



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### STATEN ISLAND BOROUGH PRESIDENT

#### PUBLIC MEETING

Notice of Public Meeting on Wednesday, September 4, 2013 of the Staten Island Borough Board at the Staten Island Borough Hall, Conference Room 122 at 5:30 P.M., 10 Richmond Terrace (Stuyvesant Place), Staten Island, New York 10301.

a28-s4

### BUSINESS INTEGRITY COMMISSION

#### MEETING

Pursuant to Section 104 of the Public Officers Law, notice is hereby given of an open meeting of the Commissioners of the New York City Business Integrity Commission. The meeting will be held on Thursday, September 19, 2013 at 10:00 A.M. at Spector Hall, 22 Reade Street, 1st Floor, New York, New York.

a26-29

### CITY COUNCIL

#### PUBLIC HEARINGS

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

**The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Chambers, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, September 3, 2013:**

#### **SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT QUEENS CD - 7 N 130220 ZRQ**

Application by the Queens Development Group, LLC and the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution relating to Article XII Chapter 4 to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special District.

Matter in underline is new, to be added.  
Matter in strikeout is to be deleted.  
Matter with # # is defined in Section 12-10.  
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

### Article XII – Special Purpose Districts

#### Chapter 4 Special Willets Point District

\* \* \*

#### **124-60 SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and
- (e) #use# or #bulk# modification shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) above are met to the maximum extent possible, taking into account the nature of such #use#.

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

#### **SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT QUEENS CD - 7 C 130222 ZSQ**

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 2,650 spaces and active recreational uses on property (Zoning Lot 1) located easterly of 126th Street generally between proposed to be demapped 35th Avenue and Roosevelt Avenue (Block 1823, Lots 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, & 55; Block 1825, Lots 26, 28, 30, 37, 46, 48, 53, p/o 21 & p/o 55; Block 1826, Lots 1, 5, 14, 18, 20, 31, & 35; Block 1827, Lot 1; Block 1833, Lots 103, 111, 117, 120, 141, 151, 155, 158 & 172; p/o bed of proposed to be demapped 37th Avenue; p/o bed of proposed to be demapped 38th Avenue; bed of proposed to be demapped 39th Avenue; p/o bed of proposed to be demapped Willets Point Boulevard; and optional property to include Block 1823, Lots 1, 3, 5, 7, 12, 14, 58, 59, & 60; and p/o bed of proposed to be demapped 36th Avenue), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

#### **SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT QUEENS CD - 7 C 130223 ZSQ**

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 83 spaces, in conjunction with a commercial development on property (Zoning Lot 2) located easterly of 126th Street generally between proposed to be demapped 37th Avenue and proposed to be demapped 38th Avenue (Block 1825, Lots 1, 19, 58, p/o 21, p/o 55, p/o bed of proposed to be demapped 37th Avenue and p/o bed of proposed to be demapped 38th Avenue), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

#### **SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT QUEENS CD - 7 C 130224 ZSQ**

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify the applicable use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 98 spaces and active recreational uses on property (Zoning Lot 3) located easterly of 126th Street generally between proposed to be demapped 34th Avenue and proposed to be demapped 35th Avenue (Block 1822, Lot 17), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

#### **SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT QUEENS CD - 7 C 130225 ZSQ**

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 181 spaces and active recreational uses on property (Zoning Lot 4) located westerly of 126th Place generally between Northern Boulevard and proposed to be demapped 34th Avenue (Block 1821, Lots 9 and 18), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

#### **SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT QUEENS CD - 7 M 080221(A) MMQ**

Application submitted by New York City Economic Development Corporation for a modification of the resolution adopted by the City Planning Commission on September 24, 2008 (Calendar No. 12) approving an application (C 080221 MMQ) for an amendment to the City Map involving, inter alia, the elimination of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue, in accordance with Map Nos. 5000A, 5000B, 5001 and 5002, dated March 13, 2013, and signed by the Borough President.

#### **CROWN HEIGHTS WEST REZONING & TEXT AMENDMENT BROOKLYN CB - 8 N 130212 ZRK**

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, modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) in Portions of Community Districts 8 and 9, and concerning Appendix F (Inclusionary Housing Designated Areas).

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

Article II
RESIDENTIAL BULK REGULATIONS

Chapter 3
RESIDENTIAL BULK REGULATIONS IN RESIDENCE
DISTRICTS

23-633
Street wall location and height and setback
regulations in certain districts

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X
R10A R10X

In the districts indicated, #street wall# location and height
and setback regulations are set forth in this Section. The
height of all #buildings or other structures# shall be
measured from the #base plane#. The provisions of Sections
23-64 (Alternate Front Setbacks) and 23-65 (Tower
Regulations) shall not apply, except as otherwise set forth for
#buildings# in R9D and R10X Districts.

(a) #Street wall# location

R6A R7A R7D R7X R9D

(1) In the districts indicated, for all #buildings#, and
for #Quality Housing buildings# on #wide streets#
in R6 or R7 Districts without a letter suffix, the
#street wall# shall be located no closer to the
#street line# than the closest #street wall# of an
existing #building# to such #street line#, located on
the same #block#, and within 150 feet of such
#building#. However, a #street wall# need not be
located further from the #street line# than 15 feet.
On #corner lots#, these #street wall# location
provisions shall apply along only one #street line#.

R6B R7B R8B

(2) In the districts indicated, for all #buildings#, and
for #Quality Housing buildings# on #narrow
streets# in R6 and R7 Districts without a letter
suffix, the #street wall# of a #building# on a
#zoning lot# with at least 50 feet of frontage along a
#street line# shall be located no closer to the #street
line# than the #street wall# of an adjacent existing
#building#. On #zoning lots# with less than 50 feet
of frontage along a #street line#, the #street wall#
shall be located no closer to nor further from the
#street line# than the #street wall# of an adjacent
existing #building#. For all #zoning lots#, the
#street wall# need not be located further from a
#street line# than 15 feet. On #corner lots#, the
#street wall# along one #street line# need not be
located further from the #street line# than five feet.

R8A R8X R9A R9X R10A R10X

(3) In the districts indicated, for all #buildings#, and
for #Quality Housing buildings# in R8 or R9
Districts without a letter suffix, and in other R10
Districts, the following #street wall# location
provisions shall apply along #wide streets# and
along #narrow streets# within 50 feet of their
intersection with a #wide street#:

- (i) the #street wall# shall extend along the
entire #street# frontage of a #zoning lot#;
(ii) at least 70 percent of the #aggregate
width of street walls# shall be located
within eight feet of the #street line# and
extend to at least the minimum base
height specified in the table in this
Section or the height of the #building#,
whichever is less. The remaining 30
percent of the #aggregate width of street
walls# may be recessed beyond eight feet
of the #street line# provided any such
recesses deeper than 10 feet along a
#wide street# or 15 feet along a #narrow
street# are located within an #outer
court#; and
(iii) the #street wall# location provisions of
paragraph (a)(3) of this Section, inclusive,
shall not apply to houses of worship.

No #street wall# location provisions shall apply
along any #narrow street# beyond 50 feet of their
intersection with a #wide street#.

For the purposes of applying the provisions of paragraph (a)
in this Section, where the Administrative Code establishes
restrictions on the location of #buildings# on lots fronting
upon and within 30 feet of Eastern Parkway, in Community
Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30
feet north of and 30 feet south of, and parallel to, Eastern
Parkway shall be considered the northern and southern
#street lines# of Eastern Parkway.

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT
AND MAXIMUM BUILDING HEIGHT

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum #Building or other Structure# Height. Rows include R6B, R62, R61 inside #Manhattan Core#, R61 outside #Manhattan Core#.

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum #Building or other Structure# Height. Rows include R6A, R71 inside #Manhattan Core#, R72 R7B, R71 outside #Manhattan Core#, R7A, R7D, R7X, R8B, R82, R81 R8A, R8X, R92 R9A2, R9A R91, R9D, R9X2, R9X1, R102 R10A2, R101 R10A1, R10X.

- 1 For #zoning lots# or portions thereof within 100 feet of a #wide
street#
2 For #zoning lots# on a #narrow street# except portions of such
#zoning lots# within a distance of 100 feet from an intersection with
a #wide street# and, for #zoning lots# with only #wide street#
frontage, portions of such #zoning lot# beyond 100 feet of the
#street line#
3 #Buildings or other structures# may exceed a maximum base height
of 85 feet in accordance with paragraph (c) of this Section
4 For #buildings or other structures# that front upon an elevated rail
line, the maximum base height shall be 25 feet
5 Where the Administrative Code establishes restrictions on the
location of #buildings# on lots fronting upon and within 30 feet of
Eastern Parkway, in Community Districts 8 and 9 in the Borough
of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and
parallel to, Eastern Parkway shall be considered the northern and
southern #street lines# of Eastern Parkway.

Article III
COMMERCIAL DISTRICT REGULATIONS

Chapter 5
BULK REGULATIONS FOR MIXED BUILDINGS IN
COMMERCIAL DISTRICTS

35-24
Special Street Wall Location and Height and Setback
Regulations in Certain Districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A
C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A
C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

In the districts indicated, and in other C1 or C2 Districts
when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A,
R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, for all
#buildings or other structures#, and for #Quality Housing
buildings# in other #Commercial Districts#, #street wall#
location and height and setback regulations are set forth in
this Section. The height of all #buildings or other structures#
shall be measured from the #base plane#.

(b) #Street wall# location

C1-6A C2-6A C4-2A C4-3A C4-4A C4-5A C4-5X

- (1) In the districts indicated, and in C1 or C2
Districts when mapped within R6A, R6B,
R7A, R7B or R7X Districts, and for
#Quality Housing buildings# in other
#Commercial Districts# with a residential
equivalent of an R6 or R7 District, at
least 70 percent of the #aggregate width
of street walls# shall be located within
eight feet of the #street line# and shall
extend to at least the minimum base
height specified in Table A of this Section
for #buildings# in contextual districts, or
Table B for #buildings# in non-contextual
districts, or the height of the #building#,
whichever is less. The remaining 30
percent of the #aggregate width of street
walls# may be located beyond eight feet of
the #street line#.
Existing #buildings# may be horizontally
#enlarged# without regard to #street
wall# location provisions, provided the
amount of new #floor area# does not
exceed 50 percent of the amount of #floor
area# existing on June 29, 1994, and the
#enlarged# portion of the #building# does
not exceed one #story# or 15 feet in
height, whichever is less.
For #zoning lots# bounded by more than
one #street line#, these #street wall#
location provisions shall be mandatory
along only one #street line#.
Where only one #street line# is coincident
with the boundary of a #Commercial

District# mapped along an entire #block#
front, the #street wall# location provisions
shall apply along such coincident #street
line#. For all other #zoning lots#, the
#street wall# location provisions shall
apply along at least one #street line#.

C1-7A C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-
4D C4-5D

- (2) In the districts indicated, and in C1 or C2 Districts
when mapped within R7D, R8A, R8B, R8X, R9A,
R9D, R9X, R10A or R10X Districts, and for
#Quality Housing buildings# in other C1 or C2
Districts with a residential equivalent of an R8, R9
or R10 District, the following #street wall# location
provisions shall apply along #wide streets# and
along #narrow streets# within 50 feet of their
intersection with a #wide street#:
(i) The #street wall# shall be located on the
#street line# and extend along the entire
#street# frontage of the #zoning lot# up to
at least the minimum base height
specified in Table A of this Section for
#buildings# in contextual districts, or
Table B for #buildings# in non-contextual
districts, or the height of the #building#,
whichever is less. To allow articulation of
#street walls# at the intersection of two
#street lines#, the #street wall# may be
located anywhere within an area bounded
by the two #street lines# and a line
connecting such #street lines# at points
15 feet from their intersection.

In C1 or C2 Districts when mapped
within R9D Districts, to allow articulation
of #street walls# at the intersection of two
#street lines#, up to 50 percent of the area
bounded by the two #street lines# and
lines parallel to and 50 feet from such
#street lines# may be unoccupied by a
#building#. However, where one such
#street line# fronts an elevated rail line, a
minimum of 25 percent and a maximum
of 50 percent of the area bounded by the
two #street lines# and lines parallel to
and 50 feet from such #street lines# shall
be unoccupied by a #building#.

- (ii) Recesses, not to exceed three feet in depth
from the #street line#, shall be permitted
on the ground floor where required to
provide access to the #building#.

Above a height of 12 feet above the #base
plane#, up to 30 percent of the #aggregate
width of street walls# may be recessed
beyond the #street line#, provided any
such recesses deeper than 10 feet along a
#wide street#, or 15 feet along a #narrow
street#, are located within an #outer
court#. Furthermore, no recesses shall be
permitted within 30 feet of the
intersection of two #street lines# except to
articulate the #street walls# as set forth
in paragraph (b)(2)(i) of this Section.

- (iii) Where a continuous sidewalk widening is
provided along the entire #block# frontage
of a #street#, the boundary of the
sidewalk widening shall be considered to
be the #street line# for the purposes of
this Section.

No #street wall# location rules shall apply along
#narrow streets# beyond 50 feet of their
intersection with a #wide street#.

For the purposes of applying the provisions of paragraph (b)
of this Section, where the Administrative Code establishes
restrictions on the location of #buildings# on lots fronting
upon and within 30 feet of Eastern Parkway, in Community
Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30
feet north of and 30 feet south of, and parallel to, Eastern
Parkway shall be considered the northern and southern
#street lines# of Eastern Parkway.

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS OR OTHER
STRUCTURES IN CONTEXTUAL DISTRICTS

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum #Building# Height. Rows include C1 or C2 mapped in R6B, C1 or C2 mapped in R6A C4-2A C4-3A, C1 or C2 mapped in R7B, C1 or C2 mapped in R7A C1-6A C2-6A C4-4A C4-5A, C1 or C2 mapped in R7D C4-5D, C1 or C2 mapped in R7X C4-5X, C1 or C2 mapped in R8B, C1 or C2 mapped in R8A C1-7A C4-4D C6-2A, C1 or C2 mapped in R8X, C1 or C2 mapped in R9A2 C1-8A2 C2-7A2 C6-3A2.

C1 or C2 mapped in R9A <sup>1</sup> C1-8A <sup>1</sup> C2-7A <sup>1</sup> C6-3A <sup>1</sup>	60	102	145
C1 or C2 mapped in R9D C6-3D C1 or C2 mapped in R9X <sup>2</sup>	60	85 <sup>4</sup>	— <sup>3</sup>
C1-8X <sup>2</sup> C2-7X <sup>2</sup> C6-3X <sup>2</sup>	60	120	160
C1 or C2 mapped in R9X <sup>1</sup> C1-8X <sup>1</sup> C2-7X <sup>1</sup> C6-3X <sup>1</sup>	105	120	170
C1 or C2 mapped in R10A <sup>2</sup> C1-9A <sup>2</sup> C2-8A <sup>2</sup> C4-6A <sup>2</sup> C4-7A <sup>2</sup> C5-1A <sup>2</sup> C5-2A <sup>2</sup> C6-4A <sup>2</sup>	60	125	185
C1 or C2 mapped in R10A <sup>1</sup> C1-9A <sup>1</sup> C2-8A <sup>1</sup> C4-6A <sup>1</sup> C4-7A <sup>1</sup> C5-1A <sup>1</sup> C5-2A <sup>1</sup> C6-4A <sup>1</sup>	125	150	210
C1 or C2 mapped in R10X C6-4X	60	85	— <sup>3</sup>

<sup>1</sup> For #zoning lots# or portions thereof within 100 feet of a #wide street#

<sup>2</sup> For #zoning lots# on a #narrow street#, except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lots# beyond 100 feet of the #street line#

<sup>3</sup> #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (d) of this Section

<sup>4</sup> For #buildings or other structures# that front upon an elevated rail line, the maximum base height shall be 25 feet

<sup>5</sup> Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

TABLE B  
HEIGHT AND SETBACK FOR BUILDINGS  
IN NON-CONTEXTUAL DISTRICTS

District <sup>3</sup>	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R6 <sup>2</sup> C4-2 <sup>2</sup> C4-3 <sup>2</sup>	30	45	55
C1 or C2 mapped in R6 <sup>1</sup> inside #Manhattan Core# C4-2 <sup>1</sup> inside #Manhattan Core# C4-3 <sup>1</sup> inside #Manhattan Core#	40	55	65
C1 or C2 mapped in R6 <sup>1</sup> outside #Manhattan Core# C4-2 <sup>1</sup> outside #Manhattan Core# C4-3 <sup>1</sup> outside #Manhattan Core#	40	60	70
C1 or C2 mapped in R7 <sup>2</sup> C1 or C2 mapped in R7 <sup>1</sup> inside #Manhattan Core# C1-6 <sup>2</sup> C1-6 <sup>1</sup> inside #Manhattan Core# C2-6 <sup>2</sup> C2-6 <sup>1</sup> inside #Manhattan Core# C4-4 <sup>2</sup> C4-4 <sup>1</sup> inside #Manhattan Core# C4-5 <sup>2</sup> C4-5 <sup>1</sup> inside #Manhattan Core# C6-1 <sup>2</sup> C6-1 <sup>1</sup> inside #Manhattan Core#	40	60	75
C1 or C2 mapped in R7 <sup>1</sup> outside #Manhattan Core# C1-6 <sup>1</sup> outside #Manhattan Core# C2-6 <sup>1</sup> outside #Manhattan Core# C4-4 <sup>1</sup> outside #Manhattan Core# C4-5 <sup>1</sup> outside #Manhattan Core# C6-1 <sup>1</sup> outside #Manhattan Core#	40	65	80
C1 or C2 mapped in R8 <sup>2</sup> C1-7 <sup>2</sup> C4-2F <sup>2</sup> C6-2 <sup>2</sup>	60	80	105
C1 or C2 mapped in R8 <sup>1</sup> C1-7 <sup>1</sup> C4-2F <sup>1</sup> C6-2 <sup>1</sup>	60	85	120
C1 or C2 mapped in R9 <sup>2</sup> C1-8 <sup>2</sup> C2-7 <sup>2</sup> C6-3 <sup>2</sup>	60	95	135
C1 or C2 mapped in R9 <sup>1</sup> C1-8 <sup>1</sup> C2-7 <sup>1</sup> C6-3 <sup>1</sup>	60	102	145
C1 or C2 mapped in R10 <sup>2</sup> C1-9 <sup>2</sup> C2-8 <sup>2</sup> C4-6 <sup>2</sup> C4-7 <sup>2</sup> C5 <sup>2</sup> C6-4 <sup>2</sup> C6-5 <sup>2</sup> C6-6 <sup>2</sup> C6-7 <sup>2</sup> C6-8 <sup>2</sup> C6-9 <sup>2</sup>	60	125	185
C1 or C2 mapped in R10 <sup>1</sup> C1-9 <sup>1</sup> C2-8 <sup>1</sup> C4-6 <sup>1</sup> C4-7 <sup>1</sup> C5 <sup>1</sup> C6-4 <sup>1</sup> C6-5 <sup>1</sup> C6-6 <sup>1</sup> C6-7 <sup>1</sup> C6-8 <sup>1</sup> C6-9 <sup>1</sup>	125	150	210

<sup>1</sup> For #zoning lots# or portions thereof within 100 feet of a #wide street#

<sup>2</sup> For #zoning lots# on a #narrow street#, except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lots# beyond 100 feet of the #street line#

<sup>3</sup> Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

Note: In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

**APPENDIX F  
Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of  
Inclusionary Housing Designated Areas  
by Zoning Map

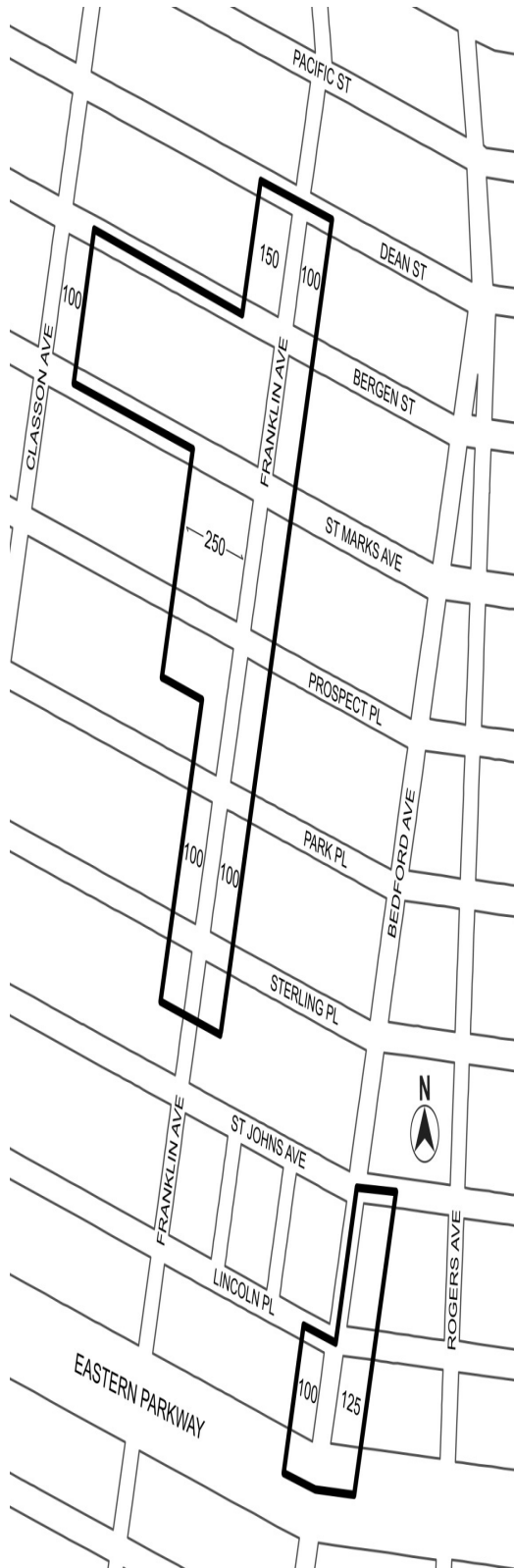
Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas
16c	Brooklyn CD 2	Maps 1-3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
16c	Brooklyn CD 8	Map 1
16d	Brooklyn CD 7	Map 1
16d	Brooklyn CD 8	Map 1
16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Maps 1-5
17a	Brooklyn CD 8	Map 1
17b	Brooklyn CD 8	Map 1
17b	Brooklyn CD 14	Map 2

**Brooklyn**

**Brooklyn Community District 8**

In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1



New Map  
Portion of Community District 8, Brooklyn

**CROWN HEIGHTS WEST REZONING & TEXT AMENDMENT  
BROOKLYN CB - 8 C 130213 ZMK**  
Application submitted by the Department of City Planning

pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c, 16d, 17a & 17b:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. Dean Street, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;
  - b. Prospect Place, a line 150 feet southeasterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, and a line 150 feet northwesterly of Franklin Avenue;
  - c. Pacific Avenue, a line 150 feet easterly of Nostrand Avenue, St. Marks Avenue, and a line 150 feet westerly of Nostrand Avenue; and
  - d. St. Johns Place, a line 150 feet easterly of Nostrand Avenue, Eastern Parkway, and a line 150 feet westerly of Nostrand Avenue;
2. eliminating from within an existing R7-1 District a C1-3 District bounded by a line midway between Sterling Place and St. Johns Place, St. Francis Place and its northeasterly and southwesterly centerline prolongations, Eastern Parkway, and a line 150 feet northwesterly of Franklin Avenue;
3. eliminating from within an existing R6 District a C2-3 District bounded by:
  - a. Dean Street, a line 150 feet southeasterly of Franklin Avenue, Prospect Place, and a line 150 feet northwesterly of Franklin Avenue;
  - b. a line midway between Dean Street and Bergen Street, a line 100 feet easterly of Rogers Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, Sterling Place, a line 150 feet northwesterly of Bedford Avenue, Bergen Street, and Rogers Avenue;
  - c. a line midway between Lincoln Place and Eastern Parkway, a line 150 feet easterly of Rogers Avenue, Eastern Parkway, and a line 150 feet westerly of Rogers Avenue; and
  - d. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 150 feet easterly of Nostrand Avenue, Pacific Street, a line 150 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue;
4. changing from an R6 District to an R5B District property bounded by:
  - a. a line midway between Prospect Place and Park Place, a line 100 feet northwesterly of Bedford Avenue, a line midway between Park Place and Sterling Place, a line 225 feet southeasterly of Franklin Avenue, Park Place, and a line 100 feet southeasterly of Franklin Avenue; and
  - b. Sterling Place, a line 100 feet northwesterly of Bedford Avenue, St. Johns Place, the northeasterly centerline prolongation of St. Francis Place, a line midway between Sterling Place and St. Johns Place, and a line 100 feet southeasterly of Franklin Avenue;
5. changing from an R7-1 District to an R5B District property bounded by a line midway between Sterling Place and St. Johns Place, the northeasterly centerline prolongation of St. Francis Place, St. Johns Place, and a line 100 feet southeasterly of Franklin Avenue;
6. changing from a C4-3 District to an R6 District property bounded by St. Mark's Avenue, a line 150 feet easterly of Nostrand Avenue, St. Johns Place, and a line 100 feet easterly of Nostrand Avenue;
7. changing from an R6 District to an R6A District property bounded by:
  - a. Dean Street, a line 100 feet southeasterly of Classon Avenue, St. Mark's Avenue, the line the centerline of a Railroad right-of-way, a line midway between Prospect Place and Park Place, a line 175 feet southeasterly of Classon Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet northeasterly of Washington Avenue, Park Place, Grand Avenue, Prospect Place, a line 100 feet southeasterly of Grand Avenue, a line midway between Prospect Place and Park Place, a line 450 feet northwesterly of Classon Avenue, Park Place, a line 100 feet northwesterly of Classon Avenue, Prospect Place, a line 500 feet northwesterly of Classon Avenue, a line midway between St. Mark's Avenue and Prospect Place, a line 100 feet northwesterly of Classon Avenue, St. Mark's Avenue, a line 450 feet southeasterly of Grand

- Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;
- b. Lincoln Place, a line 100 feet northwesterly of Bedford Avenue, Eastern Parkway, the southwesterly centerline prolongation of St. Francis Place, Lincoln Place, a line 275 feet southeasterly of Franklin Avenue, a line midway between Eastern Parkway and Lincoln Place, and a line 235 feet northwesterly of Bedford Avenue;
- c. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, St. Marks Avenue, a line 100 feet westerly of Nostrand Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet northeasterly of Bedford Avenue, a line 100 feet easterly of Rogers Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 150 feet westerly of Nostrand Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, St. Johns Place, Bedford Avenue, Lincoln Place, a line 100 feet northwesterly of Bedford Avenue, Dean Street, a line 80 feet northwesterly of Franklin Avenue, Pacific Street, Bedford Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue; and
- d. St. Johns Place, a line 100 feet easterly of Nostrand Avenue, Eastern Parkway, a line 100 feet easterly of Rogers Avenue, a line midway between Lincoln Place and Eastern Parkway, and a line 100 feet westerly of Nostrand Avenue;
- 8. changing from an R7-1 District to an R6A District property bounded by:
  - a. a line midway between St. Johns Place and Sterling Place, Classon Avenue, St. Johns Place, and a line 100 feet northeasterly of Washington Avenue; and
  - b. Lincoln Place, the southwesterly centerline prolongation of St. Francis Place, Eastern Parkway, and a line 100 feet southeasterly of Franklin Avenue;
- 9. changing from a C4-3 District to an R6A District property bounded by St. Marks Avenue, a line 100 feet easterly of Nostrand Avenue, St. Johns Place, a line 100 feet westerly of Nostrand Avenue, a line midway between Sterling Place and St. Johns Place, a line 150 feet westerly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, and a line 100 feet westerly of Nostrand Avenue;
- 10. changing from an R6 District to an R6B District property bounded by:
  - a. Bergen Street, a line 450 feet southeasterly of Grand Avenue, St. Marks Avenue, a line 100 feet northwesterly of Classon Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 500 feet northwesterly of Classon Avenue, Prospect Place, a line 100 feet northwesterly of Classon Avenue, Park Place, a line 450 feet northwesterly of Classon Avenue, a line midway between Prospect Place and Park Place, a line 100 feet southeasterly of Grand Avenue, Prospect Place, and Grand Avenue;
  - b. a line midway between Prospect Place and Park Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, and a line 175 feet southeasterly of Classon Avenue;
  - c. Dean Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between Prospect Place and Park Place, and a line 100 feet southeasterly of Franklin Avenue;
  - d. Park Place, a line 225 feet southeasterly of Franklin Avenue, a line midway between Park Place and Sterling Place, a line 100 feet northwesterly of Bedford Avenue, Sterling Place, and a line 100 feet southeasterly of Franklin Avenue;
  - e. St. Johns Place, a line 100 feet northwesterly of Bedford Avenue, Lincoln Place, a line 235 feet northwesterly of Bedford Avenue, a line midway between Lincoln Place and Eastern Parkway, a line 275 feet southeasterly of Franklin Avenue, and St. Francis Place;
  - f. a line midway between Pacific Street and Dean Street, a line 100 feet westerly of Nostrand Avenue, St. Marks Avenue, a line 150 feet northwesterly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 100 feet easterly of Rogers Avenue, and a line 100 feet northeasterly of Bedford Avenue; and
  - g. a line midway between Sterling Place and St. Johns Place, a line 150 feet westerly of Nostrand Avenue, St. Johns Place, a line

- 100 feet westerly of Nostrand Avenue, a line midway between Lincoln Place and Eastern Parkway, a line 100 feet easterly of Rogers Avenue, Eastern Parkway, a line 125 feet southeasterly of Bedford Avenue, St. Johns Place and Rogers Avenue;
  - 11. changing from an R7-1 District to an R6B District property bounded by:
    - a. a line midway between Sterling Place and St. Johns Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between St. Johns Place and Lincoln Place, the line the centerline of a Railroad right-of-way, St. Johns Place, and a line 300 feet southeasterly of Classon Avenue; and
    - b. St. Johns Place, St. Francis Place, Lincoln Place, and a line 100 feet southeasterly of Franklin Avenue;
  - 12. changing from a C4-3 District to an R6B District property bounded by:
    - a. St. Marks Avenue, a line 100 feet westerly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, and a line 150 feet westerly of Nostrand Avenue; and
    - b. a line midway between Sterling Place and St. Johns Place, a line 100 feet westerly of Nostrand Avenue, St. Johns Place, and a line 150 feet westerly of Nostrand Avenue;
  - 13. changing from an R6 District to an R7A District property bounded by Dean Street, a line 100 feet southeasterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Prospect Place and Park Place, the line the centerline of a Railroad right-of-way, St. Marks Avenue, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 150 feet northwesterly of Franklin Avenue;
  - 14. changing from an R7-1 District to an R7A District property bounded by St. Johns Place, Classon Avenue, a line midway between Sterling Place, and St. Johns Place, a line 300 feet southeasterly of Classon Avenue, St. Johns Place, the line the centerline of a Railroad right-of-way, a line midway between St. Johns Place and Lincoln Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet southeasterly of Franklin Avenue, Eastern Parkway, and a line 100 feet northeasterly of Washington Avenue;
  - 15. changing from an R6 District to an R7D District property bounded by St. Johns Place, a line 125 feet southeasterly of Bedford Avenue, Eastern Parkway, a line 100 feet southeasterly of Bedford Avenue, Lincoln Place, and Bedford Avenue;
  - 16. changing from an C8-2 District to an R7D District property bounded by Lincoln Avenue, a line 100 feet southeasterly of Bedford Avenue, Eastern Parkway, and a line 100 feet northwesterly of Bedford Avenue;
  - 17. establishing within a proposed R6A District a C2-4 District bounded by:
    - a. Prospect Place, Classon Avenue, Park Place, and a line 100 feet northwesterly of Classon Avenue;
    - b. Bergen Street, Bedford Avenue, a line midway between Dean Street and Bergen Street, a line 100 feet easterly of Rogers Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, Sterling Place, and a line 100 feet northwesterly of Bedford Avenue; and
    - c. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, a line midway between Pacific Street and Dean Street, Nostrand Avenue, Dean Street, a line 100 feet easterly of Nostrand Avenue, Eastern Parkway, a line 100 feet westerly of Nostrand Avenue, Dean Street, a line 50 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue;
  - 18. establishing within a proposed R7A District a C2-4 District bounded by Dean Street, a line 100 feet southeasterly of Franklin Avenue, Eastern Parkway, a line 100 feet northwesterly of Franklin Avenue, Bergen Street, and a line 150 feet northwesterly of Franklin Avenue; and
  - 19. establishing within a proposed R7D District a C2-4 District bounded by Lincoln Place, a line 125 feet southeasterly of Bedford Avenue, Eastern Parkway, and a line 100 feet northwesterly of Bedford Avenue;
- as shown in a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-302.

**RIVER PLAZA REZONING**  
**BRONX CB - 7 C 130120 ZMY**  
 Application submitted by Kingsbridge Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

- 1. eliminating from within an existing R6 District a

- C1-3 District bounded by the former centerline of Broadway, West 225<sup>th</sup> Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way;
  - 2. changing from an R6 District to a C8-3 District property bounded by Broadway, West 225<sup>th</sup> Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way; and
  - 3. changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225<sup>th</sup> Street, the westerly boundary line of a railroad right-of way, a line 625 feet southwesterly of West 225<sup>th</sup> Street, and the northeasterly boundary line of the Penn Central Railroad right-of-way;
- as shown on a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-303.

**MSK/CUNY**  
**MANHATTAN CD - 8 C 130214 ZMM**  
 Application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

- 1. changing from an M3-2 District to a C1-9 District property bounded by East 74<sup>th</sup> Street, Franklin D. Roosevelt Drive, East 73<sup>rd</sup> Street, and a line perpendicular to the northerly street line of East 73<sup>rd</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 73<sup>rd</sup> Street and the westerly street line of Franklin D. Roosevelt Drive; and
- 2. changing from an M3-2 District to an M1-4 District property bounded by East 74<sup>th</sup> Street, a line perpendicular to the northerly street line of East 73<sup>rd</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 73<sup>rd</sup> Street and the westerly street line of Franklin D. Roosevelt Drive, East 73<sup>rd</sup> Street, and a line perpendicular to the northerly street line of East 73<sup>rd</sup> Street distant 320 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 73<sup>rd</sup> Street and the westerly street line of Franklin D. Roosevelt Drive;

as shown on a diagram (for illustrative purposes only) dated March 18, 2013.

**MSK/CUNY**  
**MANHATTAN CD - 8 N 130215 ZRM**  
 Application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VII, Chapter IV (General Large Scale Development) to permit floor area increase of up to 20 percent in exchange for provision of a public park improvement.

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

**74-74**  
**General Large Scale Development**

\* \* \*

**74-743**  
**Special provisions for bulk modifications**

- (a) For a #large-scale general development#, the City Planning Commission may permit:
  - \* \* \*
  - (11) wholly within a C1-9 District entirely within the boundaries of Community District 8 in Manhattan, for a predominantly #community facility development#, a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by the underlying district regulations where, in connection with such #development#, an improvement to a #public park# located within the same Community District or within a one mile radius of the proposed #development# is provided in accordance with the provisions of this Section.
    - (i) A request for such bonus #floor area# shall be accompanied by:
      - (a) a site plan for a #public park# improvement, transmitted by the Commissioner of Parks and Recreation, sufficient in detail and scope with respect to the work necessary to complete such #public park# improvement, to enable the City Planning Commission to determine the appropriate amount of bonus #floor area# to be granted to the #development#; and
      - (b) a letter from the Commissioner of Parks and Recreation stating that such #public park# improvement provides an appropriate amenity for the surrounding area and that, absent funding to be provided by the applicant such #public

park# improvement is unlikely to be made in the foreseeable future.

(ii) Prior to a determination as to whether to grant the special permit, the City Planning Commission shall have received from the Commissioner of Parks and Recreation:

(a) any revisions to the site plan for the #public park# improvement or a statement that the site plan provided in the application is unchanged; and

(b) a letter that shall include:

(i) cost estimates for the #public park# improvement; and

(ii) a statement that the funding to be provided by the applicant, in combination with any other available funding, is adequate for completion of the necessary infrastructure, landscape and other work necessary to complete the #public park# improvement.

(b) In order to grant a special permit pursuant to this Section for any #large scale general development#, the Commission shall find that:

\*\*\*

(9) a declaration with regard to ownership requirements in paragraph (b) of the #large scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

(9) where the Commission permits a #floor area# bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section:

1. the amount of such bonus #floor area# is appropriate in relation to the size and quality of the proposed #public park# improvement; and

2. such bonus #floor area# will not unduly increase the #bulk# of #buildings# on the #zoning lot# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;

Grant of a floor area bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section shall be conditioned upon adequate assurances for provision of the funding identified by the Commissioner of Parks and Recreation in a letter pursuant to paragraph (a)(11)(i) of this Section as necessary for completion of the necessary infrastructure, landscape and other work for the #public park# improvement. The Commissioner of Buildings shall not issue a building permit for the #large scale development# unless the Commissioner of Parks and Recreation shall have certified that the funding has been made or secured in a manner acceptable to such Commissioner.

(10) a declaration with regard to ownership requirements in paragraph (b) of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

**MSK/CUNY**

**MANHATTAN CD - 8 C 130216 ZSM**  
Application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution to modify:

1. Section 74-743(a)(1) to allow the location of buildings without regard to the rear yard requirements of Section 33-283 (Required rear yard equivalents), the side yard requirements of Section 33-25 (Minimum Required Side Yards), and the height and setback requirements of Section 33-432 (In other Commercial Districts); and

2. Section 74-743(a)(11)\* to allow a floor area bonus not to exceed 20 percent of the maximum floor area ratio permitted by the underlying district regulations for improvement to a public park;

in connection with a proposed community facility development on property located at 524-540 East 74th Street a.k.a 525-545 East 73rd Street (Block 1485, Lot 15), within a Large-Scale General Development, in a C1-9 District\*\*.

\*Note: A zoning text amendment is proposed to modify Section 74-743 of the Zoning Resolution under a concurrent related application N 130215 ZRM.

\*\*Note: The site is proposed to be rezoned by changing an

M3-2 District to a C1-9 District under a concurrent related application C 130214 ZMM.

**MSK/CUNY**

**MANHATTAN CD - 8 C 130217 ZSM**  
Application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the surface area of signs requirements of Section 32-64 (Surface Area and Illumination Provisions), and the height of signs requirements of Section 32- 65 (Permitted Projection or Height of Signs), in connection with a proposed community facility development on property located at 524-540 East 74th Street a.k.a. 525-545 East 73rd Street (Block 1485, Lot 15), within a Large-Scale General Development, in a C1-9 District\*.

\*Note: The site is proposed to be rezoned by changing an M3-2 District to a C1-9 District under a concurrent related application C 130214 ZMM.

**MSK/CUNY**

**MANHATTAN CD - 8 C 130218 ZSM**  
Application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 248 spaces on portions of the ground floor, cellar and sub-cellar of a proposed community facility development on property located at 524-540 East 74th Street a.k.a. 525-545 East 73rd Street (Block 1485, Lot 15), in a C1-9 District\*.

\*Note: The site is proposed to be rezoned by changing an M3-2 District to a C1-9 District under a concurrent related application C 130214 ZMM.

**MSK/CUNY**

**MANHATTAN CD - 8 C 130219 PPM**  
Application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 524-540 East 74th Street (Block 1485, Lot 15), pursuant to zoning.

**NEW HOPE TRANSITIONAL HOUSING**

**BRONX CD - 2 C 110154 ZSX**  
Application submitted by Liska NY, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to an 8-story non-profit institution with sleeping accommodations (UG 3), on property located at 731 Southern Boulevard (Block 2720, Lot 28), in an R7-1 District.

**BROOKLYN COLLEGE CAMPUS**

**BROOKLYN CD - 14 C 120326 MMK**  
Application submitted by the Dormitory Authority of the State of New York 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 Campus Road south of Avenue H;
- the elimination, discontinuance and closing of a portion of Avenue H between Campus Road and Nostrand Avenue;
- the discontinuance and closing of Amersfort Place between Avenue H and Nostrand Avenue;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2732 and N-2733 dated May 7, 2013 and signed by the Borough President.

**BROOKLYN COLLEGE CAMPUS**

**BROOKLYN CD - 14 C 130306 ZMK**  
Application submitted by the Dormitory Authority State of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road\* and its southwesterly prolongation; and
2. establishing within a proposed R6 District a C2-4 District property bounded by the westerly centerline prolongation of Avenue H, Nostrand Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), the northerly centerline prolongation of East 29th Street, and the centerline of former Campus Road\* and its southwesterly prolongation;

as shown on a diagram (for illustrative purposes only) dated May 20, 2013.

\*Note: Campus Road is proposed to be demapped under a concurrent related application (C 120326 MMK) for a change in the City Map.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, September 3, 2013.**

**The Subcommittee on Planning, Dispositions and**

**Concessions will hold a public hearing in the Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, September 3, 2013:**

a27-s3

**CITYWIDE ADMINISTRATIVE SERVICES**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held at 10:00 A.M. on September 25, 2013 in the 2nd floor conference room, 22 Reade Street, in Manhattan in the matter of a renewal and expansion of the lease for The City of New York, as Tenant, of approximately 72,862 rentable square feet of space, consisting of 65,899 rentable square feet at 42 Broadway on a portion of the lower level and ground floors and the entire 5th, 8th and 9th floors and 6,963 rentable square feet on the entire 9th floor at 32 Broadway (Block 22, Lots 17 & 20), in the Borough of Manhattan, for the Department of Consumer Affairs to use as an office.

The proposed renewal and expansion of the lease shall be from Lease Execution until ten (10) years and two (2) months from Substantial Completion of the Work, at an annual rent of \$1,875,379.80 until Substantial Completion of phase 1, \$2,429,442.80 from Substantial Completion of phase 1 until Substantial Completion of all phases, \$2,445,063.00 for the next year, \$2,523,936.00 for the next two (2) years, \$2,602,809.00 for the next three (3) years and \$2,681,682.00 for the last four (4) years, payable in equal monthly installments at the end of each month. Rent shall be abated for two (2) months following substantial completion of all phases.

The lease may be terminated by the Tenant in whole or in part on the sixth (6th) year and on the ninth (9th) year anniversaries of the end of the rent abatement period provided Tenant gives the Landlord one (1) year prior written notice. In the event that the lease is terminated by the Tenant, the Tenant shall pay to the Landlord the unamortized portion of Landlord's contribution to the cost for the Tenant Work, the two (2) months free rent and for the brokerage commission.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the lease. The alterations and improvements consist of Base Building Work, which the landlord shall provide at its sole cost and expense, and Tenant Work. The total cost of the Tenant Work shall not exceed \$3,954,500, of which the Landlord shall contribute \$2,000,000.00 and the balance up to \$1,954,500 to be paid by Tenant in one lump sum upon the substantial completion of the alterations and improvements.

IN THE MATTER of a lease amendment and extension agreement for the City of New York, as Tenant, of approximately 25,000 rentable square feet consisting of 20,000 square feet of interior space and 5,000 of roof playground space located at 921 Hegeman Avenue (Block 4315, Lot 40) in the Borough of Brooklyn for the Administration for Children's Services to use as a Day Care Center.

The proposed lease amendment and extension agreement shall be for a period of five (5) years from lease execution, at an annual rent of \$255,650.00, payable in equal monthly installments at the end of each month.

The lease amendment and extension agreement may be terminated by the tenant in whole upon twelve (12) months prior written notice.

Further information, including public inspection of the proposed lease may be obtained at One Centre Street, Room 2000 North, New York, N.Y. 10007. To schedule an inspection, please contact Chris Fleming at (212) 386-0315.

Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 2nd Floor, New York, N.Y. 10007, (212) 788-7490, no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

TDD users should call VERIZON relay services.

a28

**CITY PLANNING COMMISSION**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission Scheduling public hearings on the following matters to be held in Spector Hall, 22 Reade Street, New York, NY, on Wednesday, September 11, 2013 at 10:00 A.M.**

**BOROUGH OF MANHATTAN  
Nos. 1 & 2  
HARLEM DOWLING  
No. 1**

**CD 10 C 130271 ZMM**  
**IN THE MATTER** of an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from an R7-2 District to an R8A District property bounded by West 127th Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 126th Street, and Adam Clayton Powell Jr. Boulevard, as shown on a diagram (for illustrative purposes only) dated May 20, 2013, and subject to the conditions of CEQR Declaration E-313.

**No. 2**

**CD 10 C 130272 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 a property located at

2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911; Lots 61 and 62) 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 development of a ten-story mixed-use building, tentatively known as Harlem Dowling, with approximately 60 residential units and community facility uses.

No. 3 HUDSON YARDS BID

CD 4 N 140038 BDM IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Hudson Yards Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the formation of the Hudson Yards Business Improvement District.

BOROUGH OF BROOKLYN Nos. 4, 5 & 6

RHEINGOLD REZONING AND TEXT AMENDMENT No. 4

CD 4 C 080322 ZMK IN THE MATTER OF an application submitted by Forrest Lots, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

- 1. changing from an M1-1 District to an R6A District property bounded by:
a. Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
b. a line midway between Flushing Avenue and Montieith Street, a line 100 feet southwesterly of Stanwix Street\*, Forrest Street, and a line 100 feet northeasterly of Bushwick Avenue; and
c. a line 100 feet southeasterly of Noll Street\*, a line 100 feet southwesterly of Evergreen Avenue, Melrose Street, and Stanwix Street;
2. changing from an M1-1 District to an R7A District property bounded by:
a. Flushing Avenue, Stanwix Street\*, Forrest Street, a line 100 feet southwesterly of Stanwix Street\*, a line midway between Flushing Avenue and Montieith Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
b. Noll Street\*, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue, a line 100 feet southeasterly of Noll Street\*, and Stanwix Street;
3. changing from an M3-1 District to an M1-2 District property bounded by Flushing Avenue, Evergreen Avenue, Noll Street\*, and Stanwix Street\*;
4. establishing within a proposed R6A District a C2-4 District bounded by Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southwesterly of Bushwick Avenue, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
5. establishing within a proposed R7A District a C2-4 District bounded by:
a. Flushing Avenue, Stanwix Street, Montieith Street, a line 100 feet southwesterly of Stanwix Street, a line midway between Flushing Avenue and Montieith Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
b. Noll Street\*, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue;

as shown on a diagram (for illustrative purposes only) dated June 3, 2013, and subject to the conditions of CEQR Declaration E-315.

\*Note: Stanwix Street and Noll Street are proposed to be mapped under a concurrent related application (C 070250 MMK) for a change to the City Map.

No. 5

CD 4 C 070250 MMK IN THE MATTER OF an application submitted by Forrest Lots, LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Stanwix Street between Montieith Street and Forrest Street;
the establishment of Noll Street between Stanwix Street and Evergreen Avenue;
the extinguishment of a sewer easement; and
the modification and adjustment of block dimensions and grades;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2722 dated June 9, 2010 and signed by the Borough President.

No. 6

CD 4 N 110179 ZRK IN THE MATTER OF an application submitted by Forrest Lots, LLC, pursuant to Section 201 of the New York City

Charter for an amendment of the Zoning Resolution of the City of New York, concerning APPENDIX F Inclusionary Housing Designated Areas, relating to the application of the Inclusionary Housing Program to proposed R6A and R7A Districts in the Borough of Brooklyn, Community District 4.

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

APPENDIX F Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of Inclusionary Housing Designated Areas by Zoning Map

Table with 3 columns: Zoning Map, Community District, Maps of Inclusionary Housing Designated Areas. Lists various zoning maps (1d, 3b, 3c, etc.) and their corresponding community districts and map references.

\*\*\* Brooklyn, Community District 4

In the R6A and R7A Districts within the area shown on the following Map 1:

Map 1 (New Map to be added)



Portion of Community District 4, Brooklyn

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NOTICE

On Wednesday, September 11, at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning zoning map and text amendments, and amendments to the City Map for an area encompassing approximately six blocks in the Bushwick neighborhood of Brooklyn, Community District 4. The zoning map amendment would rezone existing manufacturing districts (M3-1 and M1-1) within an area generally bounded by Flushing Avenue, Evergreen Avenue, Melrose Street, Stanwix Street, Forrest Street, Garden Street, and Beaver Street to residential with commercial overlays (R6A, R7A and R6A/C2-4 and R7A/C2-4) and light manufacturing (M1-2). The zoning text amendment would apply the provisions of the Inclusionary Housing Program to the proposed R6A and R7A districts. The amendment to the City Map would establish the section of Stanwix Street from Montieith Street to Forrest Street and the section of Noll Street between Evergreen Avenue and Stanwix Street as mapped streets. Comments are requested on the DEIS and will be accepted until Monday, September 23, 2013.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP002K.

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

a28-s11

CITY PLANNING

MEETING

PUBLIC NOTICE OF A SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 14DCP019M)

NOTICE IS HEREBY GIVEN that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of Rockefeller University Expansion, CEQR Number 14DCP019M. The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled for Thursday, September 26, 2013 and will be held in Spector Hall, at the New York City Department of City Planning, 22 Reade Street, New York, NY 10007. The meeting will begin at 10:00 A.M. Written comments will be accepted by the lead agency until the close of business on Monday, October 7, 2013.

The applicant, Rockefeller University, is proposing a modification to an existing Large Scale Community Facility Development (LSCFD), an amendment to the city map, a special permit, and other approvals, collectively referred to as the "proposed actions," affecting all or portions of a superblock located in the Upper East Side neighborhood of Manhattan, Community District 8. The affected area coincides with the boundaries of the existing LSCFD (which extends from East 62nd Street to the centerline of demapped East 68th Street between York Avenue and the bulkhead east of the FDR Drive) and includes the Rockefeller University campus in its entirety (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005). The proposed discretionary actions, which are subject to environmental review, include:

- 1. A special permit pursuant to Section 74-682 ZR for construction in air space over the FDR Drive and rear yard waivers.
2. An amendment to the City Map pursuant to the New York City Charter to eliminate, discontinue, and close portions of the FDR Drive right-of-way and the disposition of real property related thereto, to allow for the placement of columns and footings in the East River Esplanade and on the west side of the FDR Drive associated with the construction of the proposed laboratory building.
3. Modification of Rockefeller University's previously-approved LSCFD (C821257 ZAM).
4. Approval of building and column locations in and over the FDR Drive and East River Esplanade pursuant to Article 12A of an existing agreement between Rockefeller University, New York Hospital and Hospital for Special Surgery with the City of New York (the "1973 Agreement"), as amended in 1993 by Article 13 of the Third Amendment to the 1973 Agreement.
5. Approval by the Director of City Planning pursuant to Article 12B of the 1973 Agreement of landscaping, security, and lighting plans in accordance with Article 11, a ventilation plan and a noise quality plan, plans for closing the FDR Drive and East River Esplanade in accordance with Article 7.
6. Determination of consistency with Waterfront Revitalization Program CPC, acting as City Coastal Commission.

The proposal would also require discretionary actions from state and national agencies. An Authorization under the Ports and Waterways Safety Act (33 USC 1225(a)(2)(C)), as well as a Notice to Mariners, would be required from the U.S. Coast Guard (USCG); an Approval under Nationwide Permit 33 would be required from the United States Army Corps of Engineers (USACE); and a Section 401 Water Quality Certification, a Storm Water Pollution Prevention Plan

(SWPPP) and a NY-2C Discharge Permit related to dewatering during construction, would be required from New York State Department of Environmental Conservation (NYSDEC).

The proposed actions would facilitate a proposal by the applicant to develop three new buildings containing institutional and support uses on two development sites within the Rockefeller University LSCFD. The proposed buildings, which total approximately 165,000 gross square feet (gsf) include: (1) a two-story, approximately 154,314-gsf laboratory building complex, including two one-story pavilions (housing dining hall and support spaces); (2) a one-story approximately 3,235-gsf conference and meeting pavilion; and (3) a new 20,498-gsf one-story fitness center. The laboratory building complex and conference and meeting pavilion would be constructed on a platform structure occupying air space that spans a portion of the FDR Drive (between demapped East 68th Street and East 64th Street). Approximately 450 sf of the western portion of the East River Esplanade (immediately adjacent to the affected portion of the FDR Drive) would be demapped to create room for 10 structural columns and footings supporting the platform structure. The proposed new fitness center would be constructed on the northwest corner of the Rockefeller University campus, at the corner of York Avenue and the demapped East 68th Street. The development of these new structures in the Rockefeller University campus would raise the total floor area of the existing LSCFD from approximately 2,039,214 gsf to 2,204,157 gsf.

The affected area is currently developed with the Rockefeller University campus, which comprises approximately 1,415,960 gsf of institutional and support uses. The development facilitated by the proposed actions would not be expected to increase the number of residents, users or workers within the Rockefeller University campus, but would rather provide new institutional and support facilities for existing students, faculty staff and other workers.

The Rockefeller University LSCFD was designated in 1983 in accordance with provisions incorporated in the New York City Zoning Resolution. The LSCFD designation makes the campus a "superblock," allowing the University flexibility in utilizing its development rights, provided that the aggregate of all development does not exceed a maximum Floor Area Ratio (FAR) of 10. The underlying zoning designations on the LSCFD are R9 and R10. The maximum permitted zoning floor area in the LSCFD is 6,051,090 zoning square feet (zsf). The proposed project would require modifications to the LSCFD to reflect the proposed floor area and lot coverage.

Since the building program, as proposed, is identified in the LSCFD as part of the land use application for the above-referenced project, the proposed development is considered to be the reasonable worst-case development scenario for the purpose of analyzing the potential environmental impacts of the proposed project.

Absent the proposed actions, the Rockefeller University campus would remove an existing temporary structure housing university offices and support uses (the "IT Pavilion") located within University's campus (at East 66th Street and York Avenue), and replace it with landscaping. Otherwise, the entire affected area would remain as in its existing conditions.

The proposed project is expected to be completed by 2019.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at [www.nyc.gov/planning](http://www.nyc.gov/planning).

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.

## COMPTROLLER

### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held in the Municipal Building, 1 Centre Street, Room 650 conference room, on Monday, September 9, 2013 at 10:30 A.M. on the following item:

IN THE MATTER of a proposed contract between the Office of the NYC Comptroller and State Street Bank and Trust Company N.A. with its principal place of business at One Lincoln Street, Boston, MA, 02111 for Master Custody Banking Services and Alternative Investment Administration Services. The term of the contract will commence on or about October 1, 2013 and will end September 30, 2016 with options to renew. The amount of the contract is estimated to be approximately \$34,000,000. PIN 015 - 12815301 CA.

IN THE MATTER of a proposed contract between the Office of the NYC Comptroller and Russell Implementation Services Inc. with its principal place of business at 1095 Avenue of the Americas, New York, NY 10036 for Foreign Exchange Services. The term of the contract will commence on or about October 1, 2013 and will end September 30, 2016 with options to renew. The amount of the contract is estimated to be approximately \$5,000,000. PIN 015 - 12815302 CA.

IN THE MATTER of a proposed contract between the Office of the NYC Comptroller and Citibank, N.A. with its principal place of business at 388 Greenwich Street, New York, NY 10013 for Institutional Securities Lending Services. The term of the contract will commence on or about October 1, 2013 and will end September 30, 2016 with options to renew. This is a revenue sharing arrangement, where revenues are dependent on total amount that the program earns. PIN 015 - 12815303 CA.

The proposed contractors were selected pursuant to a competitive sealed proposal process in accordance with Section 3-03 of the PPB Rules. A copy of draft contracts, or excerpts thereof, can be seen at the Office of the Comptroller, 1 Centre Street, Room 650, New York, New York 10007, Monday through Friday excluding holidays commencing August 28, 2013 through September 6, 2013 between 9:00 A.M. and 5:00 P.M.

## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **September 10, 2013 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF STATEN ISLAND 12-6478 Block 7900, lot 5-7484 Amboy Road James and Lucinda Bedell House - Individual Landmark A free-standing Second-Empire style residence built c. 1869-74. Application is to demolish existing additions and construct a new addition, install new paving, cellar access and mechanical equipment in the yard, and replace windows and siding. Zoned R3A. Community District 3.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF STATEN ISLAND 14-3676 - Block 120, lot 20-160 Heberton Avenue-P.S. 20 Annex - Individual Landmark A Romanesque Revival style public school building with neo-Classical style detailing, built in 1891, with an addition designed by James Warriner Moulton and built in 1897-98. Application is to replace windows. Community District 1.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF QUEENS 12-6740 - Block 8045, lot 17-102 Park Lane - Douglaston Historic District  
A vernacular Colonial Revival style house designed by Eugene McMurray and built in 1936. Application is to construct an addition and alter the facades. Zoned R1-2. Community District 11.

BINDING REPORT  
BOROUGH OF QUEENS 14-6207- Block 5917, lot 1-Fort Totten - Building 422 - Fort Totten Historic District  
A Colonial Revival style Commanding Officer's Quarters designed by the Office of the Quartermaster General and built in 1909, with an enclosed porch constructed post 1926. Application is to alter the porch to accommodate a barrier-free access lift and install handrails. Community District 7.

BINDING REPORT  
BOROUGH OF QUEENS 14-5294 -Block 5917, lot 1-Fort Totten - Building 333 - Fort Totten Historic District  
A utilitarian style mess hall designed by the Office of the Quartermaster General and built in 1897-98, with a 1950s frame addition. Application is to install an above-ground oil tank and bollards. Community District 7.

BINDING REPORT  
BOROUGH OF QUEENS 14-5296 - Block 5917, lot 1-Fort Totten - Building 325 - Fort Totten Historic District  
An artillery barracks and mess hall building with Colonial Revival style detailing designed by the Office of the Quartermaster General and built in 1893-94. Application is to install an above-ground oil tank and bollards. Community District 7.

BINDING REPORT  
BOROUGH OF THE BRONX 14-7363 - Block 3247, lot 2-29 West Kingsbridge Road - Kingsbridge Armory - Individual Landmark A Medieval Romanesque Revival style armory building designed by Pilcher & Tachau and built in 1912-17. Application is to install rooftop mechanical equipment and signage, modify window openings, and alter the landscape. Community District 7.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-6691 - Block 2572, lot 29-149 Calyer Street - Greenpoint Historic District  
A frame house built in 1872. Application is to construct a rooftop addition, alter the front facade and areaway, and alter the rear facade. Zoned R6B. Community District 1.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-4952 - Block 190, lot 27-438 Pacific Street -Boerum Hill Historic District  
An Italianate style rowhouse built in 1851-53. Application is to construct a rear yard addition. Zoned R6B. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-6971 - Block 1929, lot 45-336 Clinton Avenue-Clinton Hill Historic District  
A rowhouse built in circa 1870, originally designed in the French Second Empire style, and altered in the early 20th century. Application is to replace windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-2065 - Block 1959, lot 45-384 Vanderbilt Avenue-Fort Greene Historic District  
A transitional Italianate/neo-Grec style rowhouse designed by Thomas B. Jackson and built in 1879. Application is to enlarge window openings at the rear facade. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-7322 - Block 255, lot 1-38-44 Court Street, aka 195-207 Joralemon Street - Borough Hall Skyscraper Historic District  
A Beaux Arts style office building designed by George L. Morse and built in 1899-1901. Application is to alter the entryway, replace a door and storefront infill and install signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-6262 - Block 235, lot 4-35 Pierrepont Street - Brooklyn Heights Historic District  
A neo-Medieval style apartment building built in the 1920s. Application is to remove a masonry chimney and install metal flues. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-7641 - Block 261, lot 33-14 Garden Place - Brooklyn Heights Historic District  
A rowhouse constructed between 1880 and 1899. Application is to remove a bay window and alter the rear facade. Community District 2.

BINDING REPORT  
BOROUGH OF BROOKLYN 14-6887 - Block 243, lot 47-128 Pierrepont Street-Brooklyn Heights Historic District  
Brooklyn Historical Society - (Former) Long Island Historical Society Individual Landmark - Interior Landmark  
A Queen Anne style building designed by architect George B. Post and built in 1878-81. Application is to install a sign. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 13-4056 -Block 35, lot 12-1 Old Fulton Street- Fulton Ferry Historic District  
A Greek Revival style saloon and hotel building built in 1835, and altered in the Italianate style in the 1860s. Application is to install storefront infill. Community District 2.

BINDING REPORT  
BOROUGH OF BROOKLYN 14-7471 - Block 7777, lot 777-Pearl Street and adjacent Streets -DUMBO Historic District and Vinegar Hill Historic District  
A street grid laid out c. 1830. Application is to install paving, pedestrian plazas, fencing, seating, and lighting. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-4263 -Block 30, lot 204-177 Water Street-DUMBO Historic District  
An American Round Arch style factory building, designed by George L. Morse, and built in 1880. Application is to alter the ground floor and install storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-7637 - Block 31, lot 7502-50 Bridge Street-DUMBO Historic District  
An American Round Arch style factory building designed by William Tubby and built in 1894-95. Application is to re-coat the masonry facades. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-5369 -Block 1072, lot 14-848 Carroll Street - Park Slope Historic District  
A rowhouse designed by William B. Greenman and built in 1905. Application is to demolish a rear yard addition and construct a new rear addition, alter the rear facade, and excavate the rear yard. Zoned R7B. Community District 6.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 146543-Block 1079, lot 65-591 3rd Street -Park Slope Historic District  
A neo-Italianate style rowhouse designed by Eisenla and Carlson, and built in 1911. Application is to replace doors. Community District 6.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 14-2451 -Block 310, lot 23-408 Henry Street-Cobble Hill Historic District  
A Greek Revival style rowhouse built in the late 1840s. Application is to construct a rear yard addition. Zoned R6. Community District 6.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 13-7503 -Block 1164, lot 42-230 Park Place - Prospect Heights Historic District  
An Art Deco style apartment building designed by Philip Birnbaum and built in 1937. Application is to establish a Master Plan governing the installation of windows. Community District 8.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 13-7939 - Block 172, lot 5-372 Broadway -TribeCa East Historic District  
An Italianate style store and loft building built in 1852-54. Application is to construct a rooftop addition, alter the lot-line facade and fire-escapes, and install storefront infill. Zoned C6-4A. Community District 1.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-7209 - Block 498, lot 23-529 Broadway-SoHo-Cast Iron Historic District  
A warehouse built in 1936. Application is to demolish the building and to construct a new building. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-7387 - Block 511, lot 19-19 East Houston Street -SoHo-Cast Iron Historic District  
A vacant lot. Application is to construct a new building. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-4234 - Block 497, lot 18-560 Broadway - SoHo- Cast Iron Historic District  
A store building designed by Thomas Stent and built in 1883-84. Application is to alter the facades, replace storefront infill, install a canopy, flagpoles, steps, and signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 13-9333 - Block 233, lot 17-158 Lafayette Street-SoHo-Cast Iron Historic District  
Extension A Queen Anne style store and loft building, designed by F. & W. E. Bloodgood and John B. Snook & Sons, and built in 1889-90. Application is to alter the ground floor and install storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-2420 - Block 529, lot 25-31 Bond Street-NoHo Historic District Extension A Renaissance Revival style store and loft building designed by De Lemos & Cordes and built in 1888-1889. Application is to alter the ground floor, install storefront infill and canopy, remove the rear shaft extension, install new windows, and construct a rooftop addition. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-7367 - Block 226, lot 1-75 Varick Street, aka1 Hudson Square-Holland Plaza Building - Individual Landmark A Modern-Classical style manufacturing building designed by Ely Jacques Kahn and built between 1929 and 1930. Application is to install rooftop mechanical equipment. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-6387 - Block 587, lot 21-61 7th Avenue South, aka 284-286 Bleecker Street - Greenwich Village Historic District Extension II Two rowhouses originally built in 1832 and altered extensively. Application is to alter the ground floor, install new storefront infill and signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-6125 - Block 620, lot 62-70 Charles Street-Greenwich Village Historic District An Italianate style rowhouse built in 1861. Application is to alter the rear facade, construct a rooftop addition, and alter the stoop. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-6342 - Block 615, lot 4-307 West 4th Street -Greenwich Village Historic District A Greek Revival style rowhouse built in 1835. Application is to alter window openings and modify a bulkhead. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 13-8779 - Block 573, lot 67-45 West 9th Street-Greenwich Village Historic District An Anglo-Italianate style rowhouse built in 1854. Application is to legalize facade work done in non-compliance with Certificate of No Effect 11-9815. Community District 2.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-0929 - Block 606, lot 4-121 West 10th Street-Greenwich Village Historic District A building built in 1954. Application is to legalize the installation of windows and an awning without Landmarks Preservation Commission permits, and to paint the facade. Community District 2.

BINDING REPORT  
BOROUGH OF MANHATTAN 14-7473- Block 7777, lot 777-9th Avenue, between Gansevoort and West 15th Street-Gansevoort Market Historic District A street grid, including part of the c. 1790 irregular street pattern and the 1811 street grid plan. Application is to install curbing, paving, raised pedestrian plazas, planting beds, benches, and lighting. Community District 2,4.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-7025 - Block 853, lot 7501-5 Madison Avenue-Metropolitan Life Insurance Company (tower)- Individual Landmark A Venetian style office tower designed by Pierre L. LeBrun and built in 1907-09 and altered in 1960-64. Application is to replace entrance and storefront infill, and install canopies. Community District 5.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-5341 - Block 1184, lot 3-1 Riverside Drive - Individual Landmark - Frederick and Lydia Prentiss Residence A Beaux Arts style rowhouse designed by C.P.H. Gilbert and built in 1899-1901. Application is to construct a side areaway stair. Community District 7.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-3574 - Block 1197, lot 108-61 West 83rd Street-Upper West Side/Central Park West Historic District A Queen Anne style rowhouse designed by George Dacunya and built between 1884 and 1885. Application is to alter the facade, replace windows, enlarge a rear yard addition, and construct a rooftop addition. Zoned R8B. Community District 7.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-1733 - Block 1245, lot 92-332 West 84th Street-Riverside-West End Historic District Extension I A Romanesque Revival style row house designed by Joseph H. Taft and built in 1888-89. Application is to construct rooftop and rear yard additions. Community District 7.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 13-8763 - Block 1201, lot 122-17 West 87th Street-Upper West Side/Central Park West Historic District A Renaissance Revival style rowhouse designed by Thom and Wilson built in 1891-1892. Application is to construct a stoop, and rooftop and rear yard additions. Zoned R7-2. Community District 7.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-5328 - Block 1408, lot 12-125 East 73rd Street-Upper East Side Historic District A neo-Federal style dwelling designed by Charles Brendon and constructed in 1909-1910. Application is to replace windows. Community District 8.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 13-8845 - Block 1409, lot 69-815 Park Avenue-Upper East Side Historic District A neo-Georgian style apartment building designed by W.L. Rouse and L.A. Goldstone and built in 1917. Application is to establish a master plan governing the future replacement of windows. Community District 8.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 13-9520 - Block 1409, lot 52-

1055 Lexington Avenue, aka 164-166 East 75th Street-Upper East Side Historic District Extension A neo-Grec style rowhouse designed by William Picken and built in 1877-78, altered in 1913 with the installation of a storefront and in 1926 with a decorative marquee by Schwartz & Gross. Application is to legalize the installation of signage and mechanical equipment, and alterations to the storefront and enclosed sidewalk cafe, without Landmarks Preservation Commission permits. Community District 8.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 14-3566 - Block 1502, lot 45-66 East 91st Street-Carnegie Hill Historic District A Romanesque Revival style rowhouse designed by James Henderson and built in 1887-89, altered in 1909 by Snelling & Potter, and again by William A. Boring in 1910. Application is to modify the areaway, demolish an existing rear yard addition, construct a new rear yard addition, and install rooftop mechanical equipment. Zoned R8B. Community District 8.

a27-s10

## BOARD OF STANDARDS AND APPEALS

### ■ PUBLIC HEARING

SEPTEMBER 17, 2013, 10:00 A.M.

**NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 17, 2013, 10:00 A.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:**

### SOC CALENDAR

#### 519-57-BZ

APPLICANT – Eric Palatnik, P.C., for BP Amoco Corporation, owner.  
SUBJECT – Application June 19, 2013 – Extension of Term Special Permit (§11-411) of an approved variance which permitted the operation and maintenance of a gasoline service station( Use Group 16B) and accessory uses which expired on June 19, 2013. R3-1/C2-1 zoning district.  
PREMISES AFFECTED – 2071 Victory Boulevard, northwest corner of Bradley Avenue and Victory Boulevard, Block 462, Lot 35, Borough of Staten Island.  
**COMMUNITY BOARD #1SI**

#### 189-96-BZ

APPLICANT – John C Chen, for Ping Yee, owner; Club Flamingo, lessee.  
SUBJECT – Application May 14, 2013 – Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing which expires on May 19, 2013. C2-3/R6 zoning district.  
PREMISES AFFECTED – 85-10/12 Roosevelt Avenue, south side of Roosevelt Avenue, 58' east side of Forley Street, Block 1502, Lot 4, Borough of Queens.  
**COMMUNITY BOARD #4Q**

### APPEALS CALENDAR

#### 41-11-A

APPLICANT – Eric Palatnik, P.C., for Sheryl Fayena, owner.  
SUBJECT – Application April 12, 2011 – Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R-6 zoning district. R4 Zoning District.  
PREMISES AFFECTED – 1314 Avenue S, between East 13th and East 14th Streets, Block 7292, Lot 6, Borough of Brooklyn.  
**COMMUNITY BOARD #15BK**

#### 70-13-A

APPLICANT – Goldman Harris LLC, for JIM Trust (c/o Esther Freund), owners; OTR Media Group, Inc., lessee.  
SUBJECT – Application February 13, 2013 – Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status.M1-2/R6(MX-8) zoning districts.  
PREMISES AFFECTED – 84 Withers Street, between Meeker Avenue and Leonard Street on the south side of Withers Street, Block 2742, Lot 15, Borough of Bronx.  
**COMMUNITY BOARD #1BX**

#### 71-13-A

APPLICANT – Goldman Harris LLC, for Tuck-It-Away Associates-Deegan, LLC, owners; OTR Media Group, Inc., lessee.  
SUBJECT – Application February 13, 2013 – Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status. M1-4 /R6A (MX-13) zoning districts.  
PREMISES AFFECTED – 261 Walton Avenue, through-block lot on block bounded by Gerard and Walton Avenues and East 138th and 140th Streets, Block 2344, Lot 60, Borough of Bronx.  
**COMMUNITY BOARD #1BX**

**\*Please note that the BZ calendar will immediately follow the SOC and A calendars.**

SEPTEMBER 17, 2013, 10:00 A.M.

**NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 17, 2013, at 10:00 A.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:**

### ZONING CALENDAR

#### 299-12-BZ

APPLICANT – Goldman Harris LLC, for 544 Hudson Street, owner.  
SUBJECT – Application October 18, 2012 – Variance (§72-21) to waive the required FAR, height and setback, and rear yard requirements to facilitate the construction of a twelve-story office building with the first and second stories devoted to retail uses. M1-5 zoning district.  
PREMISES AFFECTED – 40-56 Tenth Avenue, east side of

Tenth Avenue between West 13th and West 14th Streets, Block 646, Lot 1, Borough of Manhattan.

### COMMUNITY BOARD #2M

#### 6-13-BZ

APPLICANT – Sheldon Lobel, P.C., for Yeshiva Ohr Yisrael, owner.  
SUBJECT – Application January 11, 2013 – Variance (§72-21) to permit the construction of a synagogue and school at the premises, which is contrary to bulk regulations for community facility in the residential use districts. R3-2 zoning district.

PREMISES AFFECTED – 2899 Nostrand Avenue, east side of Nostrand Avenue, Avenue P and Marine Parkway, Block 7691, Lot 13, Brooklyn of Brooklyn.  
**COMMUNITY BOARD #18BK**

#### 61-13-BZ

APPLICANT – Ellen Hay, Slater & Beckerman, P.C., for B. Bros. Broadway Realty, owner; Crunch LLC, lessee.  
SUBJECT – Application February 7, 2013 – Special Permit (§73-36) to legalize the operation of a physical culture establishment (*Crunch*). M1-6GC zoning district.  
PREMISES AFFECTED – 1385 Broadway, west side Broadway between West 37th and West 38th Streets, Block 813, Lot 55, Borough of Manhattan.  
**COMMUNITY BOARD #5M**

#### 105-13-BZ

APPLICANT – Law Office of Fred A Becker, for Nicole Orfali and Chaby Orfali, owners.  
SUBJECT – Application April 18, 2013 – Special Permit (§73-622) for the enlargement of an existing single home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461); perimeter wall height (ZR 23-631) and less than the minimum rear yard (ZR 23-47). R3-2 zoning district.  
PREMISES AFFECTED – 1932 East 24th street, west side of East 24th street, between Avenue S and Avenue T, Block 7302, Lot 19, Borough of Brooklyn.  
**COMMUNITY BOARD #15BK**

#### 169-13-BZ

APPLICANT – Greenberg Traurig, for Joseph Schottland, owner.  
SUBJECT – Application June 5, 2013 – Special Permit (§73-621) to permit the legalization of an enlargement of a two-family residence in an R-6 zoning district which; would allow the floor area on the property to exceed the floor area permitted under the district regulations by no more than 10%; contrary to §23-145. R6 (LH-1) zoning district.  
PREMISES AFFECTED – 227 Clinton Street, east side of Clinton Street, 100' north of the corner formed by the intersection of Congress Street and Clinton Street, Block 297, Lot 5, Borough of Brooklyn.  
**COMMUNITY BOARD #6BK**

*Jeff Mulligan, Executive Director*

a27-28

## 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, August 28, 2013. 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 167 Lafayette LLC to construct, maintain and use a stoop, a fenced-in area and cornice on and above the north sidewalk of Lafayette Avenue, west of Adelphi Street, and on and above the west sidewalk of Adelphi Street, north of Lafayette Avenue, at 167 Lafayette Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024- \$25/annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#2** In the matter of a proposed revocable consent authorizing 167 Lafayette LLC to construct, maintain and use a fenced-in area, together with part of a stoop, and a cornice on and above the west sidewalk of Adelphi Street, north of Lafayette Avenue, at 332 Adelphi Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024- \$25/annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#3** In the matter of a proposed revocable consent authorizing 375 Lafayette Street Properties, LLC to construct, maintain and use planted areas on the north sidewalk of Great Jones Street, east of Lafayette Street and on the east sidewalk of Lafayette Street, north of Great Jones Street at 28 Great Jones Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:



From the Approval Date to June 30, 2024 - \$433/annum.

the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#4** In the matter of a proposed revocable consent authorizing 375 Lafayette Street Properties, LLC to construct, maintain and use planted areas on the north sidewalk of Great Jones Street, between Lafayette Street and Bowery Street, at 32 Great Jones Street in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024 - \$174/annum.

the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#5** In the matter of a proposed revocable consent authorizing 1211 6th Avenue Property Owner LLC and 1221 Avenue Holdings LLC to continue to maintain and use a passageway under and across West 48th Street, west of Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2013 to June 30, 2023 and provides among others terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2013 to June 30, 2014 - \$132,069  
For the period July 1, 2014 to June 30, 2015 - \$135,754  
For the period July 1, 2015 to June 30, 2016 - \$139,439  
For the period July 1, 2015 to June 30, 2017 - \$143,124  
For the period July 1, 2017 to June 30, 2018 - \$146,809  
For the period July 1, 2018 to June 30, 2019 - \$150,494  
For the period July 1, 2019 to June 30, 2020 - \$154,179  
For the period July 1, 2020 to June 30, 2021 - \$157,864  
For the period July 1, 2021 to June 30, 2022 - \$161,549  
For the period July 1, 2022 to June 30, 2023 - \$165,234

the maintenance of a security deposit in the sum of \$59,834.28 and the insurance shall be the amount of One Million Two Hundred Fifty Thousand Dollars (1,250,000) per occurrence, and Five Million Dollars (\$5,000,000) aggregate.

**#6** In the matter of a proposed revocable consent authorizing 1221 Avenue Holdings LLC to continue to maintain and use lampposts, together with electrical conduits, on and in the sidewalk areas of West 48th Street, West 49th Street and Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2013 to June 30, 2023 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2013 to June 30, 2023 - \$3,000/annum.

the maintenance of a security deposit in the sum of \$3,244.63 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and two Million Dollars (\$2,000,000) aggregate.

**#7** In the matter of a proposed revocable consent authorizing 1251 Americas Associates ll, L.P. to continue to maintain and use lampposts, together with electrical conduits, in and on the sidewalk areas of West 49th Street, West 50th Street and Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2013 to June 30, 2023 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2013 to June 30, 2023 - \$3,000/annum.

the maintenance of a security deposit in the sum of \$3,244.63 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and two Million Dollars (\$2,000,000) aggregate.

**#8** In the matter of a proposed revocable consent authorizing IMTT-Pipeline to continue to maintain and use a pipeline passing under Arthur Kill, Washington Avenue North, Washington Avenue South, Parcel "A", Western Avenue, Richmond Terrace and Newark Bay, all in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2013 to June 30, 2023 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2013 to June 30, 2014 - \$10,234  
For the period July 1, 2014 to June 30, 2015 - \$10,520  
For the period July 1, 2015 to June 30, 2016 - \$10,806  
For the period July 1, 2016 to June 30, 2017 - \$11,092  
For the period July 1, 2017 to June 30, 2018 - \$11,378  
For the period July 1, 2018 to June 30, 2019 - \$11,664  
For the period July 1, 2019 to June 30, 2020 - \$11,950  
For the period July 1, 2020 to June 30, 2021 - \$12,236  
For the period July 1, 2021 to June 30, 2022 - \$12,522  
For the period July 1, 2022 to June 30, 2023 - \$12,808

the maintenance of a security deposit in the sum of \$12,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Thirty Five Million Dollars (\$35,000,000) aggregate.

**#9** In the matter of a proposed revocable consent authorizing RCPI Landmark Properties, LLC to continue to maintain and use vehicular and pedestrian passageways under and across West 49th and West 50th Streets, between Fifth Avenue and Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from

July 1, 2013 to June 30, 2023 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2013 to June 30, 2014 - \$658,661  
For the period July 1, 2014 to June 30, 2015 - \$677,038  
For the period July 1, 2015 to June 30, 2016 - \$695,415  
For the period July 1, 2015 to June 30, 2017 - \$713,792  
For the period July 1, 2017 to June 30, 2018 - \$732,169  
For the period July 1, 2018 to June 30, 2019 - \$750,546  
For the period July 1, 2019 to June 30, 2020 - \$768,923  
For the period July 1, 2020 to June 30, 2021 - \$787,300  
For the period July 1, 2021 to June 30, 2022 - \$805,677  
For the period July 1, 2022 to June 30, 2023 - \$824,054

the maintenance of a security deposit in the sum of \$23,000 and the insurance shall be in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) per occurrence, and Five Million Dollars (\$5,000,000) aggregate.

**#10** In the matter of a proposed revocable consent authorizing SP Great Jones, LLC to construct, maintain and use planted areas on the north sidewalk of Great Jones Street, between Lafayette Street and Bowery Street, in front of the property located at 30 Great Jones Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024 - \$78/annum.

the maintenance of a security deposit in the sum of \$1,100 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

a8-28

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, September 11, 2013. 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 331 East 6th Street Townhouse LLC to construct, maintain and use a fenced-in area on the north sidewalk of East 6th Street, west of First Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024- \$25/annum.

the maintenance of a security deposit in the sum of \$2,500 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#2** In the matter of a proposed revocable consent authorizing JP Morgan Chase Bank, N.A. to continue to maintain and use two fuel oil storage tanks under Flatbush Avenue Extension, south of Myrtle Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2022 to June 30, 2023 - \$40,584  
For the period July 1, 2013 to June 30, 2014 - \$41,716  
For the period July 1, 2014 to June 30, 2015 - \$42,848  
For the period July 1, 2015 to June 30, 2016 - \$43,980  
For the period July 1, 2015 to June 30, 2017 - \$45,112  
For the period July 1, 2017 to June 30, 2018 - \$46,244  
For the period July 1, 2018 to June 30, 2019 - \$47,376  
For the period July 1, 2019 to June 30, 2020 - \$48,508  
For the period July 1, 2020 to June 30, 2021 - \$49,640  
For the period July 1, 2021 to June 30, 2022 - \$50,772

the maintenance of a security deposit in the sum of \$12,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#3** In the matter of a proposed revocable consent authorizing Paine Family Trust to construct, maintain and use a fenced-in area on the north sidewalk of East 82nd Street, west of Park Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024 - \$193/annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of One Million Dollars (1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#4** In the matter of a proposed revocable consent authorizing Rustom Khandalavala to construct, maintain and use a stoop and walled-in area on the west sidewalk of Henry Street, north of State Street, in the Borough of Brooklyn The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2024 - \$25/annum.

the maintenance of a security deposit in the sum of \$4,500 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#5** In the matter of a proposed revocable consent authorizing S.K.I. Realty, Inc. to construct, maintain and use a sidewalk hatch on the north sidewalk of East 76th Street, west of York Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the approval date to June 30, 2014 - \$984/annum.

For the period July 1, 2014 to June 30, 2015 - \$1,012  
For the period July 1, 2015 to June 30, 2016 - \$1,040  
For the period July 1, 2015 to June 30, 2017 - \$1,068  
For the period July 1, 2017 to June 30, 2018 - \$1,096  
For the period July 1, 2018 to June 30, 2019 - \$1,124  
For the period July 1, 2019 to June 30, 2020 - \$1,152  
For the period July 1, 2020 to June 30, 2021 - \$1,180  
For the period July 1, 2021 to June 30, 2022 - \$1,208  
For the period July 1, 2022 to June 30, 2023 - \$1,236  
For the period July 1, 2023 to June 30, 2024 - \$1,264

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

a21-s11

## PROPERTY DISPOSITION

### CITYWIDE ADMINISTRATIVE SERVICES

#### NOTICE

#### ASSET MANAGEMENT PROPOSED LEASES OF CERTAIN NEW YORK CITY REAL PROPERTY PUBLIC LEASE AUCTION BY SEALED BID

PUBLIC NOTICE IS HEREBY GIVEN THAT the Department of Citywide Administrative Services, Asset Management proposes to offer leases at public auction by sealed bid for the below listed properties.

In accordance with Section 384 of the New York City Charter, a public hearing will be held regarding the proposed leases on Wednesday, September 25, 2013, 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan, commencing at 10:00 A.M.

These properties will be leased in accordance with the Standard Terms and Conditions and the Special Terms and Conditions printed below.

If approved for lease by the Mayor of the City of New York, the time and place of the sealed bid lease auction will be separately advertised in *The City Record*.

Further information, including public inspection of the Terms and Conditions and the proposed leases, may be obtained at 1 Centre Street, 20th Floor North, New York, New York 10007. To schedule an inspection, please contact Shelley Goldman at (212) 386-0608 or sgoldman@dcas.nyc.gov.

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

PREMISES ADDRESS: 127 East 105th Street  
LOCATION: East 105th Street between Park Avenue and Lexington Avenue  
BOROUGH: Manhattan  
BLOCK: 1633  
LOT: 13  
PROPERTY TYPE: 3 Story Building  
SQUARE FOOTAGE: Approximately 8,800  
USE: Community Facility  
ZONE: R7-2/C1-5  
LEASE TERM: Five (5) Years  
RENEWAL TERMS: One (1) five (5) year renewal term  
MINIMUM ANNUAL BID: \$85,824

RATE OF ANNUAL INCREASE: The annual rental shall be increased by 3% per annum compounded every year or by the Consumer Price Index whichever is greater for the balance of the lease term including the renewal term, if applicable, with the first escalation occurring at the first anniversary of the Lease Commencement Date.

SPECIAL TERM AND CONDITION: There is presently a boiler (the "boiler") in the cellar of 127 East 105th Street that can be accessed by way of an underground tunnel, which connects the cellars of 127 East 105th Street and 1680 Lexington Avenue. This boiler operates as a shared utility for both buildings. Pursuant to a Declaration of Restrictions dated April 27, 2011, which shall be made part of the proposed long term lease, the boiler shall be maintained and repaired by the fee owner or agent of 1680 Lexington Avenue. The fee owner or agent of 1680 Lexington

Avenue shall be permitted to enter through the underground tunnel to make necessary repairs and perform regular maintenance. If the boiler is replaced, it will be of a similar make model and performance, and shall stand upon the same location. In the event that either 1680 Lexington Avenue, or 127 East 105th Street, shall come under separate ownership, the cost of repair or replacement of the boiler shall be equally borne by the fee owners of each building. This special term and condition will continue in perpetuity or until such time that a separate boiler is installed in 1680 Lexington Avenue. A copy of the proposed long term lease and the Declaration of Restrictions is available at the offices of DCAS.

PREMISES ADDRESS: 8501 Fifth Avenue  
LOCATION: East side of Fifth Avenue, approximately 18 feet south of 85th Street  
BOROUGH: Brooklyn  
BLOCK: 6036  
LOT: Part of Lot 1  
PROPERTY TYPE: Ground floor retail store and basement space  
SQUARE FOOTAGE: Approximately 2,352 square feet on ground floor and 2,352 square feet of basement space  
USE: As of Right  
ZONE: C4-2A  
LEASE TERM: Five (5) Years  
RENEWAL TERMS: Two (2) five (5) year renewal terms  
MINIMUM ANNUAL BID: \$90,240

RATE OF ANNUAL INCREASE: The annual rental shall be increased by 3% per annum compounded every year or by the Consumer Price Index whichever is greater for the balance of the lease term including the renewal term, if applicable, with the first escalation occurring at the first anniversary of the Lease Commencement Date.

SPECIAL TERM AND CONDITION: At the request of the highest qualified bidder, the City and said bidder will enter into a Revocable License Agreement (the "License") in form as acceptable to the City, for use of the Premises for the sole and exclusive purpose of conducting activities to prepare the Premises for occupancy pursuant to the contemplated long term lease. Use of the Premises under the License shall be strictly limited to architectural, engineering and construction work of a non-structural nature, and for no other purpose. The License fee shall be Ten Dollars (\$10.00) per month and shall not exceed sixty (60) calendar days. The day after the expiration of such License shall be the Commencement Date of the Lease.

PREMISES ADDRESS: 195-05 Linden Boulevard  
LOCATION: Northeast Corner of Linden Boulevard and 195th Street  
BOROUGH: Queens  
BLOCK: 11067  
LOT: 40  
PROPERTY TYPE: 2 Story Building  
SQUARE FOOTAGE: Approximately 17,400  
USE: Community Facility  
ZONE: R5B, C1-3  
LEASE TERM: Five (5) Years  
RENEWAL TERMS: One (1) five (5) year renewal term  
MINIMUM ANNUAL BID: \$96,960

RATE OF ANNUAL INCREASE: The annual rental shall be increased by 3% per annum compounded every year or by the Consumer Price Index whichever is greater for the balance of the lease term including the renewal term, if applicable, with the first escalation occurring at the first anniversary of the Lease Commencement.

jy22-s25

## CITYWIDE PURCHASING

### ■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Purchasing 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 Purchasing, 1 Centre Street, 18th Floor, New York, NY 10007.

jy24-d1

## POLICE

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

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

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

### INQUIRIES

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

### FOR MOTOR VEHICLES

(All Boroughs):

- \* 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.

j1-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](http://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."**

## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ AWARDS

#### Human / Client Services

SCHOOL BUS TRANSPORTATION – Competitive Sealed Bids – PIN# 06812B0005006 – AMT: \$175,665.36 – TO: Vallo Transportation Ltd., 15117 6th Rd., Whitestone, NY 11357-1206.

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## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SOLICITATIONS

#### Goods

CRANE, KNUCKLE BOOM, NYPD HARBOR – Competitive Sealed Bids – PIN# 8571300301 – DUE 09-25-13 AT 10:30 A.M.

● TRAILER, TWO HORSE, NYPD – Competitive Sealed Bids – PIN# 8571400029 – DUE 09-25-13 AT 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov), by telephone at (212) 669-8610 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.

Department of Citywide Administrative Services,  
1 Centre Street, 18th Floor, New York, NY 10007.  
Edward Andersen (212) 669-8509; [eanderson@dcas.nyc.gov](mailto:eanderson@dcas.nyc.gov)

City Certified Minority and Women - Owned Business Enterprises (M/WBEs) are encouraged to respond to all DCAS solicitations for competitive Bids/Proposals.

a28

CCTV AND SECURITY EQUIPMENT – Competitive Sealed Bids – PIN# 8571200127 – DUE 09-12-13 AT 10:30 A.M. – A copy of the bid can be downloaded from the City Record Online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov), by telephone at (212) 669-8610 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.

Department of Citywide Administrative Services,  
1 Centre Street, 18th Floor South, New York, NY 10007.  
Lydia Sechter (212) 386-0468; Fax: (212) 313-3186;  
[lsechter@dcas.nyc.gov](mailto:lsechter@dcas.nyc.gov)

City Certified Minority and Women - Owned Business Enterprises (M/WBEs) are encouraged to respond to all DCAS solicitations for competitive Bids/Proposals.

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### ■ AWARDS

#### Goods

GRP: CUMMINS ENGINE RETROFIT PARTS – Competitive Sealed Bids – PIN# 8571100502 – AMT: \$5,900,000.00 – TO: Cummins Power Systems LLC, 41-85 Doremus Avenue, Newark, NJ 07105.

● GRP: MGM AIR BRAKE CHAMBERS AND COMPONENTS – Competitive Sealed Bids – PIN# 8571300271 – AMT: \$71,000.00 – TO: Gabrielle Truck Sales Ltd., 153-20 South Conduit Avenue, Jamaica, NY 11434.

● PUBLIC SPACE RECEPTACLE BINS – Competitive Sealed Bids – PIN# 8571300272 – AMT: \$4,750,097.50 – TO: Lanscape Forms Inc., 431 Lawndale Avenue, Kalamazoo, MI 49048.

● GENUINE AEROQUIP HOSE AND HOSE FITTINGS – Competitive Sealed Bids – PIN# 8571300269 – AMT: \$82,800.00 – TO: A and M Wholesale Hardware Company DBA A and M Industrial Su, 37 West Cherry Street, Rahway, NJ 07065.

a28

CARPETING: BROADLOOM AND TILE, TO FURNISH AND INSTALL – Competitive Sealed Bids – PIN# 8571300244 – AMT: \$3,290,750.00 – TO: Culver Floor Covering Co. Inc., 2411 Avenue X, Brooklyn, NY 11235.

● PARTS FOR GATE VALVE RE-AD – Competitive Sealed Bids – PIN# 8571300051 – AMT: \$104,149.50 – TO: M.S.S.Z. Fluid Group, Inc. dba Fluid Dynamic Flow Pump Parts USA, 178 West Service Road, Champlain, NY 12919.

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## CITYWIDE PURCHASING

### ■ SOLICITATIONS

#### Services (Other Than Human Services)

PUBLIC SURPLUS ONLINE AUCTION – Other – PIN# 0000000000 – DUE 12-31-14.

Department of Citywide Administrative Services,  
66-26 Metropolitan Avenue, Queens Village, NY 11379.  
Donald Lepore (718) 417-2152; Fax: (212) 313-3135;  
[dlepore@dcas.nyc.gov](mailto:dlepore@dcas.nyc.gov)

s6-f25

## MUNICIPAL SUPPLY SERVICES

### ■ VENDOR LISTS

#### Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION – In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- Collection Truck Bodies
- Collection Truck Cab Chassis
- Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509.

j2-d31

## COMPTRROLLER

### ASSET MANAGEMENT

#### ■ AWARDS

#### Services (Other Than Human Services)

INVESTMENT MANAGEMENT SERVICES – Renewal – PIN# 01508812304QM – AMT: \$2,364,000.00 – TO: Systematic Financial Management LP, 300 Frank W. Burr Blvd., 7th Floor, Teaneck, NJ 07666.

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## EDUCATION

### CONTRACTS AND PURCHASING

#### ■ SOLICITATIONS

#### Goods & Services

REQUIREMENT CONTRACTS FOR REPAIRS AND MAINTENANCE OF DIRECT DIGITAL CONTROL SYSTEMS (DDC) – Competitive Sealed Bids – PIN# B2357040 – DUE 11-14-13 AT 4:00 P.M. – The Contractor shall provide all labor, material, and supervision necessary to repair, replace, maintain, inspect, test, diagnose, calibrate, analyze, trace, and verify all components, units, modules, controllers, devices, and local/area networks and provide the system programming of the direct digital control systems and subsystems. If you cannot download this BID, please send an e-mail to [VendorHotline@schools.nyc.gov](mailto:VendorHotline@schools.nyc.gov) with the BID Number and title in the subject line of your e-mail. For all questions related to this BID, please send an e-mail to [mmikhaeil@schools.nyc.gov](mailto:mmikhaeil@schools.nyc.gov) with the bid number and title in the subject of your e-mail.

Bid Opening Date and Time: November 15, 2013 at 11:00 A.M.

Pre-Bid Conference: Friday, October 11, 2013 at 11:00 A.M. at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

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

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

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

a28

## FIRE

### ■ SOLICITATIONS

#### Services (Other Than Human Services)

CLEANING SERVICES FOR FDNY FACILITIES LOCATED IN THE BOROUGHS OF BROOKLYN AND STATEN ISLAND – Competitive Sealed Bids –

PIN# 057140000293 – DUE 10-02-13 AT 4:00 P.M. – This procurement is subject to Local Law 1 Minority-and Women-owned Business Enterprise (M/WBE) participation goals.

This solicitation is subject to Local Law 230 Prevailing Wage Requirements.

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, 5S1, Brooklyn, NY 11201. Tetyana Sydoruk (718) 999-2333; contracts@fdny.nyc.gov

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## HEALTH AND HOSPITALS CORPORATION

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

j1-d31

## HOUSING AUTHORITY

### SOLICITATIONS

Goods &amp; Services

RENTAL AND INSTALLATION OF MOBILE STEAM – Competitive Sealed Bids – RFQ# 59898 – DUE 09-26-13 AT 10:00 A.M.

● CUSTOMER CONTACT CENTER IVR SELF SERVICE – Competitive Sealed Bids – RFQ# 59902 – DUE 09-11-13 AT 10:00 A.M.

Interested firms may obtain a copy and submit it on NYCHA's website: Doing Business with NYCHA. <http://www.nyc.gov/html/nycha/html/business.shtml>. Vendors are instructed to access the "Register Here" line for "New Vendor;" if you have supplied goods or services to NYCHA in the past and you have your log-in credentials, click the "Log into iSupplier" link under "Existing Upon access, reference applicable RFQ number per solicitation.

Vendor electing to submit a non-electronic bid (paper document) will be subject to a \$25.00 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department at 90 Church Street, 6th Floor, New York, NY 10007; obtain receipt and present it to 6th Floor, Supply Management Dept., Procurement Group. A bid package will be generated at time of request.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Erneste Pierre-Louis (212) 306-3609; Fax: (212) 306-5109; Erneste.Pierre-Louis@nycha.nyc.gov

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## PARKS AND RECREATION

### SOLICITATIONS

Goods &amp; Services

OPERATION OF A SNACK BAR, OCEAN BREEZE PARK, STATEN ISLAND – Request for Proposals – PIN# R149-SB – DUE 10-15-13 AT 3:00 P.M. – In accordance with Section 1-13 of the Rules of the Franchise and Concession Review Committee ("FCRC"), the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a Request for Proposals (RFP) for the operation and maintenance of a snack bar at the Ocean Breeze Track and Field Complex at Ocean Breeze Park, Midland Beach, Staten Island.

All proposals submitted in response to this RFP must be submitted no later than Tuesday, October 15, 2013 at 3:00 P.M. There will be a recommended proposer meeting on Tuesday, September 24, 2013 at 11:00 A.M. We will be meeting in Room 407 of the Arsenal, which is located at 830 Fifth Avenue, in Central Park, Manhattan. If you are considering responding to this RFP, please make every effort to attend this recommended meeting.

Hard copies of the RFP can be obtained, at no cost, commencing on Tuesday, August 20, 2013 through Tuesday, October 15, 2013, 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, commencing on Tuesday, August 20, 2013 through Tuesday, October 15, 2013, 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 the Revenue Division's Compliance Officer, Jeremy Holmes, at (212) 360-3455 or at [jeremy.holmes@parks.nyc.gov](mailto:jeremy.holmes@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, Revenue Division, The Arsenal, 830 Fifth Avenue, Room 407, NY, NY 10065.  
Jeremy Holmes (212) 360-1397; Fax: (917) 849-6635; [jeremy.holmes@parks.nyc.gov](mailto:jeremy.holmes@parks.nyc.gov)

a19-30

## TAXI AND LIMOUSINE COMMISSION

### SOLICITATIONS

Services (Other Than Human Services)

INSTALLATION, OPERATION, AND MAINTENANCE OF TWO (2) BEVERAGE VENDING MACHINES AND ONE (1) SNACK FOOD VENDING MACHINE AT THE TLC'S WOODSIDE FACILITY – Competitive Sealed Bids – PIN# 15613CL0001 – DUE 09-25-13 AT 11:00 A.M. – The Request for Bids document is available for download at the City Record website: <http://www.nyc.gov/cityrecord>. Click on "City Record On-Line (CROL) Searchable Database of all Procurement Notices", then click on "Search Procurement Notices." Search by entering PIN No. 15613CL0001 in item 7. You must register with the site in order to download the RFP.

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.  
Taxi and Limousine Commission, 33 Beaver Street, 19th Floor, New York, NY 10004. Ryan Murray (212) 676-1156; Fax: (212) 676-1206; [murrayr@tlc.nyc.gov](mailto:murrayr@tlc.nyc.gov)

a27-s10

## AGENCY RULES

## FINANCE

### NOTICE

#### NOTICE OF PUBLIC HEARING

**Subject:** Opportunity to comment on proposed rules relating to the partial tax abatement for residential real property held in the cooperative or condominium form of ownership

**Date / Time:** October 2, 2013 at 1:00 P.M.

**Location:** 345 Adams Street, 3rd Floor Brooklyn, New York

**Contact:** Beth Goldman, Deputy Commissioner for Legal Affairs  
345 Adams Street, 3rd Floor, Brooklyn, New York 11201  
[GoldmanBeth@Finance.nyc.gov](mailto:GoldmanBeth@Finance.nyc.gov)

#### Proposed Rule Amendment

Pursuant to the authority vested in the Commissioner of Finance by section 467-a of the Real Property Tax Law and sections 389 (b) and 1043 of the New York City Charter, and in accordance with section 1043 of the New York City Charter, the New York City Department of Finance proposes to adopt the following rules relating to the partial tax abatement of residential real property held in the cooperative or condominium form of ownership.

The proposed rules are necessary to carry out the powers and duties delegated to the Commissioner of Finance by Section 467-a of the Real Property Tax Law. These proposed rules were not included in the Fiscal Year 2013 regulatory agenda because the legislation upon which these proposed rules are based was not yet enacted at the time of regulatory agenda publication.

#### Instructions

- Prior to the hearing, you may submit written comments about this proposed rule amendments to the office of Beth Goldman, Deputy Commissioner for Legal Affairs, 345 Adams Street, 3rd Floor, Brooklyn, New York 11201 on or before October 2, 2013. Comments may also be submitted electronically to [GoldmanBeth@Finance.nyc.gov](mailto:GoldmanBeth@Finance.nyc.gov) or electronically through the NYC Rules website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules) by October 2, 2013.
- If you would like to testify at the hearing, you must notify Joan Best at (718) 403-3669 at least three business days prior to the date scheduled for the hearing.
- To request a sign language interpreter or other form of reasonable accommodation for a disability at the hearing, please notify Joan Best at (718) 403-3669 no later than two weeks prior to the hearing.
- Written comments and a summary of oral comments received at the hearing will be available

for public review beginning one day after the hearing at the office of Robert S. Dauman, Office of Legal Affairs, 345 Adams Street, 3rd floor, Brooklyn, New York 11201, between the hours of 9:00 A.M. and 5:00 P.M.

#### BASIS AND PURPOSE OF PROPOSED RULES

Section 467-a of the Real Property Tax Law, originally enacted by chapter 273 of the Laws of 1996, established a partial reduction of real property taxes in the form of an abatement for qualifying real property held in the cooperative or condominium form of ownership. Chapter 4 of the Laws of 2013 amended this section to establish additional criteria for eligibility and requirements for abatement applications for fiscal years beginning in 2012, 2013 and 2014.

These proposed rules clarify the eligibility criteria and application requirements by providing:

- an explanation of the abatement amount calculation
- abatement application requirements for fiscal years beginning in 2012, 2013 and 2014, and the circumstances in which no application is required for the fiscal year beginning in 2012;
- that the Commissioner of Finance may require a supplemental application to gather additional information from a cooperative or condominium unit owner to determine eligibility;
- clarification of the definition of primary residence and the enhanced abatement available to a unit owner if one of the owner's units is the owner's primary residence;
- that units in a cooperative or condominium that are receiving an exemption or abatement from another section of law are ineligible for the abatement, and the exceptions to this rule;
- clarification of the eligibility requirement that a unit owner own no more than three units in the same development;
- that if the Commissioner of Finance determines that the unit was transferred primarily for the purpose of receiving the abatement, then the abatement application will be denied and the abatement already granted will be revoked;
- that if the property is in arrears of real property taxes or other City charges that total at least \$1,000, then an abatement application will be denied, and an abatement already granted will be revoked; and
- that the Commissioner of Finance may recover any erroneous or excessive abatement that is granted.

Matter underlined is new. Matter in brackets [] is to be deleted.

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

Section 1. Title 19 of the Rules of the City of New York is amended by adding a new Chapter 50 to read as follows:

#### Chapter 50

#### Rules Relating to the Partial Tax Abatement for Residential Real Property Held in the Cooperative or Condominium Form of Ownership

**§50-01. Purpose and scope of rules.** Section 467-a of the Real Property Tax Law, originally enacted in 1996, established an abatement from real property taxes for dwelling units in real property held in the cooperative or the condominium form of ownership that meet the qualification criteria of the law. This law was amended in 2013 to change certain provisions relating to eligibility and application for the abatement for fiscal years beginning in 2012, 2013 and 2014. Section 467-a authorizes the Commissioner of Finance of the City of New York to promulgate rules necessary to effectuate the purposes of the law. These rules are intended to clarify the criteria for eligibility for the abatement and the requirements concerning application for the abatement for fiscal years beginning in 2012, 2013 and 2014.

**§50-02. Definitions.** Unless the context requires otherwise, as used in this chapter:

- (a) "Abatement" means the partial tax abatement for residential real property held in the cooperative or condominium form of ownership authorized by section 467-a of the Real Property Tax Law. As used in this chapter, the term "abatement" includes both the "primary residence abatement" and the "non-primary residence abatement."
- (b) "Administrative Code" means the Administrative Code of the City of New York.
- (c) "Assessed value" means the actual assessed value of real property, which is not reduced by any exemption from real property taxes.
- (d) "Board" means, in the case of real property held in the cooperative form of ownership, the board of directors of the cooperative, and in the case of real property held in the condominium form of ownership, the board of managers of the condominium.
- (e) "Commissioner" means the Commissioner of Finance of the City of New York and any employee of the Department of Finance authorized by the Commissioner to act on his or her behalf.

(f) *“Dwelling unit”* means a unit used primarily for residential purposes in residential real property designated as class two real property under section 1802 of the real property tax law that is held in the cooperative or condominium form of ownership, and does not include a unit used primarily for professional or commercial purposes or used solely for parking vehicles or for storage.

(g) *“Fiscal year 2011/12”* means the fiscal year that begins on July 1, 2011 and ends on June 30, 2012.

(h) *“Fiscal year 2012/13”* means the fiscal year that begins on July 1, 2012 and ends on June 30, 2013.

(i) *“Fiscal year 2013/14”* means the fiscal year that begins on July 1, 2013 and ends on June 30, 2014.

(j) *“Fiscal year 2014/15”* means the fiscal year that begins on July 1, 2014 and ends on June 30, 2015.

(k) *“Owner”* means the owner, in whole or in part, of a dwelling unit in real property held in the condominium form of ownership, or a tenant-stockholder of a cooperative apartment corporation who owns, in whole or in part, a dwelling unit, as represented by his or her shares of stock in such cooperative apartment corporation. For purposes of these rules, with respect to any dwelling unit, or the shares representing a dwelling unit, held in trust solely for the benefit of a person or persons who would otherwise be eligible for an abatement pursuant to these rules were such person or persons the owner or owners of such dwelling unit, such person or persons are each deemed to be an “owner” of the dwelling unit. With respect to any dwelling unit, or the shares representing a dwelling unit, held in trust, the trustee or trustees of the trust are each deemed to be an “owner” of the dwelling unit. The holder or holders of a life estate in a dwelling unit are deemed to be “owner(s)” of the dwelling unit. An “owner” can only be an individual, and cannot be a corporation, partnership or any other entity.

(l) *“Primary residence”* means the dwelling unit in which the owner of the dwelling unit actually resides and maintains a permanent and continuous physical presence.

(m) *“Sponsors”* means persons or business entities who make or take part in a public offering or sale of securities consisting primarily of shares or investments in real estate, including condominium units and other cooperative interests in realty. Sponsors will be deemed to include successors who succeed to the rights and assume the obligations of sponsors.

(n) *“Taxable status date”* for a fiscal year means the January 5 that immediately precedes the commencement of such fiscal year, which is the date as of which the condition and ownership of real property determines eligibility of a dwelling unit for the abatement for such fiscal year.

#### **§50-03. Eligibility for abatement.**

(a) *Primary residence abatement.* Dwelling units owned by an owner, one of which is the primary residence of such owner, and which are not ineligible for the abatement pursuant to this section or § 467-a of the Real Property Tax Law, will be eligible to receive the primary residence abatement, in the amount set forth in §50-04(b), but in no case will any of the dwelling units owned by the same owner in a condominium development or a cooperative apartment corporation development receive the primary residence abatement if the owner owns more than three dwelling units in the development.

(b) *Non-primary residence abatement.* Any dwelling units that are owned by an owner in a condominium development or a cooperative apartment corporation development and which received the abatement in fiscal year 2011/12 and are otherwise eligible for the abatement, but are not eligible to receive the primary residence abatement pursuant to subdivision (a) of this section, will be eligible to receive only the non-primary residence abatement, in the amount set forth in §50-04(b), but in no case will any of the dwelling units owned by the same owner in a condominium development or a cooperative apartment corporation development receive the non-primary residence abatement if the owner owns more than three dwelling units in the development.

(c) *Ineligibility of dwelling units in property receiving other exemption or abatement.*

(1) *Other exemption or abatement.* Except as provided in paragraph (2) of this subdivision, a condominium dwelling unit that is receiving complete or partial real property tax exemption or abatement pursuant to any other State or local law, or a dwelling unit located in real property held in the cooperative form of ownership that is receiving complete or partial real property tax exemption or abatement pursuant to any other State or local law, will not be eligible to receive the abatement.

(2) *Exceptions.* (i) For purposes of paragraph (1) of this subdivision, a condominium dwelling unit or property held in the cooperative form of ownership will be deemed not to be receiving complete or partial real property tax exemption or tax abatement if such unit or property is receiving benefits pursuant to any of the following sections of the Real Property Tax Law:

- (A) §400 (real property owned by United States);
- (B) §402 (United States or New York State property held under contract of sale);
- (C) §404 (real property owned by the State of New York);
- (D) §406 (real property owned by a municipal corporation);
- (E) §408 (real property owned by school districts and boards of cooperative educational services);
- (F) §410 (real property owned by special districts or

property owners therein within district boundaries);

- (G) §410-a (real property owned by special districts or property owners therein not within district boundaries);
- (H) §412 (real property owned by public authorities);
- (I) §412-a (real property owned by industrial development agencies);
- (J) §416 (real property owned by the United Nations);
- (K) §418 (real property owned by foreign governments);
- (L) §420-a (real property owned by nonprofit organizations – mandatory class);
- (M) §420-b (real property owned by nonprofit organizations – permissive class);
- (N) §436 (real property owned by officers of religious denominations);
- (O) §458 (real property owned by veterans);
- (P) §458-a (real property owned by veterans – alternative exemption);
- (Q) §462 (real property owned by religious corporations and used for residential purposes);
- (R) §467 (real property owned by persons sixty-five years of age or over);
- (S) §467-b (tax abatement for rent-controlled and rent regulated property occupied by senior citizens or persons with disabilities);
- (T) §499-bbb (green roof tax abatement); and
- (U) §499-bbbb (solar electric generating system tax abatement).

(ii) For purposes of paragraph (1) of this subdivision, a condominium dwelling unit or property held in the cooperative form of ownership will be deemed not to be receiving complete or partial real property tax exemption or tax abatement if such unit or property is receiving a tax abatement, but not an exemption, pursuant to §489 (alterations and improvements to multiple dwellings to eliminate fire and health hazards).

(d) *Ineligibility based on ownership of more than three dwelling units in the same development.*

(1) A dwelling unit will not be eligible for the abatement if, as of the applicable taxable status date, any owner of such dwelling unit is the owner, in whole or in part, of more than three dwelling units in the same condominium development or cooperative apartment corporation development. In such cases, none of the dwelling units owned by any such owner will be eligible for the abatement.

(2) In the following examples, assuming the board applies for the abatement for fiscal year 2013/14, the eligibility of the owner for an abatement will be determined as follows:

*Example 1:* A owns unit 101 in X Condominium Development. A also owns dwelling units 102 and 103 and a 30% ownership interest in unit 104, all in the same development as dwelling unit 101. No abatement will be granted for any of the dwelling units owned by A because A owns, in whole or in part, more than three dwelling units in the same development.

*Example 2:* Assume the same facts as in Example 1, except that A has no ownership interest in dwelling unit 104. The abatement may be granted for all of the dwelling units owned by A because A owns a total of only three dwelling units and therefore does not own more than three dwelling units in the same development.

*Example 3:* A owns dwelling units 101, 102 and 103, located in Building 1, which is included in Y Cooperative Corporation Development. A also owns dwelling unit 201, which is located in Building 2 in Y Cooperative Corporation Development. No abatement will be granted for any of the dwelling units owned by A because A owns more than three dwelling units in the same development.

*Example 4:* A and B together own dwelling unit 101 in Z Condominium Development. B alone also owns dwelling units 102, 103 and 104, which are all located in Z Condominium Development. No abatement will be granted for dwelling unit 101 or any of the other dwelling units owned by B because B, an owner of dwelling unit 101, owns, in whole or in part, more than three dwelling units in the same development.

(e) *Ineligibility of dwelling unit transferred for purpose of receiving abatement.*

(1) *Determination by Commissioner.* An application for abatement will be denied, and an abatement granted will be revoked retroactively, for any fiscal year, in the event that the Commissioner determines that the transfer of such dwelling unit to the owner who owned such dwelling unit as of the applicable taxable status date for such fiscal year was made primarily for the purpose of receiving the abatement.

(2) *Basis for determination by Commissioner.* In making such determination, the commissioner of finance may consider, among other factors, the relationship, if any, between the transferor and the transferee and whether the terms of the transfer are consistent with the terms generally found in transfers of comparable dwelling units.

(3) *Restoration of taxes upon revocation of abatement.* If an abatement is revoked retroactively pursuant to paragraph (1) of this subdivision, then the real property taxes that were abated will be restored with interest at the rate applicable by law to real property taxes on the affected real property

accrued from the date on which such restored taxes would have been due and payable had the abatement not been granted, to the date of payment. Any such restored real property taxes and interest will be enforceable as a tax lien in accordance with the provisions of chapters 3 and 4 of title 11 of the Administrative Code.

(f) *Sponsors.* A dwelling unit owned by a party who is a sponsor in property held in the cooperative or condominium form of ownership as to which such party is a sponsor is not eligible to receive the abatement.

#### **§50-04. Abatement percentage.**

(a) *Primary residence abatement.* The amount of the abatement for dwelling units eligible for the primary residence abatement as set forth in subdivision (a) of §50-03 of this chapter will be the following percentage of the real property taxes attributable to or due on such dwelling units:

- (1) Dwelling units in property whose average unit assessed value is less than or equal to \$50,000:
  - (A) for fiscal year 2012/13, 25%;
  - (B) for fiscal year 2013/14, 26.5%; and
  - (C) for fiscal year 2014/15, 28.1%.

- (2) Dwelling units in property whose average unit assessed value is more than \$50,000 but less than or equal to \$55,000:
  - (A) for fiscal year 2012/13, 22.5%;
  - (B) for fiscal year 2013/14, 23.8%; and
  - (C) for fiscal year 2014/15, 25.2%.

- (3) Dwelling units in property whose average unit assessed value is more than \$55,000 but less than or equal to \$60,000:
  - (A) for fiscal year 2012/13, 20%;
  - (B) for fiscal year 2013/14, 21.2%; and
  - (C) for fiscal year 2014/15, 22.5%.

- (4) Dwelling units in property whose average unit assessed value is more than \$60,000:
  - for fiscal years 2012/13, 2013/14 and 2014/15, 17.5%.

(b) *Non-primary residence abatement.* The amount of the abatement for any dwelling units eligible for the non-primary residence abatement as provided in subdivision (b) of §50-03 of this chapter will be the following percentage of the real property taxes attributable to or due on such dwelling units:

- (1) Dwelling units in property whose average unit assessed value is less than or equal to \$15,000:
  - (A) for fiscal year 2012/13, 12.5%; and
  - (B) for fiscal year 2013/14, 6.25%.

- (2) Dwelling units in property whose average unit assessed value is more than \$15,000:
  - (A) for fiscal year 2012/13, 8.75%; and
  - (B) for fiscal year 2013/14, 4.375%.

(3) If none of the dwelling units owned by an owner in a condominium development or a cooperative apartment corporation development is the primary residence of such owner, then no abatement pursuant to this chapter will be allowed for such dwelling units for fiscal year 2014/15 or any subsequent fiscal year.

(c) *Average unit assessed value.* For purposes of this section, the average unit assessed value is determined as follows:

(1) For real property held in the cooperative form of ownership, the percentage of shares of the cooperative apartment corporation allocated to dwelling units, multiplied by the total assessed value of the real property of the entire cooperative apartment corporation development in which the dwelling unit is located, divided by the total number of dwelling units in the entire cooperative apartment corporation development as of the taxable status date for the fiscal year to which the abatement applies; and

(2) For real property held in the condominium form of ownership, the total assessed value of the dwelling units in the entire condominium development in which the dwelling unit is located, divided by the number of dwelling units in the entire condominium development in which the dwelling unit is located as of the taxable status date for the fiscal year to which the abatement applies.

(d) *Real property tax attributable to or due on a dwelling unit.* For purposes of this section, “the real property taxes attributable to or due on a dwelling unit” is the amount of real property taxes attributable to or due on the dwelling unit for the fiscal year for which the abatement is to be calculated after deduction for any exemption or tax abatement (other than the abatement authorized by section 467-a of the Real Property Tax Law and this chapter) attributable to or received by the dwelling unit.

(e) *Examples of calculation of abatement for fiscal year 2013/14.*

*Example 1:* To determine the abatement for A’s dwelling unit for fiscal year 2013/14:

Facts: A owns a dwelling unit, which is A’s primary residence, in Y Cooperative Apartment Corporation, a cooperative apartment corporation.

The real property tax attributable to A's dwelling unit for fiscal year 2013/14 is \$5,000. The actual assessed value of the property of Y Cooperative Apartment Corporation (the entire development) for fiscal year 2013/14 is \$5,000,000. 90% of the shares of Y Cooperative Apartment Corporation are allocated to dwelling units. As of January 5, 2013, there were a total of 100 dwelling units in Y Cooperative Apartment Corporation.

Calculation: In order to determine the abatement percentage to be used in the calculation, determine the average unit assessed value by multiplying the percentage of shares allocated to dwelling units by the total assessed value of the cooperative apartment corporation (the entire development), and then dividing by the total number of dwelling units in the cooperative apartment corporation as of the taxable status date:

$$\begin{aligned} \text{Step 1: } & 90\% \times \$5,000,000 = \$4,500,000 \\ \text{Step 2: } & \$4,500,000 / 100 = \$45,000. \end{aligned}$$

Because the average unit assessed value is less than \$50,000, the percentage to be applied is 26.5%, as provided in § 50-04(a)(1)(B). Therefore, the abatement for A's dwelling unit for fiscal year 2013/14 is 26.5% of the real property tax attributable to A's dwelling unit for fiscal year 2013/14, or:

$$26.5\% \times \$5,000 = \$1,325.$$

*Example 2:* To determine the abatement for B's dwelling unit for fiscal year 2013/14:

Facts: B owns a condominium dwelling unit, which is B's primary residence, in Z Condominium. The real property tax due on B's dwelling unit for fiscal year 2013/14 is \$10,000. The total actual assessed value of the dwelling units in the entire condominium development in which B's dwelling unit is located for fiscal year 2013/14 is \$9,000,000. As of January 5, 2013, there were a total of 100 dwelling units in the condominium development in which B's dwelling unit is located.

Calculation: In order to determine the abatement percentage to be used in the calculation, determine the average unit assessed value by dividing the total assessed value of the dwelling units in the entire condominium development by the number of dwelling units in the condominium development as of the taxable status date:

$$\$9,000,000 / 100 = \$90,000.$$

Because the average unit assessed value is more than \$60,000, the percentage to be applied is 17.5%, as provided in § 50-04(a)(4). Therefore, the abatement for B's dwelling unit for fiscal year 2013/14 is 17.5% of the real property tax due on B's dwelling unit for fiscal year 2013/14, or:

$$17.5\% \times \$10,000 = \$1,750.$$

#### §50-05. Application for abatement.

(a) *Application for fiscal year 2012/13; where no application is required.*

(1) *Cooperatives that received the abatement for fiscal year 2011/12.*

(A) The board of a cooperative apartment corporation that received the abatement for fiscal year 2011/12 was not required to file an application for the abatement for fiscal year 2012/13.

(B) *Basis for abatement if election made on information return.* If a cooperative apartment corporation described in subparagraph (A) filed an information return on or before February 15, 2012 pursuant to the requirements of section 11-2105(g) of the Administrative Code and elected that the return be deemed an application for the abatement for fiscal year 2012/13, the abatement for fiscal year 2012/13 will be based on the information contained in such information return.

(C) *Basis for abatement if no election made on information return.* If a cooperative apartment corporation described in subparagraph (A) filed an information return on or before February 15, 2012 pursuant to the requirements of section 11-2105(g) of the Administrative Code and did not elect that the return be deemed an application for the abatement for fiscal year 2012/13, the abatement for fiscal year 2012/13 will be based on the information contained in such information return, or on the information included in the application for the abatement that the board filed in calendar year 2011, or both.

(D) *Basis for abatement if no information return filed.* If a cooperative received the abatement for fiscal year 2011/12, but did not file an information return on or before February 15, 2012 pursuant to the requirements of section 11-2105(g) of the Administrative Code, then the abatement for fiscal year 2012/13 will be based on the information included in the application for the abatement that the board filed in calendar year 2011, if any.  
(2) *Condominiums that received the abatement for fiscal year 2011/12.* If the board of a condominium

that received the abatement for fiscal year 2011/12 did not file a timely application for the abatement for fiscal year 2012/13, the abatement for fiscal year 2012/13 will be based on the information included in the application for the abatement that the board filed in calendar year 2011.

(3) Notwithstanding any other provision of this subdivision, no abatement will be granted for fiscal year 2012/13 to any dwelling unit that was not eligible for the abatement as of January 5, 2012, the taxable status date for fiscal year 2012/13.

(b) *Application for fiscal years 2013/14 and 2014/15.*

(1) Fiscal year 2013/14. No abatement will be granted for fiscal year 2013/14 to any dwelling unit that was not eligible for the abatement as of January 5, 2013, the taxable status date for fiscal year 2013/14.

(2) Fiscal year 2014/15. A board must file an application for an abatement for fiscal year 2014/15 no later than February 15, 2014. No abatement will be granted for fiscal year 2014/15 to any dwelling unit that is not eligible for the abatement as of January 5, 2014, the taxable status date for fiscal year 2014/15.

(c) *Supplemental application from owner.* The Commissioner may require an owner to submit a supplemental application with additional information necessary to determine whether the applicant is eligible for an abatement, including but not limited to proof of primary residence in a form and format and by a deadline determined by the Commissioner.

(d) *Owner designated as applicant.* For purposes of paragraph (a) of subdivision 1 of section 467-a of the Real Property Tax Law, an owner is designated as an applicant.

#### §50-06. Primary residence.

(a) *Primary residence of owner.* For purposes of determining eligibility for the primary residence abatement as described in subdivision (a) of §50-03 of this chapter, a dwelling unit must serve as the primary residence of one or more of the owners of the dwelling unit as of the taxable status date for the fiscal year to which the abatement applies, and the conveyance of a dwelling unit subsequent to such taxable status date will not affect eligibility of the dwelling unit for the abatement for the fiscal year to which the taxable status date applies.

(b) *Presumption of primary residence.* (1) Except as provided in paragraph (2) of this subdivision, a dwelling unit will be presumed to serve as the primary residence of one or more of the owners of the dwelling unit for a particular fiscal year if either:

(A) the dwelling unit receives a real property tax exemption pursuant to section 425 of the Real Property Tax Law for such fiscal year; or

(B) an owner of the dwelling unit entered the address of the dwelling unit as such owner's permanent home address on a New York State Resident Income Tax Return filed during the calendar year immediately preceding the calendar year in which such fiscal year commences.

(2) Notwithstanding the presumption provided in this subdivision, the Commissioner may determine based on additional facts that a dwelling unit is not the primary residence of one or more of the owners of the dwelling unit.

(3) If the Commissioner determines that a dwelling unit will not be presumed to serve as the primary residence of one or more of the owners of the dwelling unit because the dwelling unit does not meet either of the criteria contained in paragraph (1) of this subdivision, the owner may file a supplemental application as described in subdivision (c) of §50-05 of this chapter to prove eligibility for the primary residence abatement.

(c) *Ownership of dwelling unit by entity other than an individual.* Notwithstanding any other provision of these rules, for purposes of this chapter and section 467-a of the Real Property Tax Law, a dwelling unit can be the primary residence only of individuals, and cannot be the primary residence of a corporation, partnership or any other entity.

(d) *Space used for parking or storage.* A cooperative apartment corporation or condominium unit used solely for parking vehicles or for storage cannot be the primary residence of an owner.

#### §50-07. Denial or revocation of abatement for property in arrears.

(a) *Unpaid charges requiring denial or revocation of abatement.* An application for the abatement will be denied, and an abatement granted will be revoked retroactively, in the event that the Commissioner determines that real property taxes, water and sewer charges, assessments, payments in lieu of taxes and/or other municipal charges, including interest on any of the aforementioned amounts, and including tax liens that have been sold by the City, totaling in the aggregate at least \$1,000, are in arrears on a condominium dwelling unit or cooperative apartment

corporation property. For purposes of this subdivision, taxes and/or charges that are in arrears do not include any taxes and/or charges that are included in a written agreement to pay such taxes and/or charges in installments with the Department of Finance or, in the case of water and sewer charges, the New York City Department of Environmental Protection or the New York City Water Board, if all payments that have come due under such agreement have been made.

(b) *Restoration of taxes upon revocation of abatement.* If an abatement is revoked retroactively pursuant to subdivision (a) of this section, then the real property taxes that were abated will be restored and must be paid to the Commissioner of Finance no later than the due and payable date provided on a notice of the amount payable, which may be in the form of a statement of account or an amended bill for real property taxes. Such notice will be mailed by the Commissioner of Finance to the address for the affected condominium unit or cooperative apartment corporation property on record with the Department for mailing statements of account or real property tax bills. The amount payable will constitute a tax lien on the affected cooperative apartment corporation property or condominium unit as of the due and payable date provided on such notice. If the amount payable is not paid by such due and payable date, interest at the rate applicable to delinquent real property taxes on the affected condominium unit or cooperative apartment corporation property will be imposed from the due and payable date provided on such notice to the date of payment, and such amount payable will be enforceable as a tax lien in accordance with provisions of chapters 3 and 4 of title 11 of the Administrative Code.

(c) *Effective date of revocation of abatement.* In no event will revocation of an abatement pursuant to this section be effective prior to the earliest date on which any of the unpaid taxes or charges that are the basis for the revocation were first due and payable.

#### §50-08. Correction of abatement.

(a) *Erroneous determination on abatement.*

(1) *Erroneous abatement.* If the Commissioner determines that a unit that received the abatement was not entitled to receive such abatement (an "erroneous abatement"), then the Commissioner will restore the real property taxes abated by the erroneous abatement.

(2) *Erroneous denial of abatement.* If the Commissioner determines that a dwelling unit was incorrectly denied an abatement to which the unit was entitled, then the Commissioner will apply the abatement in accordance with the procedures set forth in § 24-04 of this title to an installment or installments of real property taxes of the condominium dwelling unit or the cooperative apartment corporation property in which the affected cooperative apartment corporation dwelling unit is located in the amount of the abatement to which the dwelling unit was entitled. The Commissioner will mail a notice of the application of the abatement, which may be in the form of a statement of account or an amended bill for real property taxes, to the address for the affected condominium dwelling unit or cooperative apartment corporation property on record with the Department for mailing statements of account or real property tax bills.

(b) *Erroneously calculated abatement.*

(1) *Excessive abatement.* If the Commissioner determines that a dwelling unit received an abatement in an amount greater than the amount to which the dwelling unit was actually entitled (an "excessive abatement"), then the Commissioner will restore real property taxes in an amount equal to the difference between the abatement originally granted and the amount to which the dwelling unit was actually entitled.

(2) *Insufficient abatement.*

(A) *Abatement credit.* If the Commissioner determines that a dwelling unit received an abatement in an amount less than the amount to which the dwelling unit was actually entitled, then the Commissioner will apply an abatement credit in accordance with the procedures set forth in § 24-04 of this title to real property taxes of the condominium dwelling unit or the cooperative apartment corporation property in which the affected cooperative apartment corporation dwelling unit is located, in an amount equal to the difference between the abatement originally granted and the amount to which the dwelling unit was actually entitled. The Commissioner will mail a notice of the application of the abatement credit, which may be in the form of a statement of account or an amended bill for real property taxes, to the address for the affected condominium dwelling unit or cooperative apartment corporation property on record with the Department for mailing statements of account or real property tax bills.

(B) *Application of abatement credit as timely payment of installment.* If the installment of real property taxes to which the Commissioner applies the abatement credit became due and payable during the fiscal year as to which the Commissioner

determines that there is an abatement credit, or during any fiscal year thereafter, the Commissioner may apply the abatement credit as if the credit were a timely payment of the tax installment to which the credit is applied, such that no interest will accrue on the amount of the tax installment satisfied by the abatement credit.

(c) Lien for restored taxes. Real property taxes restored pursuant to either paragraph (1) of subdivision (a) or paragraph (1) of subdivision (b) of this section must be paid to the Commissioner of Finance no later than the due and payable date provided on a notice of the amount payable, which may be in the form of a statement of account or an amended bill for real property taxes. Such notice will be mailed by the Commissioner of Finance to the address for the affected condominium unit or cooperative apartment corporation property on record with the Department for mailing statements of account or real property tax bills. The amount payable will constitute a tax lien on the affected cooperative apartment corporation property or condominium unit as of the due and payable date provided on such notice. If the amount payable is not paid by such due and payable date, interest at the rate applicable to delinquent real property taxes on the affected condominium unit or cooperative apartment corporation real property will be imposed from the due and payable date provided on such notice to the date of payment, and such amount payable will be enforceable as a tax lien in accordance with the provisions of chapter 3 and chapter 4 of title 11 of the Administrative Code.

(d) Erroneous or excessive abatement resulting from false information or omission on application. Notwithstanding the provisions of subdivision (c) of this section relating to interest, if the Commissioner determines that a unit received an erroneous or excessive abatement as the result of a false statement or false information or the omission of a material matter with respect to an application for the abatement (including a cooperative information return that a board elected to be deemed an application), then any real property taxes that are restored pursuant to paragraph (1) of subdivision (a) or paragraph (1) of subdivision (b) of this section will be restored with interest at the rate applicable by law to real property taxes on the affected real property. Such interest will be accrued from the date on which such restored taxes would have been due and payable had the erroneous or excessive abatement not been granted, to the date of payment. Any such interest will be enforceable as a tax lien in accordance with the provisions of chapter 3 and chapter 4 of title 11 of the Administrative Code.

**§50-09. Audit authority.** The Commissioner may inspect or examine the books and records of the owner or the board relevant to determining eligibility of a unit for the abatement, including the amount of abatement to which a unit may be entitled.

S/S  
David M. Frankel  
Commissioner of Finance

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

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

**RULE TITLE: Partial Tax Abatement for Cooperative  
or Condominium Real Property**

**REFERENCE NUMBER: 2013 RG 010**

**RULEMAKING AGENCY: DOF**

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

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

/s/ STEVEN GOULDEN Date: August 16, 2013  
Acting Corporation Counsel

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS  
253 BROADWAY, 10th FLOOR  
NEW YORK, NY 10007  
212-788-1526**

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

**RULE TITLE: Partial Tax Abatement for Cooperative  
or Condominium Real Property**

**REFERENCE NUMBER: DOF-6**

**RULEMAKING AGENCY: DOF**

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

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

/s/ Hunter Gradie August 19, 2013  
Mayor's Office of Operations Date

☛ a28

#### NOTICE OF PUBLIC HEARING

**Subject:** Opportunity to comment on proposed rules relating to the rebate for owners of certain real property seriously damaged by Hurricane Sandy

**Date / Time:** October 1, 2013 at 1:00 P.M.

**Location:** 345 Adams Street, 3rd floor  
Brooklyn, New York

**Contact:** Beth Goldman, Deputy Commissioner for Legal Affairs  
345 Adams Street, 3rd Floor, Brooklyn,  
New York 11201  
[GoldmanBeth@Finance.nyc.gov](mailto:GoldmanBeth@Finance.nyc.gov)

#### Proposed Rule Amendment

Pursuant to the authority vested in the Commissioner of Finance by section 467-g(10) of the Real Property Tax Law, sections 389 (b) and 1043 of the New York City Charter and section 11-240(10) of the Administrative Code of the City of New York, and in accordance with section 1043 of the New York City Charter, the New York City Department of Finance proposes to adopt the following rules relating to the tax rebate for owners of certain real property seriously damaged by Hurricane Sandy.

The proposed rules are necessary to carry out the duties delegated to the Commissioner of Finance by Real Property Tax Law § 467-g and N.Y.C. Administrative Code § 11-240, enacted in July and August, 2013, respectively. These proposed rules were not included in the Fiscal Year 2014 regulatory agenda because the legislation authorizing these proposed rules had not been enacted at the time of regulatory agenda publication.

#### Instructions

- Prior to the hearing, you may submit written comments about this proposed rule amendments to the office of Beth Goldman, Deputy Commissioner for Legal Affairs, 345 Adams Street, 3rd Floor, Brooklyn, New York 11201 on or before October 1, 2013. Comments may also be submitted electronically to [GoldmanBeth@Finance.nyc.gov](mailto:GoldmanBeth@Finance.nyc.gov) or electronically through the NYC Rules website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules) by October 1, 2013.
- If you would like to testify at the hearing, please notify Joan Best at (718) 403-3669 at least three business days prior to the date scheduled for the hearing.
- To request a sign language interpreter or other form of reasonable accommodation for a disability at the hearing, please notify Joan Best at (718) 403-3669 no later than two weeks prior to the hearing.
- Written comments and a summary of oral comments received at the hearing will be available for public review beginning one day after the hearing at the office of Robert S. Dauman, Office of Legal Affairs, 345 Adams Street, 3rd floor, Brooklyn, New York 11201, between the hours of 9:00 A.M. and 5:00 P.M.

#### STATEMENT OF BASIS AND PURPOSE

On July 31, 2013, Chapter 250 of the Laws of 2013 was enacted, effective immediately, which added a new section 467-g to the Real Property Tax Law. In accordance with Chapter 250, Local Law 67 of 2013 (enacted on August 12, 2013 and deemed effective July 31, 2013) added a new section 11-240 to the New York City Administrative Code to grant a rebate of real property taxes to owners of certain real property seriously damaged by Hurricane Sandy.

Section 11-240 provides a rebate of real property taxes for any tax lot in the City that contained property on which there is a building that the Department of Buildings has determined to be seriously damaged and unsafe to enter or occupy or completely demolished as a result of the effects of Hurricane Sandy.

The law provides that the rebate be paid to the owner who owned the building on October 30, 2012. Because many of these property owners may have been forced to relocate, the Department of Finance anticipates that some of the rebate checks that are mailed to such owners will not be received and thus not cashed or deposited.

In order to ensure that the best effort is made to provide the benefit of the rebate in the most efficient way to such owners, these rules authorize the Commissioner of Finance to credit the amount of the rebate to real property taxes and real property-related charges imposed on the real property where the rebate applies. The credit will be made if the rebate check is not cashed or deposited within ninety days after the Department of Finance mailed the rebate check. This credit is to be made only if the owner who is entitled to the rebate remains the owner of the property. In the cases in which it is presumed that a rebate check has not been received by the property owner, providing the credit in this manner will give the property owner the benefit intended by the State Legislature and the City Council.

New matter is underlined.

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

Section 1. Title 19 of the Rules of the City of New York is amended by adding a new Chapter 51 to read as follows:

#### Chapter 51

#### **Rules Relating to the Rebate for Owners of Certain Real Property Seriously Damaged by Hurricane Sandy**

§51-01. Application of Hurricane Sandy rebate to past due, current and future real property taxes and real property-related charges.

With respect to the rebate that is authorized by Administrative Code § 11-240 for owners of certain real property seriously damaged by Hurricane Sandy, the Commissioner of Finance is authorized to enter a credit in the amount of such rebate to the account of such real property. Such credit shall be applied toward the satisfaction of any real property taxes and real property-related charges that are due or are past due and those which may become due in the future. The credit will be applied if the Commissioner of Finance determines:

- (a) by a date no earlier than ninety days after the Commissioner of Finance mailed a check for such rebate that such check has not been cashed or deposited, and
- (b) that the owner who is entitled to the rebate remains the owner of the real property to which the rebate applies.

S/S  
David M. Frankel  
Commissioner of Finance

**NEW YORK CITY LAW DEPARTMENT  
DIVISION OF LEGAL COUNSEL  
100 CHURCH STREET, NEW YORK, NY 10007  
212-788-1087**

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

**RULE TITLE: Rebate for Owners of Certain Real Property Seriously Damaged by Hurricane Sandy**

**REFERENCE NUMBER: 2013 RG 071**

**RULEMAKING AGENCY: Department of Finance**

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

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

/s/ STEVEN GOULDEN Date: August 20, 2013  
Acting Corporation Counsel

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

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

**RULE TITLE: Rebate for Owners of Certain Real Property Seriously Damaged by Hurricane Sandy**

**REFERENCE NUMBER: DOF-10**

**RULEMAKING AGENCY: Department of Finance**

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

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

/s/ Ruby B. Choi 8/20/2013  
 Mayor's Office of Operations Date

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**NOTICE OF PUBLIC HEARING**

**Subject:** Opportunity to comment on proposed amendment to the Rules Relating to Intercity Bus Permit System

**Date / Time:** October 3, 2013 at 1:00 P.M.

**Location:** 345 Adams Street, 3rd Floor Brooklyn, New York

**Contact:** Beth Goldman  
 Deputy Commissioner for Legal Affairs  
 345 Adams Street, 3rd Floor  
 Brooklyn, New York 11201  
 GoldmanBeth@Finance.nyc.gov

**Proposed Rule Amendment**

Pursuant to the authority vested in the Commissioner of Finance by sections 389 (b) and 1043 of the New York City Charter, sections 237 and 1642-a of the Vehicle and Traffic Law and section 19-203 of the Administrative Code of the City of New York, and in accordance with section 1043 of the New York City Charter, the New York City Department of Finance proposes to adopt the following amendment to the Rules relating to the intercity bus permit system.

The proposed rule amendment is necessary to carry out the powers and duties delegated to the Commissioner of Finance by Chapter 2 of Title 19 of the Administrative Code of the City of New York. The proposed amendment was included in the Fiscal Year 2014 regulatory agenda.

**Instructions**

- Prior to the hearing, you may submit written comments about this proposed rule amendment to the office of Beth Goldman, Deputy Commissioner for Legal Affairs, 345 Adams Street, 3rd Floor, Brooklyn, New York 11201 on or before October 3, 2013. Comments may also be submitted electronically to [GoldmanBeth@Finance.nyc.gov](mailto:GoldmanBeth@Finance.nyc.gov) or to the NYC Rules website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules) by October 3, 2013.
- Individuals who want to testify at the hearing should notify Joan Best at (718) 403-3669 at least three days prior to the date scheduled for the hearing.
- Individuals who need a sign language interpreter or other accommodation for a disability should notify Joan Best at (718) 403-3669 no later than two weeks prior to the hearing.
- Written comments and a summary of oral comments received at the hearing will be available for public review beginning one day after the hearing at the office of Robert S. Dauman, Office of Legal Affairs, 345 Adams Street, 3rd Floor, Brooklyn, New York 11201, between the hours of 9:00 A.M. and 5:00 P.M.

**Statement of Basis and Purpose**

The intercity bus industry has grown significantly over the last fifteen years. While intercity buses provide a useful service, their on-street operations can cause serious disruption to the local traffic network and risks to public safety. In certain communities within the City, the proliferation of these buses has led to an increase in traffic and sidewalk congestion; a higher concentration of on-street bus parking, double parking or blocking of travel lanes; and the creation of traffic and safety concerns for drivers, travelers, pedestrians and residents.

In an effort to help address these concerns, New York State adopted Vehicle and Traffic Law (VTL) Section 1642-a, which authorized the City to establish an intercity bus permit system inclusive of a schedule of fines or civil penalties for violations of rules related to the system. The Parking Violations Bureau (PVB), a part of the Department of Finance (DOF), is authorized to adjudicate violations of the DOT intercity bus permit system rules pursuant to Section 1642-a and Article 2-B of the VTL.

On April 10, 2013, the Mayor issued a letter designating the DOT to promulgate rules to implement and enforce the intercity bus permit system, and DOT has subsequently promulgated such rules (the "DOT intercity bus permit system rules"), found at 34 RCNY §§ 4-01 and 4-10. The Mayor also designated the DOF and the ECB to promulgate rules setting forth fines or civil penalties for violations of the DOT intercity bus permit system rules.

In coordination with the DOT and the New York City Police Department (NYPD), both DOF and ECB intend to establish penalty schedules for violations of the DOT intercity bus permit system rules as part of a coordinated enforcement scheme. In this rulemaking, DOF will amend 19 RCNY § 39-05 to add civil penalties for such DOT violations returnable to the PVB. Violations of such enforcement codes will result in a civil penalty of \$500 for each violation. It is anticipated that in a separate rulemaking, ECB will amend its DOT penalty schedule to include enforcement codes resulting in a civil penalty for first violations and enhanced penalties for repeat violators of the DOT intercity bus permit system rules, including violators of the DOF enforcement codes.

Violations of the DOT Intercity Bus Permit System Rules

These proposed amendments to the DOT penalty schedule for offenses adjudicated at PVB involve the following violations of the DOT intercity bus permit system rules:

- Unauthorized passenger pickup or discharge in violation of 34 RCNY § 4-10(c)(1)  
 The intent of implementing an intercity bus permit system is to ensure that intercity bus operators utilizing the City's curb space inform the DOT of their intended operations, and, once approved for such operations, adhere to permit requirements. In applying for a permit, bus operators will provide DOT with important information related to overall bus operations within the City necessary for administration of the program.
- Failure of an intercity bus permit holder to prominently display a copy of an intercity bus permit in violation of 34 RCNY § 4-10(d)(7)(ii)  
 The prominent display of a copy of the intercity bus permit is necessary to assure that enforcement officers are easily able to identify buses with valid authorization to utilize the City's curb space.
- Failure of an intercity bus permit holder to properly display the operator's name, address and telephone number in violation of 34 RCNY § 4-10(d)(7)(iii)  
 The operator's name, address, and telephone number must be affixed in characters at least five inches high on both sides of the vehicle, with such display being in a color contrasting with that of the vehicle and placed approximately midway vertically on doors or side panels. The operator's name, address, and telephone number are necessary to ensure that enforcement officers are easily able to identify buses with valid authorization to utilize the City's curb space.
- Unlawful stopping or standing in an assigned on-street bus stop location except when actively engaged in the pick-up or discharge of passengers by an intercity bus permit holder in violation of 34 RCNY § 4-10(d)(7)(v)  
 Intercity bus permits are for the temporary utilization of curb space by approved bus operators in order to expeditiously pick up or discharge passengers. This code is necessary to ensure that permittees do not park or stand their vehicles in bus curb space and thereby create layover spaces in bus stops not intended for longer-term stops.
- Altering an intercity bus permit in violation of 34 RCNY § 4-10(d)(7)(vi)  
 Prohibiting the alteration of an intercity bus permit is necessary to ensure that enforcement officers have the ability to easily determine whether permittees are adhering to permit requirements.

New material is underlined.

**Proposed Amendment to Rules Relating to Intercity Bus Permit System**

Section 1. New subdivisions (s), (t), (u), (v) and (w) are added to section 39-05 of Chapter 39 of Title 19 of the Rules of the City of New York to read as follows:

(s)	<u>Unauthorized passenger pickup or discharge in violation of 34 RCNY §4-10(c)(1)</u>	\$500.00
(t)	<u>Failure of an intercity bus to prominently display a copy of an intercity bus permit in violation of 34 RCNY §4-10(d)(7)(ii)</u>	\$500.00
(u)	<u>Failure of an intercity bus to properly display the operator's name, address and telephone number in violation of 34 RCNY §4-10(d)(7)(iii)</u>	\$500.00
(v)	<u>Stopping or standing by an intercity bus in its assigned on-street bus stop location except when actively engaged in the pick-up or discharge of passengers in violation of 34 RCNY §4-10(d)(7)(v)</u>	\$500.00
(w)	<u>Altering an intercity bus permit in violation of 34 RCNY §4-10(d)(7)(vi)</u>	\$500.00

S/S  
 David M. Frankel  
 Commissioner of Finance

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

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

**RULE TITLE:** Fines for Violations of Intercity Bus Rules (amended)

**REFERENCE NUMBER:** 2013 RG 041

**RULEMAKING AGENCY:** Department of Finance

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

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

/s/ STEVEN GOULDEN Date: August 14, 2013  
 Acting Corporation Counsel

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

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

**RULE TITLE:** Fines for Violations of Intercity Bus Rules (amended)

**REFERENCE NUMBER:** DOF-9

**RULEMAKING AGENCY:** Department of Finance (DOF)

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) If it establishes or modifies a violation or penalty, provides a cure period, or if it does not provide a cure period, such cure period is not included because the violations it establishes are of an immediate and serious nature that would have potential to threaten public safety if a cure period was allowed.

/s/ Andrea M. Bender August 19, 2013  
 Mayor's Office of Operations Date

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**CITY PLANNING**

■ NOTICE

**POSITIVE DECLARATION**

<b>Project Identification</b>	<b>Lead Agency</b>
Rockefeller University Expansion CEQR No. 14DCP019M ULURP Nos. Pending SEQRA Classification: Type I	City Planning Commission 22 Reade Street New York, NY 10007 Contact: Robert Dobruskin (212) 720-3423

**Name, Description and Location of Proposal:**

Rockefeller University Expansion

The applicant, Rockefeller University, is proposing a modification to an existing Large Scale Community Facility Development (LSCFD), an amendment to the city map, a special permit, and other approvals, collectively referred to as the "proposed actions," affecting all or portions of a superblock located in the Upper East Side neighborhood of Manhattan, Community District 8. The affected area coincides with the boundaries of the existing LSCFD (which extends from East 62nd Street to the centerline of demapped East 68th Street between York Avenue and the bulkhead east of the FDR Drive) and includes the Rockefeller University campus in its

entirety (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005). The proposed discretionary actions, which are subject to environmental review, include:

1. A special permit pursuant to Section 74-682 ZR for construction in air space over the FDR Drive and rear yard waivers.
2. An amendment to the City Map pursuant to the New York City Charter to eliminate, discontinue, and close portions of the FDR Drive right-of-way and the disposition of real property related thereto, to allow for the placement of columns and footings in the East River Esplanade and on the west side of the FDR Drive associated with the construction of the proposed laboratory building.
3. Modification of Rockefeller University's previously-approved LSCFD (C821257 ZAM).
4. Approval of building and column locations in and over the FDR Drive and East River Esplanade pursuant to Article 12A of an existing agreement between Rockefeller University, New York Hospital and Hospital for Special Surgery with the City of New York (the "1973 Agreement"), as amended in 1993 by Article 13 of the Third Amendment to the 1973 Agreement.
5. Approval by the Director of City Planning pursuant to Article 12B of the 1973 Agreement of landscaping, security, and lighting plans in accordance with Article 11, a ventilation plan and a noise quality plan, plans for closing the FDR Drive and East River Esplanade in accordance with Article 7.
6. Determination of consistency with Waterfront Revitalization Program CPC, acting as City Coastal Commission.

The proposal would also require discretionary actions from state and national agencies. An Authorization under the Ports and Waterways Safety Act (33 USC 1225(a)(2)(C)), as well as a Notice to Mariners, would be required from the U.S. Coast Guard (UCG); an Approval under Nationwide Permit 33 would be required from the United States Army Corps of Engineers (USACE); a Section 401 Water Quality Certification, a Storm Water Pollution Prevention Plan (SWPPP) and a NY-2C Discharge Permit related to dewatering during construction, would be required from New York State Department of Environmental Conservation (NYSDEC).

The proposed actions would facilitate a proposal by the applicant to develop three new buildings containing institutional and support uses on two development sites within the Rockefeller University LSCFD. The proposed buildings, which total approximately 165,000 gross square feet (gsf) include: (1) a two-story, approximately 154,314-gsf laboratory building complex, including two one-story pavilions (housing dining hall and support spaces); (2) a one-story approximately 3,235-gsf conference and meeting pavilion; and (3) a new 20,498-gsf one-story fitness center. The laboratory building complex and conference and meeting pavilion would be constructed on a platform structure occupying air space that spans a portion of the FDR Drive (between demapped East 68th Street and East 64th Street). Approximately 450 sf of the western portion of the East River Esplanade (immediately adjacent to the affected portion of the FDR Drive) would be demapped to create room for 10 structural columns and footings supporting the platform structure. The proposed new fitness center would be constructed on the northwest corner of the Rockefeller University campus, at the corner of York Avenue and the demapped East 68th Street. The development of these new structures in the Rockefeller University campus would raise the total floor area of the existing LSCFD from approximately 2,039,214 gsf to 2,204,157 gsf.

The affected area is currently developed with the Rockefeller University campus, which comprises approximately 1,415,960 gsf of institutional and support uses. The development facilitated by the proposed actions would not be expected to increase the number of residents, users or workers within the Rockefeller University campus, but would rather provide new institutional and support facilities for existing students, faculty staff and other workers.

The Rockefeller University LSCFD was designated in 1983 in accordance with provisions incorporated in the New York City Zoning Resolution. The LSCFD designation makes the campus a "superblock," allowing the University flexibility in utilizing its development rights, provided that the aggregate of all development does not exceed a maximum Floor Area Ratio (FAR) of 10. The underlying zoning designations on the LSCFD are R9 and R10. The maximum permitted zoning floor area in the LSCFD is 6,051,090 zoning square feet (zsf). The proposed project would require modifications to the LSCFD to reflect the proposed floor area and lot coverage. Since the building program, as proposed, is identified in the LSCFD as part of the land use application for the above-referenced project, the proposed development is considered to be the reasonable worst-case development scenario for the purpose of analyzing the potential environmental impacts of the proposed project.

Absent the proposed actions, the Rockefeller University campus would remove an existing temporary structure housing university offices and support uses (the "IT Pavilion") located within University's campus (at East 66th Street and York Avenue), and replace it with landscaping. Otherwise, the entire affected area would remain as in its existing conditions.

The proposed project is expected to be completed by 2019.

#### Statement of Significant Effect:

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning and public policy in the vicinity of the affected area.
2. The actions, as proposed, are not expected to result in significant adverse impacts related to socioeconomic conditions in the affected area.
3. The actions, as proposed, are not expected to result in significant adverse impacts related to community facilities and services in the affected area.
4. The actions, as proposed, may result in significant adverse impacts related to publicly accessible open space in the vicinity of the affected area.
5. The actions, as proposed, may result in significant adverse impacts related to shadows in the vicinity of the affected area.
6. The actions, as proposed, may result in significant adverse impacts related to historic and cultural resources in the vicinity of the affected area.
7. The actions, as proposed, may result in significant adverse impacts related to urban design and visual resources in the vicinity of the affected area.
8. The actions, as proposed, are not expected to result in significant adverse impacts related to natural resources in the affected area.
9. The actions, as proposed, may result in significant adverse impacts related to hazardous materials in the vicinity of the affected area.
10. The actions, as proposed, are not expected to result in significant adverse impacts related to water and sewer infrastructure in the affected area.
11. The actions, as proposed, are not expected to result in significant adverse impacts related to solid waste and sanitation services in the affected area.
12. The actions, as proposed, are not expected to result in significant adverse impacts related to energy consumption in the affected area.
13. The actions, as proposed, are not expected to result in significant adverse impacts related to transportation systems, including, traffic, parking, transit or pedestrian conditions in the affected area.
14. The actions, as proposed, may result in significant adverse impacts related to air quality in the vicinity of the affected area.
15. The actions, as proposed, are not expected to result in significant adverse impacts related to greenhouse gas emissions in the affected area.
16. The actions, as proposed, may result in significant adverse impacts related to noise in the vicinity of the affected area.
17. The actions, as proposed, may result in significant adverse impacts related to public health in the vicinity of the affected area.
18. The actions, as proposed, may result in significant adverse impacts related to neighborhood character in the vicinity of the affected area.
19. The actions, as proposed, may result in significant adverse construction-related impacts in the vicinity of the affected area.

#### Supporting Statement:

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

1. Land Use, Zoning and Public Policy – The proposed actions would alter existing land use patterns in the directly affected area by facilitating the development of an elevated platform and institutional uses above the FDR Drive and East River Esplanade. Additionally, the affected area is located within the City's coastal zone and therefore may result in actions that could be inconsistent with the City's Local Waterfront Revitalization Program.
2. Socioeconomic Conditions – The proposed actions would not result in any incremental increase in the residential, user or worker population in the affected area. Further, the proposed actions would not result in direct residential displacement, direct business and institutional displacement, indirect residential displacement, indirect business and institutional displacement or adverse effects on a specific industry. Therefore, no significant adverse

impacts related to socioeconomic conditions are anticipated as a result of the proposed actions.

3. Community Facilities and Services – The proposed actions would not result in any incremental increase in the residential, user or worker population in the affected area. Further, the proposed actions would not affect, either directly or indirectly, public or publicly funded schools, libraries, child care centers, health care facilities or fire or police protection. Therefore, no significant adverse impacts related to community facilities and services are anticipated as a result of the proposed actions.
4. Open Space – Since the proposed actions would result in the placement of structural columns and related footings along approximately 350 square feet of the East River Esplanade, the proposal may result in a direct effect on an existing publicly accessible open space resource.
5. Shadows – The proposed actions would result in new structures greater than 50 feet in height and adjacent to an existing sunlight-sensitive resource, the East River Esplanade. Therefore, shadows cast by the proposed new development resulting from the proposed actions could affect sunlight-sensitive, resources.
6. Historic and Cultural Resources – The proposed actions would result in in-ground disturbance within the affected area, which may contain archeological remains. In a comment letter dated October 11, 2012, the NYC Landmarks Preservation Commission (LPC) determined that the proposed project could have the potential for impacts related to archeological resources. Additionally, the proposed actions would result in new construction within the Rockefeller University campus, a portion of which was determined eligible as a historic district, for listing on the State and National Registers of Historic Places (S/NR eligible) and for designation as a New York City Landmark (NYCL). Portions of the proposed project's development sites are located within the boundaries of the S/NR-eligible and NYCL-eligible historic district. In addition, one of the development sites is located adjacent to the "Founder's Hall" campus building, a National Historic Landmark (NHL).
7. Urban Design and Visual Resources – The proposed actions would result in physical changes beyond those allowed by existing zoning and which could be observed by a pedestrian from street level. Additionally, the proposed action would have the potential to change the urban design and visual character of the affected area.
8. Natural Resources – The proposed actions would result in development in an area that is predominantly developed, and would not result in effects to aquatic resources, wetlands, groundwater or terrestrial resources. As such, it is not anticipated that significant adverse impacts on natural resources would result from the proposed actions.
9. Hazardous Materials – The proposed actions could result in new construction and in-ground disturbance within the affected area, which has a documented history of hazardous materials conditions.
10. Water and Sewer Infrastructure – The proposed actions would not result in any new incremental residential, user or worker populations, or result in new development that would have exceptionally large demand for water, is located at the extremities of the water distribution systems, is located in a combined sewer, separately sewered or currently unsewered area, or would involve construction of new stormwater outfalls. Therefore, significant adverse impacts related to Water and Sewer Infrastructure are not expected to result from the proposed actions.
11. Solid Waste and Sanitation Services – The proposed actions do not have the potential to generate a substantial increase in solid waste production that may overburden available management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan (SWMP) or with policy related to the City's integrated solid waste management system. Therefore, the proposed actions are not anticipated to result in any significant adverse impacts related to solid waste and sanitation services.
12. Energy – The proposed actions would not significantly affect the transmission or generation of energy or generate substantial indirect consumption of energy. Based on a preliminary analysis, the proposed actions would result in the annual energy consumption of approximately 45,000 million BTUs, a negligible incremental increase compared with the approximately 327 trillion BTUs of energy consumed annually within its service area. Therefore, the proposed actions are not expected to result in any significant adverse impacts related to energy.
13. Transportation – The proposed actions would not



result in any increase in the residential, user or worker population in the affected area. No incremental increase in vehicular, transit or pedestrian trips is expected to result from the proposed actions. The total number of parking spaces in the affected area would remain unchanged. Therefore, the proposed actions are not expected to result in significant adverse impacts related to transportation.

- 14. Air Quality – The proposed actions would result in the construction of a platform over the FDR Drive, which could limit the dispersion of pollutant concentrations on the East River Esplanade. Additionally, the proposed actions would result in development of new laboratory facilities with fume hoods.
- 15. Greenhouse Gas Emissions – The proposed actions would not result in development of 350,000 square feet or greater. Therefore significant adverse impacts related to greenhouse gas emissions are not expected to result from the proposed actions.
- 16. Noise – The proposed action would allow construction of a platform over the FDR Drive, which would be expected to increase noise levels on the East River Esplanade and could have the potential to result in significant adverse stationary noise impacts.
- 17. Public Health – The proposed action could result in effects related to air quality, hazardous materials and noise, and consequently public health may be affected.
- 18. Neighborhood Character – The proposed action could affect urban design and visual resources, historic and cultural resources and noise; consequently, the affected area’s neighborhood character may be affected.
- 19. Construction – Potential significant adverse impacts related to architectural resources and transportation, air quality, noise, and natural resources during construction could result in significant adverse construction impacts.
- 20. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

**Public Scoping:**

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

**A public scoping meeting will be held on Thursday, September 26, 2013 at 10:00 A.M. at the New York City Department of City Planning, Spector Hall, 22 Reade Street, New York, New York, 10007. Written comments will be accepted by the lead agency through Monday, October 7, 2013.**

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

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Olga Abinader, at (212) 720-3493.

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**COMPTROLLER**

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on August 29, 2013 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
103	15969	55
104	15969	53
105	15969	52
106	15969	51
111	15969	46
112	15969	45
113	15969	44

Acquired in the proceeding, entitled: BEACH 46TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

JOHN C. LIU  
Comptroller

a15-29

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on November 15, 2013 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
143	15839	64
144	15839	63
145	15839	61
146	15839	60
147	15839	58
149	15839	49
150	15839	47
151	15839	46

Acquired in the proceeding, entitled: BEACH 46TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

JOHN C. LIU  
Comptroller

a20-s4

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on August 28, 2013 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
187	15839	13
188	15839	9
190	15839	6
191	15839	5
194	15839	75
195	15839	72
197	15840	65
198	15840	64
199	15840	6
200	15973	41
210	15853	39
212	15973	40
213	15973	39
214	15973	38

Acquired in the proceeding entitled: BEACH 46TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

JOHN C. LIU  
Comptroller

☛ a28-s12

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on August 27, 2013 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
162	15972	19
163	15972	18
164	15972	17
166	15972	15
167	15972	14
170	15972	11
173	15972	8
174	15972	7
175	15972	6
176	15972	5
177	15972	3
178	15972	1
179	15839	26
180	15839	25
181	15839	24
182	15839	22
183	15839	21
184	15839	19
185	15839	17
186	15839	15

Acquired in the proceeding entitled: BEACH 46TH STREET subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

JOHN C. LIU  
Comptroller

a27-s11

**HOUSING PRESERVATION & DEVELOPMENT**

■ NOTICE

**Project Title: TBX902 - Banana Kelly - 755 Dawson Street, CEQR NO. 13HPD025X SEQRA Classification: Type I**

The proposed action involves an application by HPD, on behalf of the project sponsor, Banana Kelly Community Improvement Association, Inc. The project sponsor is requesting construction financing allocated by HPD that would include City Capital funds as well as federal funding from the U. S. Department of Housing and Urban Development’s (HUD), and the HOME Investment Program (HOME) for the moderate rehabilitation of the building. Additional financing will include a Private Lender First Mortgage, Private Developer Equity, Private Bank Loan and City Council Fund. The proposed actions would facilitate the rehabilitation of one existing five (5) story residential building, located at 755 Dawson Street, in the Bronx, Community District 2. Under the proposed actions, moderate interior rehabilitation would occur and some units would be combined resulting in a total of 11 units of affordable housing.

The proposed project is located adjacent to the Longwood Historic District, Landmarks Preservation Commission and State/National-Register listed in the Bronx and is therefore considered a Type I action under CEQR. The project site is located at 755 Dawson Street (Block 2695, Lot 40). This existing building contains 11 units. Under the proposed action, rehabilitation would occur and result in 11 affordable units. The proposed rehabilitation work is intended to address the moderate interior rehabilitation of the building. The City’s construction financing would be used for some minor layout changes to comply with City, State, and Federal regulations for handicap accessibility otherwise the building will remain as it currently stands. The proposed rehabilitation will not alter the unit count or distribution. No construction related impacts to neighboring properties are anticipated as no ground disturbance or changes to the building’s overall floor area, height, or footprint are proposed. For all the reasons discussed above, the proposed project would not result in significant adverse impacts to historic resources.

In the event that any State or Federal funding is sought in connection with the proposed project, consultation with OPRHP in accordance with Section 106 of the National Historic Preservation Act of 1966 would be required prior to the release of funds and start of construction.

Contact Person: Patrick Blanchfield, AICP  
Phone: (212) 863-5056 Fax: (212) 863-5052  
E-mail: blanchfp@hpd.nyc.gov

☛ a28

**TRANSPORTATION**

**FRANCHISES, CONCESSIONS AND CONSENTS**

■ NOTICE

**PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA LOCATED ON 25TH STREET BETWEEN SECOND AVENUE AND LEXINGTON AVENUE IN THE BOROUGH OF MANHATTAN**

Pursuant to the Concession Rules of the City of New York, the Department of Transportation (“DOT”) intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located on East 25th Street between Lexington Avenue and 2nd Avenue in the borough of Manhattan (“Licensed Plaza”), including through DOT-approved events, sponsorships, and subconcessions including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that helps brand or promote the neighborhood or the concessionaire, and other similar merchandise.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT’s prior written approval of both solicitation and award.

DOT has identified the City University of New York at Baruch College as a potential concessionaire, but DOT will consider additional expressions of interest from other potential not-for-profit (including educational institutions) concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly accessible facilities, including but not limited to programming/ events management and concession or retail operation/ management.

Such organizations may express interest in the proposed concession by contacting Andrew Wiley-Schwartz, Assistant Commissioner for Public Spaces, by email at [awileyschwartz@dot.nyc.gov](mailto:awileyschwartz@dot.nyc.gov) or in writing at 55 Water Street, 9th Floor, New York, NY 10041 by September 09, 2013. Mr. Wiley-Schwartz may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-6678.

Please note that the New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, New York 10007, telephone number (212) 669-2323.

a23-s5

CHANGES IN PERSONNEL

DISTRICT ATTORNEY-MANHATTAN FOR PERIOD ENDING 07/19/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for District Attorney-Manhattan.

BRONX DISTRICT ATTORNEY FOR PERIOD ENDING 07/19/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Bronx District Attorney.

DISTRICT ATTORNEY KINGS COUNTY FOR PERIOD ENDING 07/19/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for District Attorney Kings County.

DISTRICT ATTORNEY QNS COUNTY FOR PERIOD ENDING 07/19/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for District Attorney QNS County.

DISTRICT ATTORNEY RICHMOND COU FOR PERIOD ENDING 07/19/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for District Attorney Richmond County.

DISTRICT ATTORNEY-SPECIAL NARC FOR PERIOD ENDING 07/19/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for District Attorney-Special Narc.

OFFICE OF THE MAYOR FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Office of the Mayor.

BOARD OF ELECTION FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Board of Election.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for various departments including HEYLIGER, HURWITZ, JACKSON, etc.

NYC EMPLOYEES RETIREMENT SYS FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for NYC Employees Retirement System.

BOROUGH PRESIDENT-BROOKLYN FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Borough President-Brooklyn.

OFFICE OF THE COMPTROLLER FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Office of the Comptroller.

OFFICE OF EMERGENCY MANAGEMENT FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Office of Emergency Management.

OFFICE OF MANAGEMENT & BUDGET FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Office of Management & Budget.

TAX COMMISSION FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Tax Commission.

LAW DEPARTMENT FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Law Department.

DEPARTMENT OF CITY PLANNING FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Department of City Planning.

DEPARTMENT OF INVESTIGATION FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Department of Investigation.

TEACHERS RETIREMENT SYSTEM FOR PERIOD ENDING 08/02/13

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Teachers Retirement System.

CIVILIAN COMPLAINT REVIEW BD  
FOR PERIOD ENDING 08/02/13

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF\_DATE. Rows include HECHT, HELXANDAIS, JOHNSON, THOMPSON.

POLICE DEPARTMENT  
FOR PERIOD ENDING 08/02/13

Large table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF\_DATE. Contains names from A to Z.

Large table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF\_DATE. Contains names from B to Z.

## READER'S GUIDE

The City Record (CR) is published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in The City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

### NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), and click on Prevailing Wage Schedules to view rates.

### CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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.

### VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc). To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

### SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit [www.nyc.gov/html/sbs/nycbiz](http://www.nyc.gov/html/sbs/nycbiz) and click on Summary of Services, followed by Selling to Government.

### PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc).

### NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these entities directly at the addresses given in the Vendor Information Manual.

### PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit [www.nyc.gov/mocs](http://www.nyc.gov/mocs).

### ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and click on M/WBE Certification and Access.

### PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

### PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at [www.nyc.gov/selltonyc](http://www.nyc.gov/selltonyc)

### COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

### KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step <i>Special Case Solicitations/Summary of Circumstances:</i>
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	
CP/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
DP	Demonstration Project
SS	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition <i>For ongoing construction project only:</i>
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors

NA/11	Immediate successor contractor required due to termination/default <i>For Legal services only:</i>
NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances ( <i>Client Services/CSB or CSP only</i> )
WA1	Prevent loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price <i>Award to Other Than Lowest Responsible &amp; Responsive Bidder or Proposer/Reason (award only)</i>
OLB/a	anti-apartheid preference
OLB/b	local vendor preference
OLB/c	recycled preference
OLB/d	other: (specify)

### HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE:

### POLICE

#### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM** – Competitive Sealed Bids – PIN# 056020000293 – DUE 04-21-03 AT 11:00 A.M.

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

*NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.*

☛ m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN # 056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 am	Bid submission due 4-21-03 by 11:00 am; bid opening date/time is the same.
<i>Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing providing Agency contact information
	NYPD, Contract Administration Unit 51 Chambers Street, Room 310 New York, NY 10007. Manuel Cruz (646) 610-5225.
☛	Indicates New Ad
m27-30	Date that notice appears in The City Record