and part of the distance through tax lot 177 in the Bronx tax block 5636, a distance of 27 feet more or less to a point on the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883.

Thence, southwestwardly, forming an approximate interior angle of 75°25' with the previous course and along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 10 feet more or less feet to a point.

Thence, forming an approximate interior angle of 169°39' with the previous course and continuing along the said mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883, through tax lot 177 in the Bronx tax block 5636, a distance of 28 feet more or less feet to the point of beginning.

This parcel consists of an area between mean high water line as located by NYC Department of Design and Construction in May 2014 and the mean high water line as shown on the "Map of Estate of Elizabeth R. B. King", filed as Map No. 53 on May 26, 1883 partially located within tax lot 177 in the Bronx tax block 5636 and comprises an area of approximately 861 square feet or 0.00198 of an acre more or less. This property is being acquired subject to the interests of the State of New York, if any.

Dated: New York, NY
April 23, 2018
ZACHARY W. CARTER
Corporation Counsel of the City of New York
Attorney for the Condemnor,
100 Church Street
New York, NY 10007
(212) 356-2140

a30-m11

RICHMOND COUNTY

■ NOTICE

**IA PART 89
NOTICE OF PETITION
INDEX NUMBER CY4509/2018
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of

DAHLIA STREET

generally bounded by WOODROW ROAD and SHIFT PLACE, in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE that the City of New York (the "City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- c. providing that the compensation which should be made to the owners of the interests in real property sought to be acquired and described above be ascertained and determined by the Court without a jury;
- d. directing that within thirty days of the vesting of title to the property, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the reconstruction of roadways, sidewalks and curbs, and appurtenances in the Borough of Staten Island, City and

State of New York.

The real property which is to be acquired in fee simple absolute in this proceeding is described as follows:

ALL that certain plot, piece or parcel of land, with the building and improvements thereof erected, situate, lying and being in the borough of Staten Island, County of Richmond, City and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Woodrow Road with the westerly side of Dahlia Street;

RUNNING THENCE along the westerly line of Dahlia Street, North 18 degrees 56 minutes 14 seconds West, a distance of 484.01 feet to a point;

THENCE North 73 degrees 34 minutes 22 seconds East, a distance of 50.00 feet to a point;

THENCE parallel or nearly parallel with the easterly side of Dahlia Street, South 18 degrees 53 minutes 13 seconds East, a distance of 497.09 feet to a point;

THENCE along a curve deflecting to the left with a radius of 10.97 feet and a central angle of 35 degrees 17 minutes 22 seconds, a distance of 6.67 feet to a point;

THENCE the following two courses and distances:

- 1. South 78 degrees 24 minutes 46 seconds West, a distance of 36.06 feet to a point;
- 2. South 82 degrees 08 minutes 46 seconds West, a distance of 15.87 feet to a point;

THENCE North 18 degrees 56 minutes 14 seconds West, a distance of 14.01 feet to the point or place of **BEGINNING** .

Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to Eminent Domain Procedure Law § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY
March 19, 2018

ZACHARY W. CARTER
Corporation Counsel
of the City of New York
Attorney for the Condemnor
100 Church Street
New York, NY 10007
Tel. (212) 356-2170

SEE MAP(S) IN BACK OF PAPER

m2-15

**IA PART 89
NOTICE OF PETITION
INDEX NUMBER CY4505/2018
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of

RUSTIC PLACE from CLEVELAND AVENUE to HILLSIDE TERRACE

in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE, that the City of New York ("City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described above shall vest in the City in fee simple absolute;

- c. providing that the compensation which should be made to the owners of the real property sought to be acquired and described above be ascertained and determined by the Court without a jury;
- d. directing that within thirty days of the vesting of title, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record; and
- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the construction of sanitary and storm sewers and appurtenances in the Borough of Staten Island, City and State of New York.

The real property that is to be acquired in fee simple absolute in this proceeding is described as follows:

Rustic Place from Cleveland Avenue to Hillside Terrace

ALL that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, as bounded and described as follows:

BEGINNING at a point being the corner formed by the intersection of the northerly line of Rustic Place (50 feet wide) with the easterly line of Cleveland Avenue (60 feet wide);

RUNNING THENCE North 64 degrees 53 minutes 30 seconds East along said northerly line of Rustic Place, for a distance of 235.26 feet to an angle point;

THENCE North 41 degrees 02 minutes 11 seconds East along northwesterly line of said Rustic Place and its northeasterly prolongation, for a distance of 214.92 feet to a point in the bed of Hillside Terrace (60 feet wide), said point being on the northeasterly line of Damage Parcel No. 5A as shown on Acquisition and Damage Map No. 4245;

THENCE South 48 degrees 54 minutes 22 seconds East through the bed of said Hillside Terrace and along northeasterly lines of Damage Parcels No. 5A and 6A as shown on said Acquisition and Damage Map No. 4245, for a distance of 50.00 feet to a point on the northeasterly prolongation of the southeasterly line of the said Rustic Place;

THENCE South 41 degrees 02 minutes 11 seconds West along southeasterly line of said Rustic Place and its northeasterly prolongation, for a distance of 225.43 feet to an angle point;

THENCE South 64 degrees 53 minutes 30 seconds West along southerly line of said Rustic Place, for a distance of 240.90 feet to a point being the intersection of said southerly line of Rustic Place with the easterly line of Cleveland Avenue;

THENCE North 30 degrees 44 minutes 18 seconds West along the northwestwardly prolongation of the said easterly line of Cleveland Avenue, for a distance of 50.24 feet back to the point or place of **BEGINNING**.

Above described parcel consists of bed of Rustic Place between Cleveland Avenue and Hillside Terrace. This parcel comprises an area of 22,912 Sq. Ft. or 0.52599 acres.

The above-described property shall be acquired subject to encroachments, if any, so long as said encroachments shall stand, as delineated on Damage and Acquisition Map No. 4245.

Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to EDPL §402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY
March 23, 2018

ZACHARY W. CARTER
Corporation Counsel of the City of New York
Attorney for the Condemnor
100 Church Street

New York, NY 10007
Tel. (212) 356-4064

SEE MAP(S) IN BACK OF PAPER

m2-15

**I.A. PART 89
NOTICE OF PETITION
INDEX NUMBER CY4510/2018
CONDEMNATION PROCEEDING**

IN THE MATTER OF the Application of the CITY OF NEW YORK Relative to Acquiring Title in fee Simple to Property Known as Richmond County Tax Block 707, part of and adjacent to Lot 16, for the construction of the

VICTORY AND MANOR INTERSECTION PROJECT, STAGE 1,

Located in the area generally bounded by Victory Boulevard from east of Winthrop Place to Sommers Lane, in the Borough of Staten Island, City and State of New York.

PLEASE TAKE NOTICE that the City of New York (the "City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89 for certain relief.

The application will be made at the following time and place: at the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, May 31, 2018, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. Authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- b. Directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- c. Providing that the compensation which should be made to the owners of the property sought to be acquired and described below be ascertained and determined by the Court without a jury;
- d. Directing that within thirty days of the vesting of title to the property, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. Directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, NY, 10007.

The City of New York, in the proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for street purposes, including the reconstruction of sanitary sewers, water mains, roadways, sidewalks and curbs, and appurtenances in the Borough of Staten Island, City and State of New York.

The real property which is to be acquired in fee simple absolute in the proceeding is described as follows:

ALL THAT certain plot, piece or parcel of land, situate, lying and being in the Borough of State Island, County of Richmond, City and State of New York as bounded and described as follows:

BEGINNING AT a point formed by the intersection of the southerly right of way line of Victory Boulevard (100 feet wide) with the easterly line of Winthrop Place (50 feet wide), from said point of beginning;

RUNNING THENCE northwesterly, North 05 degrees – 46 minutes – 44 seconds west, a distance of 14.19 feet to a point;

THENCE, northeasterly, North 84 degrees – 11 minutes – 16 seconds east, a distance of 12.17 feet to a point;

THENCE, northwesterly, North 05 degrees – 45 minutes – 02 seconds west, a distance of 11.22 feet to a point;

THENCE, northeasterly, North 84 degrees – 14 minutes – 58 seconds east, a distance of 172.26 feet to a point;

THENCE, southeasterly, South 03 degrees – 09 minutes - 17 seconds east, a distance of 26.32 feet to a point;

THENCE, southwesterly, South 84 degrees – 31 minutes – 19 seconds west, a distance of 183.22 feet to the point and place of beginning.

Containing 4,617 square feet or 0.1060 acres.

Surveys, map or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to Eminent Domain Procedure Law § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY
April 25, 2018
ZACHARY W. CARTER
Corporation Counsel of the
City of New York
Attorney for the Condemnor,
100 Church Street
New York, NY 10007
(212) 356-2170

SEE MAP(S) IN BACK OF PAPER

m4-17

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

All auctions are open to the public and registration is free.

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

m30-s11

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

POLICE

■ NOTICE

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

The following list of properties is in the custody of the Property Clerk Division without claimants:
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.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

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):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- 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

j2-d31

PROCUREMENT

"Compete To Win" More Contracts!

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

- Win More Contracts at nyc.gov/competetowin

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

HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic prequalification application using the City's Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children's Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)
- Human Resources Administration (HRA)
- Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit www.nyc.gov/hhsaccelerator

ADMINISTRATION FOR CHILDREN'S SERVICES

OFFICE OF PROCUREMENT

■ INTENT TO AWARD

Human Services/Client Services

SPECIALIZED NON-SECURE PLACEMENT SERVICES

- Renewal - Due 5-23-18 at 4:00 P.M.

- PIN# 06812N0001011R003 - Specialized Non-Secure Placement services for youth with Serious Emotional Disturbance
- PIN# 06812N0001012R003 - Specialized Non-Secure Placement services for youth with Problematic Sexual Behavior
- PIN# 06812N0001013R004 - Specialized Non-Secure Placement services for youth with Substance Abuse
- PIN# 06812N0001014R003 - Specialized Non-Secure Placement services for youth with Fire-Setting Behaviors

The Administration for Children's Services (ACS), intends to enter into four (4) contract renewals with The Children's Village Inc., for the provision of Specialized Non-Secure Placement services. The Children's Village is located at, One Echo Hills, Dobbs Ferry, NY 10522. The renewal term for these contracts below will be for three (3) years, from July 1, 2018 thru June 30, 2021.

Any information concerning the providers' performance as well as any other relevant factors may be expressed by contacting the listed contact person via email.

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

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10009. Peter Pabon (212) 341-3450; Fax: (212) 341-3504; peter.pabon@acs.nyc.gov.

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BUILDINGS

■ AWARD

Goods

INFOR XTREME SUPPORT AND MAINTENANCE - Innovative Procurement - Other - PIN# 810183450E - AMT: \$74,731.99 - TO: Compulink Technologies Inc., 260 West 39th Street, Suite 302, New York, NY 10018.

MWBE Innovative Procurement.

☛ m9

Services (other than human services)

ADMINISTRATION OF DOB CREATED COURSES - Innovative Procurement - Other - PIN# 810182490A - AMT: \$90,000.00 - TO:

Donia and Associate LLC, 128 Newton Street, Unit 6a, Brooklyn, NY 11222.

MWBE Innovative Procurement.

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■ SOLICITATION

Services (other than human services)

MICROFICHE STORAGE - Competitive Sealed Bids - PIN# 81018B0002 - Due 6-8-18 at 3:00 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.

Buildings, 280 Broadway, 6th Floor, New York, NY 10007. David Garfinkel (212) 393-2781; Fax: (646) 500-6193; dgarfinkel@buildings.nyc.gov.



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CITYWIDE ADMINISTRATIVE SERVICES

■ SOLICITATION

Goods

PROPANE, COMPRESSED - Competitive Sealed Bids - PIN# 8571800276 - Due 6-12-18 at 10:30 A.M.

A copy of the bid can be downloaded from The City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone at (212) 386-0044 or by fax at (212) 669-7603.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York NY 10007-1602. Anne-Sherley Almonor (212) 386-0419; aalmonor@dcas.nyc.gov

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OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

BEVERAGES - Competitive Sealed Bids - PIN# 8571800217 - AMT: \$691.84 - TO: Environmental Agricultural Training, 2040 Bruckner Boulevard, Apt. 11A, Bronx, NY 10473.

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CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ SOLICITATION

Construction/Construction Services

HART ISLAND SHORE STABILIZATION - Competitive Sealed Bids - PIN# 072201826CPD - Due 5-24-18 at 3:00 P.M.

Pre Bid Conference on Wednesday, May 16, 2018, at 10:00 A.M.

Please see the attached Notice of Solicitation for further information.

Minority/Women-Owned Business Enterprises (M/WBE) program goal is subject to this contract.

Prevailing wage schedule 220 is subject to this contract.

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.

Correction, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370. Phillip Intatano (718) 546-0692; Fax: (718) 278-6205; phillip.intatano@doc.nyc.gov

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AWARD

Goods

SHINY SERVER PRO RENEWAL - Innovative Procurement - Other - PIN# 20181424125 - AMT: \$34,980.00 - TO: Compulink Technologies, 260 West 39th street, Suite 302, New York, NY 10018.

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DESIGN AND CONSTRUCTION

AWARD

Construction / Construction Services

RQ A AND E, REQUIREMENTS CONTRACT FOR SPECIAL INSPECTIONS AND LABORATORY TESTING SERVICES FOR MEDIUM PROJECTS CITYWIDE - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 8502017RQ0059P - AMT: \$5,000,000.00 - TO: Distinct Engineering Solutions Inc., 425 Old Georges Road, North Brunswick, NJ 08902.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Section 6-129 of the New York City Administrative Code.

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AGENCY CHIEF CONTRACTING OFFICER

SOLICITATION

Construction / Construction Services

NYPD 60TH PRECINCT POWER RECOVERY AND UPGRADE- BOROUGH OF BROOKLYN - Competitive Sealed Bids - PIN# 85018B0009 - Due 6-8-18 at 2:00 P.M.

PROJECT NO. SANDELEC4/DDC PIN:8502017PD0010C

Bid Document Deposit-\$35.00 per set-Company Check or Money Order Only-No Cash Accepted-Late Bids Will Not Be Accepted There will be an Optional Pre-Bid Walk-thru on Wednesday, May 23, 2018, at 10:00 A.M., at the 60th Precinct, located at 2951 West 8th Avenue, Brooklyn, NY 11224 Special Experience Requirements Bid documents are available at: http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp

THIS PROJECT IS SUBJECT TO Hire NYC

As of August 2017, the New York City Mayor's Office of Contract Services (MOCS) has launched the Procurement and Sourcing Solutions Portal (PASSPort), a new procurement system that will replace the paper - VENDEX process. All organizations intending to do business with the City of New York should complete an online disclosure process to be considered for a contract.

Since you have submitted a bid to NYC Department of Design and Construction, we are requesting that you create an account and enroll in PASSPort and file all disclosure information. Paper submissions, including Certifications of No Change to existing VENDEX packages will not be accepted in lieu of complete online filings. You can access PASSPort from the following link: http://www.nyc.gov/passport

Companies certified by the New York City Department of Small Business Services as Minority-or Women-Owned Business Enterprises ("M/WBE") are strongly encouraged to submit a bid. This procurement is subject to Minority-Owned and Women-Owned Business Enterprises (MWBE) participation goals as required by Local Law 1 of 2013. All respondents will be required to submit an M/WBE Participation Plan with their response. For the MWBE goals, please visit our website at http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp see "Bid Opportunities". For a list of companies certified by the NYC Department of Small Business Services, please visit www.nyc.gov/buycertified. To find out how to become certified, visit www.nyc.gov/getcertified or call the DSBS certification helpline at (212) 513-6311.

This contract is subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated Local Unions. For further information, see Volume 2 of the Bid Documents.

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

Design and Construction, 30-30 Thomson Avenue, Long Island City, NY 11101. Brenda Barreiro (718) 391-1041; csb_projectinquiries@ddc.nyc.gov

Accessibility questions: Disability Services Facilitator (718) 391-2815, DDCEE0@ddc.nyc.gov, by: Monday, May 28, 2018, 5:00 P.M.



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ENVIRONMENTAL PROTECTION

PURCHASING MANAGEMENT

AWARD

Services (other than human services)

TABLEAU SOFTWARE MAINTENANCE - Innovative Procurement - Other - PIN# 8300047B - AMT: \$78,968.40 - TO: Stellar Services Inc., 70 West 36th Street, Suite 702, New York, NY 10018.

Innovative Procurement Method.

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FIRE DEPARTMENT

FISCAL SERVICES

SOLICITATION

Goods and Services

MANAGEMENT, INSPECTION, PREVENTATIVE MAINTENANCE, REPAIR, TRAINING SERVICES AND CALIBRATION FOR HAZARDOUS MATERIALS MONITORING METERS - Competitive Sealed Bids - PIN# 057190000010 - Due 6-13-18 at 4:00 P.M.

The Fire Department of the City of New York seeks the Services of a qualified Contractor, to provide all management, supervision, labor, equipment, tools, testing, training, materials, supplies, and replacement unit purchasing services necessary to upgrade, maintain, repair, and replace hazardous materials meters.

There will be a non mandatory Pre-Bid Meeting held for this procurement on Friday, May 18, 2018, at 2:00 P.M., at FDNY Headquarters, 9 MetroTech Center, 1st Floor Auditorium, Brooklyn, NY 11021. Bidders are encouraged to attend.

Bidders are hereby notified that this procurement is subject to Local Law 1 of 2013, M/WBE Participation Requirements.

ePin No. 05718B0010 Vendor Source ID# 93169

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.

Fire Department, 9 Metrotech Center, 5W-13-K, Brooklyn, NY 11201. Edward Woda (718) 999-8162; Fax: (718) 999-0177; edward.woda@fdny.nyc.gov

Accessibility questions: contracts@fdny.nyc.gov, by: Wednesday, June 13, 2018, 4:00 P.M.



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HOUSING AUTHORITY

SOLICITATION

Construction / Construction Services

ROOFING REPLACEMENT AND ROOFTOP STRUCTURE RENOVATION AT GRANT HOUSES - Competitive Sealed Bids - PIN# RF1723504 - Due 5-30-18 at 11:00 A.M.

There will be a Pre-Bid Meeting on May 16, 2018, at 10:30 A.M., at 1320 Amsterdam Avenue Management Office. Although attendance is not mandatory, it is strongly recommended that you attend. NYCHA staff will be available to address all inquiries relevant to this contract.

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. Documents can also be obtained by registering with I-supplier and downloading documents. Please note that original bid bonds are due at time of bid opening.

Please note that in the event only one bidder has submitted a bid in connection with the contract on or before the original bid submission deadline, the bid submission deadline shall automatically be extended for fourteen (14) calendar days. The foregoing extension does not in any

way limit NYCHA's right to extend the bid submission deadline for any other reason.

This contract shall be subject to the New York City Housing Authority's Project Labor Agreement, if the Bidder's price exceeds \$250,000.00.

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, New York, NY 10007. Latrena Johnson (212) 306-3223; latrena.johnson@nycha.nyc.gov



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HUMAN RESOURCES ADMINISTRATION

DOMESTIC VIOLENCE AND EMER INTERV SVCS

INTENT TO AWARD

Human Services/Client Services

NON-RESIDENTIAL DOMESTIC VIOLENCE SERVICES

- Renewal - PIN# 09610P0017010R001 - Due 5-17-18 at 5:00 P.M.

HRA intends to continue doing business with the following vendor: Violence Intervention Program Inc., E-PIN: 09610P0017010R001, PO Box 1161, Triborough Station, NY 10035, for the Provision of Non-Residential Domestic Violence Services.

HRA intends to renew one (1) contract with the contractor that currently provides the Office of Emergency and Intervention Services (EIS). The contract renewal term will be from 4/1/2018 to 3/31/2021. This Notice is for informational purposes only.

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

Human Resources Administration, 150 Greenwich Street, 43rd Floor, New York, NY 10007. Kristen Lasky (929) 221-7313; laskyk@hra.nyc.gov

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PARKS AND RECREATION

VENDOR LIST

Construction Related Services

PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION, NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS.

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construct its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)*;
2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE*;

- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

* Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: http://a856-internet.nyc.gov/nycvendoronline/home.asap.; or http://www.nycgovparks.org/opportunities/business.

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov

j2-d31

CONTRACTS

SOLICITATION

Construction/Construction Services

CONSTRUCTION OF THE PORTION OF THE PUTNAM GREENWAY

- Competitive Sealed Bids - PIN# X092-508M - Due 6-7-18 at 10:30 A.M.

From the City Line to Van Cortlandt Park South, in Van Cortlandt Park, Borough of the Bronx. E-Pin# 84618B0155.

Pre-Bid Meeting on: Thursday, May 24, 2018, at 11:30 A.M. Location: Olmsted Center Annex - Bid Room.

This procurement is subject to Disadvantaged Business Enterprise Goals. Grant Funded FHWA.

Bid Deposit: Required 5 percent of Amount of Proposal or Bid Bond 10 percent of Amount of Proposal. The Cost Estimate Range is: \$1,000,000.00 to \$3,000,000.00.

To request the Plan Holder's List, please call the Blue Print Room, at (718) 760-6576.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of New York, Parks and Recreation. A separate check/money order is required for each project. The company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows - Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov

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REVENUE

SOLICITATION

Services (other than human services)

DEVELOPMENT, OPERATION, AND MAINTENANCE OF A FOOD SERVICE FACILITY WITH THE OPTION TO OPERATE

(2) MOBILE FOOD UNITS AT MCCARREN PARK, BROOKLYN

- Request for Proposals - PIN# B58-SB-2018 - Due 6-18-18 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") for the development, operation, and maintenance of a food service facility with the option to operate (2) mobile food units at McCarren Park, Brooklyn.

There will be a recommended proposer site tour, on Wednesday, May 23, 2018, at 11:00 A.M. We will be meeting at the proposed concession site (Block #2670 and Lot #1), which is located at Lorimer Street between Bedford Avenue and Driggs Avenue, Brooklyn. If you are considering responding to this RFP, please make every effort to attend this recommended meeting. All proposals submitted in response to this RFP, must be submitted no later than Monday, June 18, 2018, at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Monday, May 7, 2018 through Monday, June 18, 2018, between the

hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download, on Monday, May 7, 2018 through Monday, June 18, 2018, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Jocelyn Lee, Project Manager, at (212) 360-3407 or at jocelyn.lee@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Jocelyn Lee (212) 360-3407; jocelyn.lee@parks.nyc.gov

m7-18

POLICE

CONTRACT ADMINISTRATION

■ SOLICITATION

Goods

HORSES - PURCHASE AND LEASE - Negotiated Acquisition - Other - PIN#05618N0001 - Due 6-28-18 at 2:00 P.M.

The New York City Police Department ("NYPD") is conducting a solicitation in which it is seeking appropriately qualified horse breeders, horse trainers, or horse traders that will be able to supply the Department's Mounted Unit with quality horses. The horses will be used for Patrol and/or lease that will be used for training purposes. Interested vendors have the option of submitting applications to provide either Patrol Horses or Lease Horses or to submit two applications and apply for both options. The deadline for applications will be Thursday, June 28th, 2018, at 2:00 P.M.

Interested vendors are strongly encouraged to attend the Pre-Application Conference on Thursday, May 24th, 2018, at 11:00 A.M., at the NYPD Mounted Unit, located at 553 West 53rd Street, New York, NY 10019. If you are planning on attending the Pre-Application Conference, please RSVP via email, no later than Monday, May 21, 2018, at 4:00 P.M., with both your company/organization name and the names of the specific attendees to Rosemarie Moore, at Contracts@nypd.org.

Pursuant to Section 3-04(b)(2) of the PPB Rules, the Agency Chief Contracting Officer has determined that it is not practicable or advantageous to the City to use Competitive Sealed Bidding because there is a limited number of suppliers available and able to perform the work.

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.

Police, 90 Church Street, Suite 1206, New York, NY 10007. Rosemarie Moore (646) 610-4929; Fax: (646) 610-5224; contracts@nypd.org

Accessibility questions: Rosemarie Moore (646) 610-4929, Rosemarie.moore@nypd.org, by: Friday, May 18, 2018, 3:00 P.M.



m7-11

TRANSPORTATION

BRIDGES

■ VENDOR LIST

Services (other than human services)

PRE-QUALIFICATION LIST FOR BRIDGE DESIGN AND CONSTRUCTION SUPPORT SERVICES AND RESIDENT ENGINEERING INSPECTION SERVICES

The Department of Transportation invites engineering firms to be considered for inclusion on the agency's Pre-Qualified Lists (FY19/

FY'20) for the following categories of service: (1) Bridge Design and Construction Support Services and/or (2) Bridge Resident Engineering Inspection (REI) Services. In order for a firm to be Pre-Qualified the firm must meet specific criteria requirements as stated on the Pre-Qualification Forms and SF330 Forms which can be obtained from the New York City Department of Transportation (NYCDOT). Information and applications to be included on such lists may be submitted at any time. The information and applications may be obtained from the NYCDOT's Agency Chief Contracting Office or from DOT's website (<http://www.nyc.gov/html/dot/html/about/doing-business.shtml>). Firms already on the Pre-Qualified Lists will need to be re-certified for inclusion on the list(s).

For the two categories described above, three (3) lists (Large, Medium and Small) are established according to project size. No firm may be placed on more than two of the three lists for the Bridge Design and Construction Support Services or the Bridge Resident Engineering Inspection Services category. Firms that are placed on these Pre-Qualified lists may be invited to receive RFPs (Request for Proposals) on selected Capital Bridge Projects without additional public notification. The Pre-Qualification Lists are as follows:

SMALL BRIDGE DESIGN/REI: (for projects less than \$15 million construction cost)

MEDIUM BRIDGE DESIGN/REI: (for projects of \$15 to \$40 million construction cost)

LARGE BRIDGE DESIGN/REI: (for projects in excess of \$40 million construction cost)

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

Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, 8th Floor, Room 825, New York, NY 10041, Hours 10:00 A.M. to 3:00 P.M., Monday thru Friday. Window Services (212) 839-9308.

m4-10

TRAFFIC

■ AWARD

Services (other than human services)

ARCHITECTURE ENGINEERING CONSTRUCTION COLLECTION IC GOVERNMENT MULTIUSER ELD ANNUAL SUBSCRIPTION - Innovative Procurement - Other -

PIN# 84118PO140TR - AMT: \$120,001.48 - TO: Compulink Technologies Inc., 260 West 39th Street, Suite 302, New York, NY 10018.

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CONTRACT AWARD HEARINGS

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS/TRANSLATORS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, NY 10007, (212) 788-7490, NO LATER THAN TEN (10) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.

AGING

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Monday, May 21, 2018, at the Department for the Aging, 2 Lafayette Street, 4th Floor Conference Room, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the City of New York Department for the Aging and Nia Community Network Inc., located at 6614 11th Avenue, Brooklyn, NY 11219, for the provision of physical health, nutrition and information and referral services for the elderly. The program will be serving Community Districts 2, 10, and 11 in the borough of Brooklyn. The contract amount is \$150,490. The contract term shall be from July 1, 2017 to June 30, 2018. The proposed contract will have an EPIN number of: 12518L0187001 and DFTA

PIN # of: 12518DISC2ZA.

The proposed contract is being funded through discretionary funds, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Office of the Department for the Aging, Contract Procurement and Support Services, 2 Lafayette Street, Room 400, New York, NY 10007, on business days, from May 9, 2018 to May 21, 2018, excluding Holidays, from 10:00 A.M. to 4:00 P.M.

Anyone who wishes to speak at this Public Hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written request to speak should be sent to Erkan Solak, Agency Chief Contracting Officer, at the Department for the Aging (DFTA), 2 Lafayette Street, Room 400, New York, NY 10007. If DFTA receives no written requests to speak within the prescribed time, DFTA reserves the right not to conduct the Public Hearing.

Accessibility questions: Faustina Johnson-Williams (212) 602-4272, fawilliams@aging.nyc.gov, by: Wednesday, May 16, 2018, 10:00 A.M.



◀ m9

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

THIS PUBLIC HEARING HAS BEEN CANCELED.

NOTICE IS HEREBY GIVEN that a Public Hearing, will be held at the Department of Environmental Protection Offices, at 59-17 Junction Boulevard, 17th Floor Conference Room, Flushing, NY, on May 10, 2018, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and OVE ARUP & Partners, 77 Water Street, New York, NY 10005, for BEPA-GIS STUDY: BEPA Citywide Parcel-Based Impervious Area GIS Study. The Contract term shall be 18 months from the date of the written notice to proceed. The Contract amount shall be \$600,000.00—Location: Citywide: EPIN: 82617P0019

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by May 2, 2018, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Written notice should be sent to Ms. Debra Butlien, NYCDEP, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373, or via email to dbutlien@dep.nyc.gov

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

A copy of the Contract may be inspected at the Department of Environmental Protection, 59-17 Junction Boulevard, Flushing, NY 11373, on the 17th Floor Bid Room, on business days from April 27, 2018 to May 10, 2018, between the hours of 9:30 A.M. - 12:00 P.M. and from 1:00 P.M. - 4:00 P.M.

Note: Individuals requesting Sign Language Interpreters should contact Ms. Debra Butlien, Office of the Agency Chief Contracting Officer, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373, (718) 595-3423, no later than FIVE(5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

◀ m9

AGENCY RULES

CONSUMER AFFAIRS

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Consumer Affairs (“DCA” or “Department”) is proposing to amend Section 6-19 of Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York to amend the fixed penalties for the violations of the laws and rules related to dealers of second-hand automobiles.

When and where is the hearing? The Department will hold a public hearing on the proposed rule. The public hearing will take place at 10:00 A.M., on Friday, June 8, 2018. The hearing will be in the Department’s hearing room at 42 Broadway, 5th Floor, New York, NY 10004.

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

- **Website.** You can submit comments to DCA through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to rulecomments@dca.nyc.gov.
- **Mail.** You can mail comments to Casey Adams, Director of City Legislative Affairs, New York City Department of Consumer Affairs, 42 Broadway, 8th Floor, New York, NY 10004.
- **Fax.** You can fax comments to Casey Adams, Director of City Legislative Affairs, (646) 500-5962.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling (212) 436-0095. You can also sign up in the hearing room before the hearing begins 10:00 A.M., on Friday, June 8, 2018. You can speak for up to three minutes.

Is there a deadline to submit comments? Yes. You must submit any written comments to the proposed rule by 5:00 P.M., on Friday, June 8, 2018.

What if I need assistance to participate in the hearing? You must tell the Department’s External Affairs Division if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (212) 436-0095 or by email to cadams@dca.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by 5:00 P.M., on Wednesday, June 6.

This location has the following accessibility option(s) available: Wheelchair accessible.

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

What authorizes the Department of Consumer Affairs to make this rule? Sections 1043, 2203(c), 2203(f), and 2203(h)(1) of the City Charter, Sections 20-104(e) and 20-275.1 of the Administrative Code of the City of New York, Section 10 of Local Law 197 for the year 2017, and Section 3 of Local Law 198 for the year 2017 authorize the Commissioner of the Department to make this proposed rule. This proposed rule was not included in DCA’s regulatory agenda for this Fiscal Year because it was not contemplated when DCA published the agenda.

Where can I find DCA’s rules? The Department’s rules are in Title 6 of the Rules of the City of New York.

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

Statement of Basis and Purpose of Proposed Rule

Local Law 197 of 2017 amended the New York City Administrative Code to require that second-hand automobile dealers provide certain financing disclosures and to create an automobile contract cancellation option that may be used by consumers of second-hand automobiles.

Local Law 198 of 2017 amended the New York City Administrative Code to require second-hand automobile dealers post and distribute a bill of rights to consumers.

To implement Local Laws 197 and 198, the Department proposes to amend Section 6-19 of Subchapter B of Title 6 of the Rules of the City of New York, which establishes fixed penalties for the violations of the laws and rules related to secondhand automobile dealers.

DCA’s authority for these rule is found in Sections 1043, 2203(c), 2203(f), and 2203(h)(1) of the City Charter, Sections 20-104(e) and 20-275.1 of the Administrative Code of the City of New York, Section 10 of Local Law 197 of 2017, and Section 3 of Local Law 198 of 2017.

An analysis of this proposed rule as described in Section 1043(d) of the New York City Charter was not performed because it falls under the exception in Section 1043(d)(4)(ii).

New material is underlined.
[Deleted material is in brackets.]

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise

6 RCNY § 2-103(c)	Covering or concealing of motor or serial number in sale of second-hand automobile or motorcycle	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(d)	Failure of dealer in second-hand automobiles to meet deferred payment commitments in purchase of second-hand automobile from private person	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(e)	Improper statements, representations, promises or acts by dealer in second-hand automobiles or agents	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(f)	Failure of dealer in second-hand automobiles to disclose all terms of undertaking or agreement with purchaser	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(g)(1)(i)	Sale of second-hand automobile not inspected and certified in accordance with Vehicle and Traffic Law	\$500	\$500	\$500	\$500	\$500	\$500
6 RCNY § 2-103(g)(1)(ii)	Failure to provide required Notice to Buyer with contract for sale of second-hand automobile	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(g)(1)(iii)	Contract for sale of second-hand automobile containing prohibited limitations	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(g)(1)(iv)	Failure of dealer in second-hand automobiles to submit form contracts with license application	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(g)(1)(v)	Failure of dealer in second-hand automobiles to display required sign at place of business	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(g)(2)	Misrepresentation of vehicle mileage	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(h)	Failure of dealer in second hand automobiles to investigate previous use of vehicle or to maintain record of vehicle's previous use and odometer reading	\$500	\$500	\$500	\$500	\$500	\$500
6 RCNY § 2-103(i)	Sale of second-hand automobile at price other than advertised	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(j)	Sale of second-hand automobile from licensed place of business by any person other than licensed dealer in second-hand automobiles	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(k)(1)	Improperly accepting deposit in sale of second hand automobile	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(k)(2)	Deposit receipt fails to contain required information	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(k)(3)	Failure to keep proper record of deposits in sales of second hand automobiles	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(l)(1)	Failure of dealer in second hand automobiles to keep proper records of income and expenses	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(l)(2)	Failure of dealer in second hand automobiles to maintain proper record of cash receipts sand cash disbursements	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-103(m)(2)	Dealer in second-hand automobiles parking or allowing automobiles to encroach on a sidewalk or other public space	\$375	\$500	\$450	\$500	\$500	\$500
6 RCNY § 2-105(a)	Failure to label second-hand articles as not new	\$375*	\$500*	\$450	\$500	\$500	\$500

6 RCNY § 2-105(b)	Failure of dealer in second-hand automobiles to post price of second-hand automobile according to required specifications	\$375*	\$500*	\$675	\$750	\$1,000	\$1,000
6 RCNY § 2-105(c)	Failure of dealer in second-hand automobiles to post price of add-on products according to required specifications	\$375*	\$500*	\$675	\$750	\$1,000	\$1,000
6 RCNY § 2-106	Failure to comply with requirements related to financing disclosures for second-hand automobiles	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000
6 RCNY § 2-107	Failure to comply with requirements related to second-hand automobile contract cancellation option	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000
6 RCNY § 2-108	Failure to comply with requirements related to second-hand automobile consumer bill of rights	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000
6 RCNY § 2-109	Failure of second-hand automobile dealer to comply with records and reports requirements	\$750	\$1,000	\$900	\$1,000	\$1,000	\$1,000

Accessibility questions: Casey Adams (212) 436-0095, cadams@dca.nyc.gov, by: Wednesday, June 6, 2018, 5:00 P.M.



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SPECIAL MATERIALS

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

Certification of No Harassment (“CONH”) Pilot Program Concept Paper

In advance of the release of a Request for Proposals (RFP), the New York City Department of Housing Preservation and Development (HPD) is releasing a concept paper setting forth the services for potential, qualified vendors to support the CONH Pilot Program.

The CONH Pilot Program requires an investigation into whether harassment has occurred during a 60 month period preceding an application, and is triggered when an owner applies for a permit to the Department of Buildings to materially alter or demolish the building.

The concept paper will be posted on the HPD website, <http://www1.nyc.gov/site/hpd/vendors/contract-opportunities.page>, from May 14, 2018 to June 29, 2018. All comments in response to the concept paper should be in writing via email to: Mr. Jay Bernstein, Deputy Agency Chief Contracting Officer, at jb1@hpd.nyc.gov, by June 29, 2018.

Accessibility questions: ENSAdmin@hpd.nyc.gov, by: Monday, June 4, 2018, 5:00 P.M.



m7-11

MAYOR'S OFFICE OF CONTRACT SERVICES

■ NOTICE

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2018 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2018 Annual Contracting Plan and Schedule that is published, pursuant to New York City Charter § 312(a):

Agency: Department of Transportation
 Description of services sought: This contract will be utilized to provide for the labor, material and technical services for all routine and emergency repairs, maintenance and servicing of navigation, electronic and simulation equipment required to maintain the safe transport of crew and passengers aboard the Staten Island Ferry.
 Start date of the proposed contract: 3/17/2019
 End date of the proposed contract: 3/16/2022
 Method of solicitation the agency intends to utilize: Competitive Sealed Bid
 Personnel in substantially similar titles within agency: None
 Headcount of personnel in substantially similar titles within agency: 0

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CHANGES IN PERSONNEL

TAX COMMISSION						
FOR PERIOD ENDING 04/20/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
MUHAMMAD	SHANTASI S	10209	\$13,5000	APPOINTED	YES 04/02/18	021

LAW DEPARTMENT						
FOR PERIOD ENDING 04/20/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ALVAREZ	JONATHAN A	30112	\$74959.0000	RESIGNED	YES 04/06/18	025
CAMACHO	JORGE X	30112	\$88325.0000	RESIGNED	YES 04/01/18	025
CLIFFORD	MUNONYED M	30112	\$83242.0000	APPOINTED	YES 04/01/18	025
DAVID	ANSHEL	30112	\$143319.0000	RETIRED	YES 04/01/18	025
DOLGOW	PAMELA L	30112	\$148325.0000	RETIRED	YES 04/05/18	025
FOY	TOYA J	10251	\$38956.0000	APPOINTED	NO 04/01/18	025
FRIAS-COLON	PATRIA Y	30112	\$152763.0000	RESIGNED	YES 04/10/18	025
GANDASEGUI	LUIS A	13643	\$103636.0000	APPOINTED	YES 04/08/18	025
HALLDORSON	MATTHEW C	30112	\$69929.0000	APPOINTED	YES 04/01/18	025
HOLLAND	CHELSEA R	30112	\$79079.0000	APPOINTED	YES 04/08/18	025
LAI	YAN NA	10251	\$18,5413	APPOINTED	YES 04/01/18	025
MBAYE	LESLEY B	30112	\$94092.0000	RESIGNED	YES 04/08/18	025
MIZRAHI	STEVEN J	30112	\$83019.0000	APPOINTED	YES 04/08/18	025
PAUL	SHIRLEY S	30112	\$74959.0000	APPOINTED	YES 04/01/18	025
ROMAIN	DONALD B	90644	\$29882.0000	TERMINATED	YES 03/27/18	025
SCALZO	VICTORIA	30112	\$133787.0000	RETIRED	YES 04/01/18	025
VISGAITIS	REBECCA	30112	\$88325.0000	APPOINTED	YES 04/01/18	025
WHITEHEAD	JUDY	10251	\$18,5400	RESIGNED	YES 04/05/18	025
WILES	LISA	10251	\$33875.0000	RESIGNED	NO 04/08/18	025
WOMACK	KARRIEAN M	10251	\$16,7378	APPOINTED	YES 04/08/18	025

DEPARTMENT OF CITY PLANNING						
FOR PERIOD ENDING 04/20/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
DOSAMANTES	MAXIMILL D	12627	\$75591.0000	INCREASE	NO 01/29/18	030
LEE	FREDERIC A	22124	\$82318.0000	RETIRED	NO 03/31/18	030
NOURIELI	SAMUEL E	56058	\$55000.0000	RESIGNED	YES 04/06/18	030
STANLEY	NIKI	82994	\$129000.0000	APPOINTED	YES 04/01/18	030

DEPARTMENT OF INVESTIGATION FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include CAPUTO, JASEY, O'NEAL, THOMAS, ZHELIZNA.

TEACHERS RETIREMENT SYSTEM FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include SATIC, VILLAVICENCIO.

CIVILIAN COMPLAINT REVIEW BD FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include GRAHAM, HUAN, HUGHES, MARIE, VARGAS.

POLICE DEPARTMENT FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include ADEVENI, AFANASEWICZ, AKHTAR, ALFANO, ALI, ALI, ANDUJAR, ANDUJAR, ANSARI.

POLICE DEPARTMENT FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include ARCHIBALD, ARCHIBALD, ARIAS, ARMSTRONG, ARNER, ASHMAN, AVOSSO, AYAD, AYALA, AYENI-WILSON, BALDEO, BAROI, BARRETT, BATSON, BAYRON-PAZ, BEARD, BELGRAVE, BELL, BERMUDEZ, BHUIYAN, BHUIYAN, BIBULJICA, BLACKBURN, BONNE, BREWSTER, BROWN, BRYANT, BUENO, BULLEN-SAMUEL, BUONADONNA, BURTON, CARGILL, CARMONA, CARO, CARROLL, CHEURFA, CHIAM, CHOUDHURY, CHOWDHURY, CHRISTIAN, CHRISTIE, COLLADO, COLLINS, COLLINS, COLLINS, COLLINS, COLON, COLON, CORDERO, CORDERO.

POLICE DEPARTMENT FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include CORREA, COXALL, CRUZ, CRUZ, CRUZ, CRUZ, CUMBERBATCH, CUNNINGHAM, CUTHBERTSON, CUTTITTA, DANIELS, DAVIS, DAZZO, DELBON, DELGADO, DELOSSANTOS, DETERVILLE, DILLIGARD, DOWLING, DREPAUL, DUE, DUMAS, DURAN, ELDIN, EMERIBE, EMERY, ENDRESON, ERFAN, EVERSLEY, EZZELLE, FARRICE, FEBO, FERNANDEZ, FERNANDEZ, FERNANDEZ, FERNANDEZ, FIGUEROA, FINEGAN-SILVEST, FISCHETTI, FLOYD, FLYNN-CAMPBELL, FOLDS, FORD, FORREST, FRANCOIS, FRASER, FREDERICK, FREDERICKS, FUENTES, FUSCHETTO JR., GARCIA.

POLICE DEPARTMENT FOR PERIOD ENDING 04/20/18

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include GARCIA JR, GASCHLER, GEDAL, GERALDO HOYOS, GODFRIED, GONTAREK, GORDON, GREGORY, GRIFFIN, GUPTA, GUTIERREZ, GUZMAN, HALL, HANNAH, HARRIS, HARRIS, HARRISON, HASSETT JR, HAZAN, HENRY, HERNANDEZ, HERNANDEZ, HERRING, HEYWARD, HICHEZ FERNADE, HINDS, HODGE, HOLLAND, HOLLINGSWORTH, HOLZMAN, HUDSON, HUTCHINSON, HYSON, ISLAM, JACK, JACK.

JACKSON	TYETISHA R	70205	\$13,5000	RESIGNED	YES	03/17/18	056
JAHAN	KAZI I	71651	\$38625.0000	INCREASE	NO	01/12/18	056
JANNEH	LANSCINE	71141	\$38244.0000	RESIGNED	YES	03/29/18	056
JOHN	SHANICE A	71012	\$37828.0000	RESIGNED	NO	10/03/16	056
JONES	AMBER J	71651	\$30706.0000	RESIGNED	NO	06/21/17	056
JONES	MARVA M	60817	\$32426.0000	APPOINTED	NO	03/18/18	056
JUAN	DELENGER J	60817	\$32426.0000	APPOINTED	NO	03/18/18	056
KAYALI	BANDAR I	70210	\$48666.0000	RESIGNED	NO	04/03/18	056
KEBER	MEGAN L	21849	\$76516.0000	INCREASE	YES	03/27/18	056
KIANI	ZEEESHAN Z	70206	\$15,6400	RESIGNED	YES	03/06/18	056
KITSAKOS	ALEXANDE P	7021A	\$92184.0000	RETIRED	NO	01/01/18	056
KOSAKA	JUSTON T	40610	\$52807.0000	APPOINTED	NO	03/11/18	056
LABAD	BRIANNA	71105	\$29204.0000	DECREASE	YES	03/19/18	056
LAM	MAN KIT	60817	\$32426.0000	APPOINTED	NO	03/18/18	056
LATIMORE	SHANIKWA	71022	\$54010.0000	INCREASE	YES	02/09/18	056

LATE NOTICE

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945, commencing at 2:00 P.M., on Wednesday, May 30, 2018. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing Macy's Retail Holdings, Inc., to continue to maintain and use an underground Structure under the roadway of Livingston Street, between Hoyt Street and Gallatin Place, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 17, 2017 to June 30, 2027 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 149A**

- For the period July 1, 2017 to June 30, 2018 - \$25,745
- For the period July 1, 2018 to June 30, 2019 - \$26,198
- For the period July 1, 2019 to June 30, 2020 - \$26,651
- For the period July 1, 2020 to June 30, 2021 - \$27,104
- For the period July 1, 2021 to June 30, 2022 - \$27,557
- For the period July 1, 2022 to June 30, 2023 - \$28,010
- For the period July 1, 2023 to June 30, 2024 - \$28,463
- For the period July 1, 2024 to June 30, 2025 - \$28,916
- For the period July 1, 2025 to June 30, 2026 - \$29,369
- For the period July 1, 2026 to June 30, 2027 - \$29,822

the maintenance of a security deposit in the sum of \$14,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations..

#2 IN THE MATTER OF a proposed revocable consent authorizing 95th and Third LLC., to construct, maintain and use a snowmelt system in the south sidewalk of East 95th Street, between Second Avenue and Third Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2437**

- From the approval Date by the Mayor to June 30, 2019 - \$11,770/ per annum
- For the period July 1, 2019 to June 30, 2020 - \$11,977
- For the period July 1, 2020 to June 30, 2021 - \$12,184
- For the period July 1, 2021 to June 30, 2022 - \$12,391
- For the period July 1, 2022 to June 30, 2023 - \$12,598
- For the period July 1, 2023 to June 30, 2024 - \$12,805
- For the period July 1, 2024 to June 30, 2025 - \$13,012
- For the period July 1, 2025 to June 30, 2026 - \$13,219
- For the period July 1, 2026 to June 30, 2027 - \$13,426
- For the period July 1, 2027 to June 30, 2028 - \$13,633
- For the period July 1, 2028 to June 30, 2029 - \$13,840

the maintenance of a security deposit in the sum of \$14,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent authorizing Bloomingdale Homeowners Association, Inc., to continue to maintain and use a force main, together with manholes, and a gravity sewer pipe under and along Veterans road east, between Pitney Avenue and Poplar Avenue, in the borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2018 to June 30, 2028 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1299**

- For the period July 1, 2018 to June 30, 2019 - \$89,764
- For the period July 1, 2019 to June 30, 2020 - \$91,344
- For the period July 1, 2020 to June 30, 2021 - \$92,924
- For the period July 1, 2021 to June 30, 2022 - \$94,504
- For the period July 1, 2022 to June 30, 2023 - \$96,084
- For the period July 1, 2023 to June 30, 2024 - \$97,664
- For the period July 1, 2024 to June 30, 2025 - \$99,244
- For the period July 1, 2025 to June 30, 2026 - \$100,824
- For the period July 1, 2026 to June 30, 2027 - \$102,404
- For the period July 1, 2027 to June 30, 2028 - \$103,984

the maintenance of a security deposit in the sum of \$104,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed revocable consent authorizing Cornell University, to continue to maintain and use a tunnel under and across York Avenue, between East 69th and East 70th Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #289**

- For the period July 1, 2015 to June 30, 2016 - \$43,257
- For the period July 1, 2016 to June 30, 2017 - \$44,438
- For the period July 1, 2017 to June 30, 2018 - \$45,619
- For the period July 1, 2018 to June 30, 2019 - \$46,800
- For the period July 1, 2019 to June 30, 2020 - \$47,981
- For the period July 1, 2020 to June 30, 2021 - \$49,162
- For the period July 1, 2021 to June 30, 2022 - \$50,343
- For the period July 1, 2022 to June 30, 2023 - \$51,524
- For the period July 1, 2023 to June 30, 2024 - \$52,705
- For the period July 1, 2024 to June 30, 2025 - \$53,886

the maintenance of a security deposit in the sum of \$54,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations

#5 IN THE MATTER OF a proposed revocable consent authorizing Cornell University, to continue to maintain and use pipes and conduit under the north sidewalk of East 69th Street, west of York Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1904**

- For the period July 1, 2014 to June 30, 2015 - \$20,017
- For the period July 1, 2015 to June 30, 2016 - \$20,587
- For the period July 1, 2016 to June 30, 2017 - \$21,157
- For the period July 1, 2017 to June 30, 2018 - \$21,727
- For the period July 1, 2018 to June 30, 2019 - \$22,297
- For the period July 1, 2019 to June 30, 2020 - \$22,867
- For the period July 1, 2020 to June 30, 2021 - \$23,437
- For the period July 1, 2021 to June 30, 2022 - \$24,007
- For the period July 1, 2022 to June 30, 2023 - \$24,577
- For the period July 1, 2023 to June 30, 2024 - \$25,147

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

#6 IN THE MATTER OF a proposed revocable consent authorizing Eugenia L. Montalvo, to continue to maintain and use a retaining wall on the west sidewalk of Wilson Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1979**

For the period July 1, 2016 to June 30, 2017 - \$1,062
 For the period July 1, 2017 to June 30, 2018 - \$1,086
 For the period July 1, 2018 to June 30, 2019 - \$1,110
 For the period July 1, 2019 to June 30, 2020 - \$1,134
 For the period July 1, 2020 to June 30, 2021 - \$1,158
 For the period July 1, 2021 to June 30, 2022 - \$1,182
 For the period July 1, 2022 to June 30, 2023 - \$1,206
 For the period July 1, 2023 to June 30, 2024 - \$1,230
 For the period July 1, 2024 to June 30, 2025 - \$1,254
 For the period July 1, 2025 to June 30, 2026 - \$1,278

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

#7 IN THE MATTER OF a proposed revocable consent authorizing Site 2 DSA Commercial LLC, to construct, maintain and use a pedestrian tunnel under and across Norfolk Street, between Delancey Street and Broome Street in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2440**

From the Approval Date by the Mayor to June 30, 2019 - \$21,193/
 per annum
 For the period July 1, 2019 to June 30, 2020 - \$21,566
 For the period July 1, 2020 to June 30, 2021 - \$21,939
 For the period July 1, 2021 to June 30, 2022 - \$22,312
 For the period July 1, 2022 to June 30, 2023 - \$22,685
 For the period July 1, 2023 to June 30, 2024 - \$23,058
 For the period July 1, 2024 to June 30, 2025 - \$23,431
 For the period July 1, 2025 to June 30, 2026 - \$23,804
 For the period July 1, 2026 to June 30, 2027 - \$24,177
 For the period July 1, 2027 to June 30, 2028 - \$24,550
 For the period July 1, 2028 to June 30, 2029 - \$24,923

the maintenance of a security deposit in the sum of \$25,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#8 IN THE MATTER OF a proposed revocable consent authorizing Site 4 DSA Owner LLC, to construct, maintain and use a pedestrian tunnel under and across Suffolk Street, between Delancey Street and Broome Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2439**

From the Approval Date by the Mayor to June 30, 2019 - \$18,672/
 per annum
 For the period July 1, 2019 to June 30, 2020 - \$19,001
 For the period July 1, 2020 to June 30, 2021 - \$19,330
 For the period July 1, 2021 to June 30, 2022 - \$19,659
 For the period July 1, 2022 to June 30, 2023 - \$19,988
 For the period July 1, 2023 to June 30, 2024 - \$20,317
 For the period July 1, 2024 to June 30, 2025 - \$20,646
 For the period July 1, 2025 to June 30, 2026 - \$20,975
 For the period July 1, 2026 to June 30, 2027 - \$20,304
 For the period July 1, 2027 to June 30, 2028 - \$21,633
 For the period July 1, 2028 to June 30, 2029 - \$21,962

the maintenance of a security deposit in the sum of \$22,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations

#9 IN THE MATTER OF a proposed revocable consent authorizing the Staten Island Aid for Retarded children, Inc. d/b/a/ Community Resources for the Developmentally Disabled, to continue to maintain and use a force main, together with manholes, and a sanitary sewer under, across and along victory Boulevard, from Signs Road to Graham Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2018 to June 30, 2028 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1654**

For the period July 1, 2018 to June 30, 2019 - \$17,292
 For the period July 1, 2019 to June 30, 2020 - \$17,596
 For the period July 1, 2020 to June 30, 2021 - \$17,900
 For the period July 1, 2021 to June 30, 2022 - \$18,204
 For the period July 1, 2022 to June 30, 2023 - \$18,508
 For the period July 1, 2023 to June 30, 2024 - \$18,812
 For the period July 1, 2024 to June 30, 2025 - \$19,116
 For the period July 1, 2025 to June 30, 2026 - \$19,420

For the period July 1, 2026 to June 30, 2027 - \$19,724
 For the period July 1, 2027 to June 30, 2028 - \$20,028

the maintenance of a security deposit in the sum of \$20,100 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations

#10 IN THE MATTER OF a proposed revocable consent authorizing The New York Public Library, to continue to maintain and use a ramp, together with stairs on the east sidewalk of Saint Nicholas Avenue, north of West 160th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1957**

For the period from July 1, 2016 to June 30, 2026 - \$25/per annum
 the maintenance of a security deposit in the sum of \$0.00 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#11 IN THE MATTER OF a proposed revocable consent authorizing The New York Public Library, to continue to maintain and use an accessibility ramp, together with stairs on the north sidewalk of West 115th Street, west of Adam Clayton Powell Jr. Boulevard, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1965**

For the period July 1, 2016 to June 30, 2026 - \$25/annum
 the maintenance of a security deposit in the sum of \$0.00 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#12 IN THE MATTER OF a proposed revocable consent authorizing The New York Public Library, to construct, maintain and use a fenced-in area and steps on the south sidewalk of East 96th Street, between Lexington Avenue and Park Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2438**

From the Date of Approval by the Mayor to June 30, 2028 - \$25/
 per annum
 the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

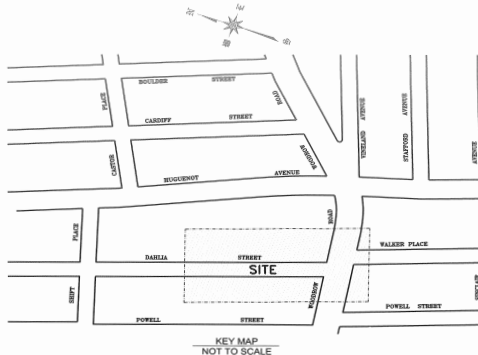
#13 IN THE MATTER OF a proposed revocable consent authorizing EQR 50 West 77th LLC, to construct, maintain and use an ADA lift with steps on the south sidewalk of West 77th Street, between Columbus Avenue and Central Park West, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2441**

From the Approval by the Mayor to June 30, 2019 - \$3,023 per annum
 For the period July 1, 2019 to June 30, 2020 - \$3,078
 For the period July 1, 2020 to June 30, 2021 - \$3,131
 For the period July 1, 2021 to June 30, 2022 - \$3,184
 For the period July 1, 2022 to June 30, 2023 - \$3,237
 For the period July 1, 2023 to June 30, 2024 - \$3,290
 For the period July 1, 2024 to June 30, 2025 - \$3,343
 For the period July 1, 2025 to June 30, 2026 - \$3,396
 For the period July 1, 2026 to June 30, 2027 - \$3,449
 For the period July 1, 2027 to June 30, 2028 - \$3,502
 For the period July 1, 2028 to June 30, 2029 - \$3,555

the maintenance of a security deposit in the sum of \$3,600 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

COURT NOTICE MAPS FOR DAHLIA STREET

CITY OF NEW YORK
BOROUGH OF STATEN ISLAND
OFFICE OF THE PRESIDENT
TOPOGRAPHICAL BUREAU
**ACQUISITION AND DAMAGE MAP
NO. 4239**
IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
DAHLIA STREET
FROM WOODROW ROAD TO A POINT APPROX. 495 FEET NORTHWESTERLY THEREOF
IN THE BOROUGH OF STATEN ISLAND
RICHMOND COUNTY
CITY AND STATE OF NEW YORK



MAP No. 4239
SHEET 1 OF 2
RECEIVED: 03/02/2015
TOTAL SHEETS: 2
MAP 4239-0001, SHEET 11 OF 14
TOTAL SHEETS: 14
MAP 4239-0001, SHEET 8 OF 13

LEGEND

BUILDING	---
BUILDING WALLS	---
FENCE	---
GUIDE RAIL	---
ENCROACHMENTS	---
CURB	---
STREET LINE & DIMENSION	852.12'
ACQUISITION LINE & DIMENSION	484.01'
DAMAGE PARCEL LINE	---
BLOCK LINE	---
TAX LOT LINE & DIMENSION	150.97' 1/4"
LOT CROSSES LINE	---
TAX LOT NUMBER	139
DAMAGE PARCEL No.	---
TAX MAP BLOCK No.	BLOCK 6085
US STANDARD OF MEASUREMENT	113.16 USDS
DIMENSION SHOWN WHERE THERE IS NO CONFLICT OF MEASUREMENT	100.41
DIMENSION RECTED IN DEED	100.96 DEED
STREET STATUS LINE	---

PARCEL NO.	BLOCK NO.	LOT NO.	REPUTED OWNER	AREA IN SQ. FT.	REMARKS	ASSESSED VALUATIONS										
						2013-2013	2013-2014	2014-2015	2015-2015	2015-2016	2016-2016					
1	6085	110 65	E. GAMBINO	1,889	37,692	800' OF DAHLIA STREET, C.O.D. # 4-02-2012	14,884	26,480	14,887	26,480	14,887	26,480	14,887	26,480	14,887	26,480
2	6085	110 60	COPPOLA, JENNIFER	5,238	13,307	800' OF DAHLIA STREET, C.O.D. # 4-02-2012	31,690	57,360	31,690	57,360	31,690	57,360	31,690	57,360	31,690	57,360
3	6085	110 120	SCOTTI, ROBERT	3,173	14,483	800' OF DAHLIA STREET, C.O.D. # 4-02-2012	32,303	67,260	32,303	67,260	32,303	67,260	32,303	67,260	32,303	67,260
4	6085	110 125	GROGOSKO CARLOS	1,845	16,922	800' OF DAHLIA STREET, C.O.D. # 4-02-2012	11,834	68,844	11,840	54,840	11,840	54,840	11,840	54,840	11,840	54,840
5	6085	110 130	JOSEPH DI LITA	1,884	16,914	800' OF DAHLIA STREET, C.O.D. # 4-02-2012	28,775	56,898	18,480	56,700	18,480	56,700	18,480	56,700	18,480	56,700
6	6085	110 140	WANG-SHARA	2,483	12,346	800' OF DAHLIA STREET AND WOODROW ROAD, C.O.D. # 3-12-2012	29,482	61,884	29,200	38,640	29,200	38,640	29,200	38,640	29,200	38,640
7	6085	110 145	JOSEPH WALSH	2,269	9,303	800' OF DAHLIA STREET, C.O.D. # 4-02-2012	27,987	58,988	21,400	39,308	19,333	42,889	19,333	42,889	19,333	42,889
TOTAL:							19,494									

PARCEL NO.	ADJACENT BLOCK	ADJACENT LOT NO.	REPUTED OWNER OF ADJACENT LOT	AREA IN SQ. FT.	REMARKS	REMARKS
1	6085	25	RUBINOW, JULIA	2,024	N/A	800' OF DAHLIA STREET AND WOODROW ROAD, C.O.D. # 3-12-2012
2	6085	130	KAN RUP SUNG	1,572	N/A	800' OF DAHLIA STREET, C.O.D. # 4-02-2012
3	6085	135	STEINMAN, ARI	1,830	N/A	800' OF DAHLIA STREET, C.O.D. # 4-02-2012
TOTAL: 5,426						

NOTE: * - THE REPUTED OWNER MAY OR MAY NOT HAVE INTEREST IN THE DAMAGE PARCEL.

[Signature]
CONSULTING ENGINEER
DIVISION OF LAND USE, PLANNING AND INFRASTRUCTURE

[Signature]
PRESIDENT, BOROUGH OF STATEN ISLAND

[Signature]
COMMISSIONER, DEPARTMENT OF ENVIRONMENTAL PROTECTION

PARTY CHIEF: I. BLAKE / E. JULARZIA
COMPUTATION: W. PRZADKA, CHECKED: K. SHERBERG, C.O.D. # 3-12-2012
DRAFTED: F. FREEDMAN, CHECKED: K. SHERBERG, C.O.D. # 3-12-2012
FIELD EDITED:

KURT KRAMER, L.S.
TOPOGRAPHICAL SECTION

OLTON OLIVER, L.S.
OFFICE OF SITE ENGINEERING

4/14/2017 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.
3/13/2017 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.
1/12/2016 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.
1/20/2016 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.

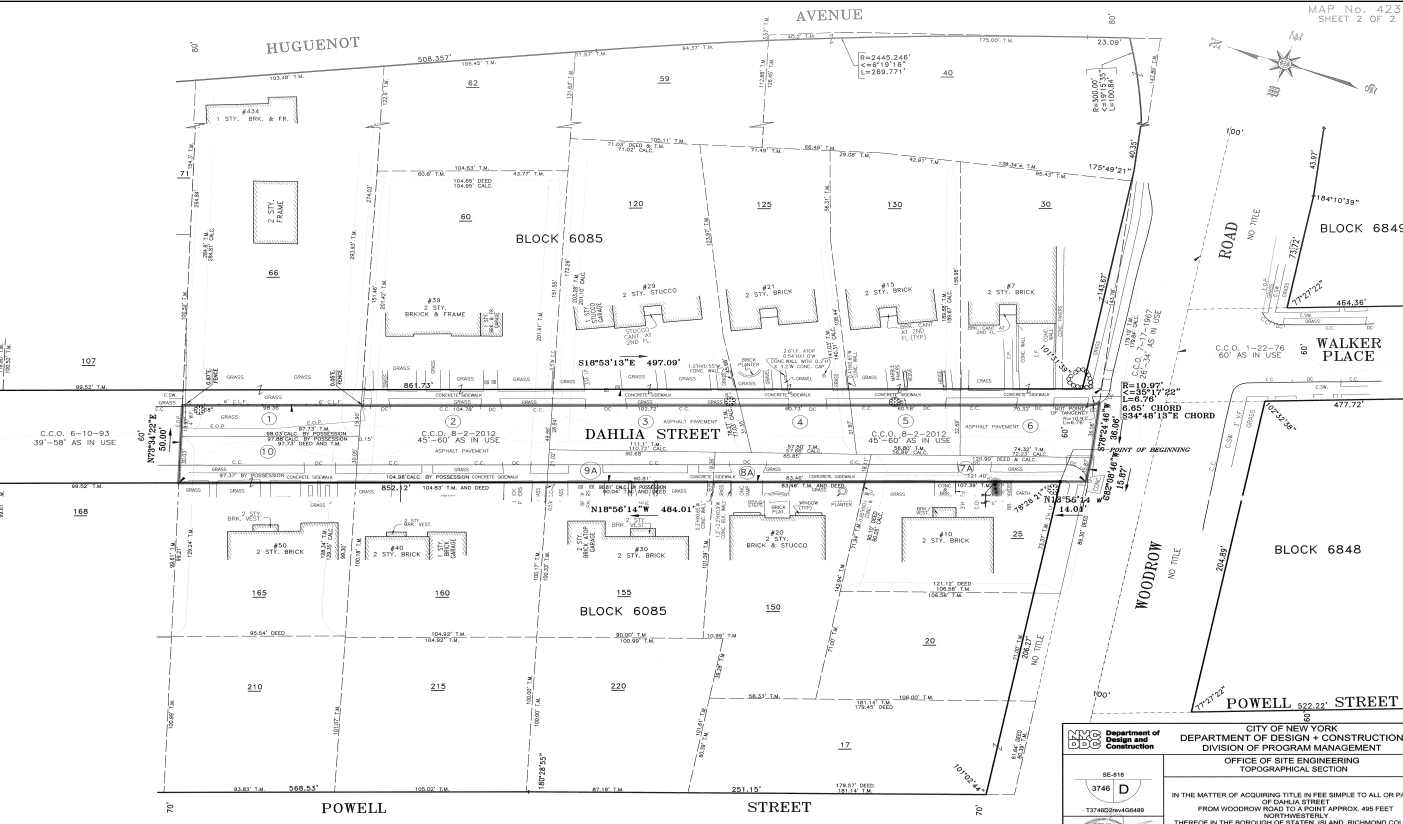
MARK A. CANU
ASSOCIATE COMMISSIONER
DIVISION OF PROGRAM MANAGEMENT

3746 D
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3746 D
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IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF DAHLIA STREET FROM WOODROW ROAD TO A POINT APPROX. 495 FEET THEREOF IN THE BOROUGH OF STATEN ISLAND, RICHMOND COUNTY, CITY AND STATE OF NEW YORK.

ACQUISITION AND DAMAGE MAP
No. 4239
DATE: 03/02/2015 SHEET 1 OF 2



PARTY CHIEF: I. BLAKE / E. JULARZIA
COMPUTATION: W. PRZADKA, CHECKED: K. SHERBERG, C.O.D. # 3-12-2012
DRAFTED: F. FREEDMAN, CHECKED: K. SHERBERG, C.O.D. # 3-12-2012
FIELD EDITED:

KURT KRAMER, L.S.
TOPOGRAPHICAL SECTION

OLTON OLIVER, L.S.
OFFICE OF SITE ENGINEERING

4/14/2017 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.
3/13/2017 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.
1/12/2016 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.
1/20/2016 REVISED PER LAW DEPARTMENT COMMENTS A.V. K.K.

MARK A. CANU
ASSOCIATE COMMISSIONER
DIVISION OF PROGRAM MANAGEMENT

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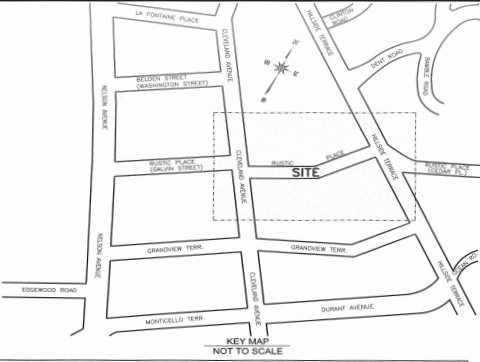
3746 D
737402044G5648

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF DAHLIA STREET FROM WOODROW ROAD TO A POINT APPROX. 495 FEET THEREOF IN THE BOROUGH OF STATEN ISLAND, RICHMOND COUNTY, CITY AND STATE OF NEW YORK.

ACQUISITION AND DAMAGE MAP
No. 4239
DATE: 03/02/2015 SHEET 2 OF 2

COURT NOTICE MAPS FOR RUSTIC PLACE FROM CLEVELAND AVENUE TO HILLSIDE TERRACE

CITY OF NEW YORK
 BOROUGH OF STATEN ISLAND
 OFFICE OF THE PRESIDENT
 TOPOGRAPHICAL BUREAU
**ACQUISITION AND DAMAGE MAP
 NO. 4245**
 IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
RUSTIC PLACE
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE
 IN THE BOROUGH OF STATEN ISLAND
 RICHMOND COUNTY
 CITY AND STATE OF NEW YORK



MAP NUMBER 4245
 SHEET 1 of 2

REFERENCE DRAWINGS

WORK SHEETS
 MAP 1-181-13, SHEET 1 of 1
 FINAL MAPS
 MAP 1-181-13, SHEET 1 of 1

LEGEND



NOTES

ALL BLOCKS AND LOTS HEREIN ARE SHOWN AS TO BOUNDARIES AND TAX LOTS AS SHOWN ON THE TAX MAP 10-01-18.
 ALL ENCROACHMENTS SHOWN TO FACED OR BEING RECESSED TO THE CENTER OF SAME.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAPS WITH AN ORIGINAL OF THE LAND SURVEYOR'S BLUE INKED OR UNDOUBTED SEAL, SHALL BE CONSIDERED TO BE A TRUE VALID COPY.
 THIS MAP IS A PRELIMINARY MAP AND IS NOT A GUARANTEE OF ACCURACY. THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE SURVEYOR'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER OR ANY OTHER SOURCE.
 ALL INFORMATION ON THIS MAP EXCEPT THAT PERTAINING TO THE PROPERTY LINE IS FOR REFERENCE ONLY.

PARCEL NO.	ADJACENT TO BLOCK	ADJACENT TO LOT	REPUTED OWNER OF ADJACENT LOT*	AREA IN SQ. FT. TAXED	REMARKS	REMARKS
1A	5147	31	C MURPHY	932	N/A	BED OF RUSTIC PLACE, NO TITLE
1B	5147	35	C MURPHY	1,832	N/A	BED OF RUSTIC PLACE, COO 8-28-91
2A	5147	59	GUINN, IRMA	37	N/A	BED OF RUSTIC PLACE, NO TITLE
2B	5147	59	GUINN, IRMA	88	N/A	BED OF RUSTIC PLACE, COO 8-28-91
3A	5147	47	PETERS DONALD E	526	N/A	BED OF RUSTIC PLACE, NO TITLE
3B	5147	47	PETERS DONALD E	1,008	N/A	BED OF RUSTIC PLACE, COO 8-28-91
3C	5147	47	PETERS DONALD E	719	N/A	BED OF RUSTIC PLACE, NO TITLE
4A	5147	41	MURIEL A PETERS	3,185	N/A	BED OF RUSTIC PLACE, NO TITLE
5A	5147	33	JESE OTTESEN	3,441	N/A	BEDS OF RUSTIC PLACE AND HILLSIDE TERRACE, NO TITLE
6A	5148	20	DOMAN BASILE	1,750	N/A	BEDS OF RUSTIC PLACE AND HILLSIDE TERRACE, NO TITLE
7A	5148	18	J LENTINE	1,125	N/A	BED OF RUSTIC PLACE, NO TITLE
8A	5148	25	THEODORA STOLZ	379	N/A	BED OF RUSTIC PLACE, NO TITLE
9A	5148	17	FRANK J BRUNO	1,096	N/A	BED OF RUSTIC PLACE, NO TITLE
10A	5148	16	SOCIAL LYNETTE	1,184	N/A	BED OF RUSTIC PLACE, NO TITLE
11A	5148	14	BARBARA SANCHEZ	940	N/A	BED OF RUSTIC PLACE, NO TITLE
12A	5148	13	MARK NOVA	500	N/A	BED OF RUSTIC PLACE, NO TITLE
13A	5148	9	SAVIN ROBERT	448	N/A	BED OF RUSTIC PLACE, NO TITLE
13B	5148	9	SAVIN ROBERT	135	N/A	BED OF RUSTIC PLACE, NO TITLE
13C	5148	9	SAVIN ROBERT	191	N/A	BED OF RUSTIC PLACE, COO 8-28-91
14A	5148	6	JOHN J CATAPANO	468	N/A	BED OF RUSTIC PLACE, NO TITLE
14B	5148	6	JOHN J CATAPANO	788	N/A	BED OF RUSTIC PLACE, COO 8-28-91
15A	5148	1	ANTOSEVIC POLKAMP	1,078	N/A	BED OF RUSTIC PLACE, NO TITLE
15B	5148	1	ANTOSEVIC POLKAMP	1,341	N/A	BED OF RUSTIC PLACE, COO 8-28-91
				TOTAL:	22,912	

NOTE: **--THE REPUTED OWNER MAY OR MAY NOT HAVE INTEREST IN THE DAMAGE PARCEL.

E. Alarozua
 CONSULTING ENGINEER
 DIVISION OF LAND USE, PLANNING
 AND INFRASTRUCTURE

James S. Odo
 JAMES S. ODO
 PRESIDENT, BOROUGH OF STATEN ISLAND

Mark A. Canu
 MARK A. CANU
 ASSOCIATE COMMISSIONER
 DIVISION OF SAFETY AND SITE SUPPORT

NMC DDC Department of Design and Construction
 DIVISION OF SAFETY AND SITE SUPPORT
 BUREAU OF SITE ENGINEERING
 TOPOGRAPHICAL SECTION
 BUREAU OF SITE ENGINEERING
 TOPOGRAPHICAL SECTION
 IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
RUSTIC PLACE
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE
 IN THE BOROUGH OF STATEN ISLAND
 RICHMOND COUNTY
 CITY AND STATE OF NEW YORK
**ACQUISITION AND DAMAGE MAP
 No. 4245**
 DATE: 08/14/2015 SHEET 1 OF 2



NMC DDC Department of Design and Construction
 DIVISION OF SAFETY AND SITE SUPPORT
 BUREAU OF SITE ENGINEERING
 TOPOGRAPHICAL SECTION
 BUREAU OF SITE ENGINEERING
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 IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
RUSTIC PLACE
 FROM CLEVELAND AVENUE TO HILLSIDE TERRACE
 IN THE BOROUGH OF STATEN ISLAND
 RICHMOND COUNTY
 CITY AND STATE OF NEW YORK
**ACQUISITION AND DAMAGE MAP
 No. 4245**
 DATE: 08/14/2015 SHEET 2 OF 2

COURT NOTICE MAPS FOR VICTORY AND MANOR INTERSECTION PROJECT, STAGE 1

LEGEND

Building

Partly Wall

Indicates acquisition line

Indicates final map line

Indicates lot lot line

Indicates parcel boundary line

Indicates damage parcel line

Lot crosses

Indicates tax map lot numbers

Indicates damage parcel numbers

Indicates tax map block numbers

U.S. Standard of measurement

Dimension shown on M.T.C. Tax Map

Dimension shown when there is no conflict of measurement

BLOCK 709

8141 042

48.0 J.R.

1914

TYPE OF DATA

AS-BUILT

ADJUTANT GENERAL

BLDG.

BRICK

CONCRETE

CURB

CONCRETE CURB

CONCRETE SIDEWALK

CORNER

EDGE OF PAVEMENT

CONCRETE

ASPH.

ADJUTANT GENERAL

BLDG.

BRICK

CONCRETE

CURB

CONCRETE CURB

CONCRETE SIDEWALK

CORNER

EDGE OF PAVEMENT

REFERENCE MAPS

FINAL MAPS: V521-2239
V42-1536

WORKING SHEETS: T233-B
T1023-2

ALL BLOCKS AND LOTS HEREON SHOWN ARE STATEN ISLAND TAX BLOCKS AND TAX LOTS AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF STATEN ISLAND AS SAID TAX MAP EXISTED ON DECEMBER 27, 2013.

CITY OF NEW YORK BOROUGH OF STATEN ISLAND
TOPOGRAPHICAL BUREAU
DAMAGE & ACQUISITION MAP
NO. 4247

IN THE MATTER OF ACCRUING TITLE IN FEE SIMPLE TO ALL OR PARTS OF
VICTORY BOULEVARD
FROM WINTERBROOK PLACE TO SOMMERS LANE
IN THE BOROUGH OF STATEN ISLAND
CITY OF NEW YORK

DDC

HW900305

PREPARED FOR: BUREAU OF PROGRAM MANAGEMENT / CHIEF OF BUREAU SERVICES UNIT

PREPARED BY: ARNET ENGINEERING, P.C. / 440 PARK AVENUE, SOUTH / NEW YORK, N.Y. 10018

DATE: 6/15/15

SHEET: 2 OF 3

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE VALID COPY"
"UNAUTHORIZED ALTERATIONS OR ADDITION TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 145, SECTION 7209 PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW"
ALL INFORMATION ON THIS MAP EXCEPT THAT PERTAINING TO THE PROPERTY LINE IS FOR REFERENCE ONLY. COORDINATES AND BEARINGS ARE IN A SYSTEM ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEY FOR THE BOROUGH OF STATEN ISLAND.

ROBERT E. ENGLERT, AIA
 DIRECTOR OF LAND USE

JAMES S. ODO
 PRESIDENT, BOROUGH OF STATEN ISLAND

POLLY TROTTERBERG
 COMMISSIONER, DEPARTMENT OF TRANSPORTATION

GALLAS SURVEYING GROUP

5 15/25/16 REVISE PER DDC COMMENTS

4 8/19/16 VISC. REVISION

3 5/27/16 VISC. REVISION

2 6/23/16 REVISE PER DDC COMMENTS TO REMOV PARCEL AREAS

1 8/18/15 REVISE TO INCREASE ACQUISITION PARCEL

NO. DATE DESCRIPTIONS

LEGEND

Building

Partly Wall

Indicates acquisition line

Indicates final map line

Indicates lot lot line

Indicates parcel boundary line

Indicates damage parcel line

Lot crosses

Indicates tax map lot numbers

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U.S. Standard of measurement

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CONCRETE

CURB

CONCRETE CURB

CONCRETE SIDEWALK

CORNER

EDGE OF PAVEMENT

CONCRETE

ASPH.

ADJUTANT GENERAL

BLDG.

BRICK

CONCRETE

CURB

CONCRETE CURB

CONCRETE SIDEWALK

CORNER

EDGE OF PAVEMENT

KEY MAP
SCALE 1" = 80'

REFERENCE MAPS

FINAL MAPS: V521-2239
V42-1536

WORKING SHEETS: T233-B
T1023-2

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SHEET: 2 OF 3

PARCEL	BLK	LOT	AREA	ASSESSED VALUATIONS
1	709	17A	1774 SQUARE FEET ACRES	2,025 \$4,870

PARCEL	BLK	LOT	OWNER	TYPE OF SURVEY	REMARKS
709	18	1	1718 VICTORY BLDG ACQUIS	1718	RD OF VICTORY BOULEVARD
709	18	2	5118 VICTORY BLDG ACQUIS	5118	RD OF VICTORY BOULEVARD

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