



# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD  
U.S.P.S. 0114-660

Printed on paper containing  
40% post-consumer material

VOLUME CXXXVI NUMBER 122

THURSDAY, JUNE 25, 2009

PRICE \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS & MEETINGS

|                                   |      |
|-----------------------------------|------|
| Brooklyn Borough President        | 2665 |
| Queens Borough President          | 2665 |
| City Council                      | 2665 |
| City Planning Commission          | 2672 |
| Community Boards                  | 2678 |
| Educational Construction Fund     | 2678 |
| Landmarks Preservation Commission | 2678 |
| Transportation                    | 2679 |

### COURT NOTICES

|               |      |
|---------------|------|
| Supreme Court | 2679 |
| Queens County | 2679 |

### PROPERTY DISPOSITION

|                                       |      |
|---------------------------------------|------|
| Citywide Administrative Services      | 2680 |
| Division of Municipal Supply Services | 2680 |
| Sale by Sealed Bid                    | 2680 |
| Police                                | 2680 |

### PROCUREMENT

|  |      |
|--|------|
| Administration for Children's Services | 2680 |
|--|------|

|                                       |      |
|---------------------------------------|------|
| Aging                                 | 2680 |
| Citywide Administrative Services      | 2681 |
| Division of Municipal Supply Services | 2681 |
| Comptroller                           | 2681 |
| Design and Construction               | 2681 |
| Health and Hospitals Corporation      | 2681 |
| Homeless Services                     | 2681 |
| Office of Contracts and Procurement   | 2681 |
| Housing Authority                     | 2681 |
| Housing Preservation and Development  | 2681 |
| Legal Department                      | 2681 |
| Parks and Recreation                  | 2681 |

|                         |      |
|-------------------------|------|
| Contract Administration | 2681 |
| Revenue and Concessions | 2682 |
| Payroll Administration  | 2682 |

### SPECIAL MATERIALS

|                                      |      |
|--------------------------------------|------|
| Comptroller                          | 2682 |
| Housing Preservation and Development | 2682 |
| Youth and Community Development      | 2683 |

### LATE NOTICES

|                                |      |
|--------------------------------|------|
| Design Commission              | 2683 |
| Education                      | 2683 |
| Board of Standards and Appeals | 2683 |

|               |      |
|---------------|------|
| READERS GUIDE | 2684 |
|---------------|------|

## THE CITY RECORD

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

Subscription—\$500 a year; daily, \$4.00 a copy (\$5.00 by mail) Periodicals Postage Paid at New York, N.Y.  
POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, Room 2208, New York, N.Y. 10007 - 1602

Editorial Office  
1 Centre Street, Room 2208  
New York N.Y. 10007-1602  
Telephone (212) 669-8252

Subscription Changes/Information  
1 Centre Street, Room 2208  
New York N.Y. 10007-1602  
Telephone (212) 669-8252

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BROOKLYN BOROUGH PRESIDENT

### PUBLIC HEARINGS

#### UNIFORM LAND USE REVIEW PROCEDURE

NOTICE IS HEREBY GIVEN THAT, pursuant to Sections 82 and 197-C of the New York City Charter, Borough President will hold a public hearing on the following matters in the Court Room, First Floor, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201, commencing at 4:00 P.M. on Tuesday, June 30, 2009.

#### CALENDAR ITEM 1 BOARD OF ELECTIONS WAREHOUSE SITE SELECTION AND ACQUISITION COMMUNITY DISTRICT 7 090349 PCK

In the matter of an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 4312 2nd Avenue for use as a warehouse facility.

#### CALENDAR ITEM 2 MOSDOTH CHILD CARE CENTER SITE ACQUISITION COMMUNITY DISTRICT 9 090323 PCK

In the matter of an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 420 Lefferts Avenue for continued use as a child care center.

#### CALENDAR ITEM 3 RIVERWAY SENIOR APARTMENTS UDAAP - LAND DISPOSITION COMMUNITY DISTRICT 16 090447 HAK

In the matter of applications submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter seeking approvals of an Urban Development Action Area designation and approval, and disposition of city-owned vacant land to facilitate the development of an approximately 115 unit rental project for the elderly in HPD's Supportive Housing Program.

#### CALENDAR ITEM 4 470 VANDERBILT AVENUE REZONING ZONING MAP/TEXT AMENDMENT - SPECIAL PERMIT COMMUNITY DISTRICT 2 090441 ZMK - 090442 ZRK - 090443 ZSK

In the matter of applications submitted by Atara Vanderbilt, LLC pursuant to Sections 197-c and 201 of the New York City Charter for: a.) an amendment of the Zoning Map eliminating from an existing R6 District a C2-3 District and changing from an R6 District property bounded by Fulton Street,

Vanderbilt Avenue, and a line 100 feet southeasterly of Fulton Street and Clermont Avenue; and, changing from an M1-1 District to a C6-3A District property bounded by a line 100 feet southeasterly of Fulton Street, Vanderbilt Avenue, Atlantic Avenue, and Clermont Avenue, b.) the grant of a special permit pursuant to Section 74-743(a) of the Zoning Resolution to modify the requirements of Section 23-145, Section 23-852, and Section 35-24 to facilitate a mixed use development on property located at 470 Vanderbilt Avenue.

#### CALENDAR ITEM 5 NAVY GREEN ZONING MAP AMENDMENT - SPECIAL PERMIT UDAAP - LAND DISPOSITION COMMUNITY DISTRICT 2 090444 ZMK - 090445 ZSK - 090446 HAK

In the matter of applications submitted by the New York City Department of Housing Preservation and Development pursuant to: a.) Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map changing from an M1-2 District to an R8 District and establishing within the proposed R8 District a C2-4 District property bounded by Flushing Avenue, Vanderbilt Avenue, a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly from the point of intersection of the westerly street line of Vanderbilt Avenue and northerly street line of Park Avenue and Clermont Avenue, and the grant of a special permit pursuant to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632; and, b.) Article 16 of the General Municipal Law of New York State for the designation of property located at 136-50 Flushing Avenue as an Urban Development Action Area, an Urban Development Action Area Project for such area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate the development of a mixed-use development, tentatively known as Navy Green, with approximately 455 residential units, commercial and community facility space.

Note: To request a sign language interpreter, or to request TTD services, call Mr. Kevin Parris at (718) 802-3856 at least five business days before the day of the hearing.

j24-30

## QUEENS BOROUGH PRESIDENT

### PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Helen Marshall, on Thursday, June 25, 2009 at 10:30 A.M., in the Borough Presidents Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424, on the following items:

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, TDD users should call (718) 286-2656, no later than FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

CD11 - ULURP #C060551 ZMQ - IN THE MATTER of an application submitted by the Briarwood Organization, LLC on behalf of 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 No. 11a, establishing within an existing R4 District a C2-2 District bounded by 36th Avenue, a line 150 feet northeasterly of Bell Boulevard, a line 200 feet northwesterly of 38th Avenue, and Bell Boulevard, Block 6176, Lot 61, P/O Lot 2, Bayside, Borough of Queens.

j19-25

## CITY COUNCIL

### PUBLIC HEARING

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 10:00 A.M. on Wednesday, July 1, 2009:

#### CONEY ISLAND

BROOKLYN CB - 13 C 090272 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 No. 28d:

- eliminating from within an existing R6 District a C1-2 District bounded by Mermaid Avenue, Stillwell Avenue, a line 150 feet southerly of Mermaid Avenue, West 17th Street, a line 250 feet southerly of Mermaid Avenue, West 19th Street, a line 150 feet southerly of Mermaid Avenue, and West 20th Street;
- changing from a C7 District to an R5 District property bounded by a line 300 feet northerly of the northerly boundary line of Coney Island Beach, a line 150 feet northerly of former Highland View Avenue, West 22nd Street, the northerly and easterly boundary line of a park, the northerly boundary line of Coney Island Beach, and West 24th Street and its southerly centerline prolongation;
- changing from an R6 District to an R7A District property bounded by Mermaid Avenue, West 15th Street, a line 100 feet southerly of Mermaid Avenue, and West 20th Street;
- changing from a C7 District to an R7D District property bounded by Surf Avenue, the northerly prolongation of the westerly boundary line of a park, the northerly and westerly boundary line of a former park, the northerly boundary line of Coney Island Beach, the easterly and northerly boundary line of a park, and West 22nd Street; and excluding the area bounded by the southerly street line of Surf Avenue, the westerly street line of West 21st Street, the southerly, easterly and southerly boundary line of a former park, and the easterly street line of West 22nd Street;
- changing from an R6 District to an R7X District property bounded by Mermaid Avenue, Stillwell Avenue, a line 150 feet southerly of Mermaid Avenue, West 17th Street, Surf Avenue, West 20th Street, a line 100 feet southerly of Mermaid Avenue, and West 15th Street;
- changing from a C7 District to an R7X District property bounded by a line 150 feet southerly of Mermaid Avenue, Stillwell Avenue, Surf Avenue, and West 17th Street;
- establishing an R7D District bounded by:
  - the southerly street line of Surf Avenue, the westerly street line of West 21st Street, the southerly, easterly and southerly boundary line of a former park, and the easterly street line of West 22nd Street; and
  - the southerly street line of Surf Avenue, the proposed westerly boundary line of a park, the northerly boundary line of Coney Island Beach, and the westerly boundary line of a former park;
- establishing within a proposed R7A District a C2-4 District bounded by Mermaid Avenue, West 15th Street, a line 100 feet southerly of Mermaid Avenue, and West 20th Street;
- establishing within a proposed R7D District a C2-4 District bounded by Surf Avenue, the westerly boundary line of a park, the northerly boundary line of Coney Island Beach, the easterly and northerly boundary line of a park, and West 22nd Street;

- 10. establishing within a proposed R7X District a C2-4 District bounded by Mermaid Avenue, Stillwell Avenue, Surf Avenue, West 20th Street, a line 100 feet southerly of Mermaid Avenue, and West 15th Street; and
- 11. establishing a Special Coney Island District (CI) bounded by Mermaid Avenue, Stillwell Avenue, the southerly boundary of the MTA New York City Transit Authority right-of-way, West 8th Street, Surf Avenue, the centerline of former West 8th Street and its northerly centerline prolongation, the northerly boundary line of Coney Island Beach, the easterly and northerly boundary line of a park, West 22nd Street, Surf Avenue, and West 20th Street;

as shown on a diagram (for illustrative purposes only) dated January 20, 2008, and which includes CEQR designation E-229.

**CONEY ISLAND**  
**BROOKLYN CB - 13 N 090273 (A) ZRK**  
 Application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, and proposed for modification pursuant to Section 2-06(c) (1) of the Uniform Land Use Review Procedure, for an amendment of the Zoning Resolution of the City of New York, relating to the creation of the Special Coney Island District (Article XIII, Chapter 1),

**PROPOSED SPECIAL  
 CONEY ISLAND  
 DISTRICT**

“A text “ with CPC Modifications

Matter in underline 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

**11-12  
 Establishment of Districts**

\* \* \*

Establishment of the Special Clinton District

\* \* \*

**Establishment of the Special Coney Island District**

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 1, the #Special Coney Island District# is hereby established.

**Establishment of the Special Coney Island Mixed Use District**

\* \* \*

**12-10  
 Definitions**

\* \* \*

Special Coney Island District

The #Special Coney Island District# is a Special Purpose District designated by the letters “CI” in which special regulations set forth in Article XIII, Chapter 1, apply. The #Special Coney Island District# appears on the #zoning maps# superimposed on other districts and, where indicated, its regulations supplement, modify and supersede those of the districts on which it is superimposed, provided that its regulations shall not apply in Parcel 1 of the Coney East Subdistrict, which shall be governed by the provisions of the underlying C7 District.

**14-44  
 Special Zoning Districts Where Certain Sidewalk Cafes are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

|               |  |                |
|---------------|--|----------------|
| * * *         |  |                |
| #Enclosed     |  | #Unenclosed    |
| Sidewalk Cafe |  | Sidewalk Cafe# |

|  |     |     |
|--|-----|-----|
| Brooklyn                                       |     |     |
| Bay Ridge District                             | Yes | Yes |
| Coney Island District                          | No  | Yes |
| Coney Island Mixed Use District                | Yes | Yes |
| Downtown Brooklyn District                     | Yes | Yes |
| Mixed Use District-8 (Greenpoint-Williamsburg) | Yes | Yes |
| Ocean Parkway District*                        | Yes | Yes |
| Sheepshead Bay District                        | No  | Yes |

\* #Sidewalk cafes# are not allowed on Ocean Parkway

\* \* \*

**Chapter 5  
 Residential Conversion of Existing Non-Residential Buildings**

**15-011  
 Applicability within Special Districts**

\* \* \*

The provisions of this Chapter shall apply in the #Special St. George District# as modified by Article XII, Chapter 8 (Special St. George District).

The provisions of this Chapter shall apply in the #Special Coney Island District# as modified by Article XIII, Chapter 1 (Special Coney Island District).

\* \* \*

**ALL TEXT IN ARTICLE XIII, CHAPTER 1 IS NEW**

**131-00  
 GENERAL PURPOSES**

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

- (a) preserve, protect and enhance the character of the existing amusement district as the location of the

city’s foremost concentration of amusements and an area of diverse uses of a primarily entertainment and entertainment-related nature;

- (b) facilitate and guide the development of a year-round amusement, entertainment and hotel district;
- (c) facilitate and guide the development of a residential and retail district;
- (d) provide a transition to the neighboring areas to the north and west;
- (e) provide flexibility for architectural design that encourages building forms that enhance and enliven the streetscape;
- (f) control the impact of development on the access of light and air to streets, the Boardwalk and parks in the district and surrounding neighborhood;
- (g) promote development in accordance with the area’s District Plan and thus conserve the value of land and buildings, and thereby protect the City’s tax revenues.

**131-01  
 General Provisions**

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations and changes of #use# within the #Special Coney Island District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**131-02  
 District Plan and Maps**

The District Plan for the #Special Coney Island District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Coney Island District#. The District Plan includes the following maps in the Appendix of this Chapter.

- Map 1 Special Coney Island District and Subdistricts
- Map 2 Mandatory Ground Floor Use Requirements
- Map 3 Coney East Subdistrict Floor Area Ratios
- Map 4 Street Wall Location
- Map 5 Minimum and Maximum Base Heights
- Map 6 Coney West Subdistrict Transition Heights

**131-03  
 Subdistricts**

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

- Coney East Subdistrict
- Coney West Subdistrict
- Coney North Subdistrict
- Mermaid Avenue Subdistrict.

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Coney Island District#. The subdistricts are specified on Map 1 in the Appendix of this Chapter.

**131-04  
 Applicability**

**131-041  
 Applicability of Article I, Chapter 1**

Within the #Special Coney Island District#, Section 11-15 (Environmental Requirements) shall apply, except that prior to issuing a demolition permit, where compliance at time of demolition is required by the (E) designation, or a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a lot that has an (E) designation for potential hazardous material contamination, noise or air quality impacts, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection of the City of New York stating:

- (a) in the case of an (E) designation for hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or
- (b) in the case of an (E) designation for noise or air quality impacts, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation.

**131-042  
 Applicability of Article 1, Chapter 5**

The provisions of Article 1, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings), shall apply in the #Special Coney Island District#, as modified in this Section. The conversion to #dwelling units#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 Minor Modifications), paragraph (b). Uses in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential uses# shall not be subject to the provisions of Section 32-42 (Location within Buildings).

**131-043  
 Applicability of Article 6, Chapter 2**

The provisions of Article 6, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply in the #Special Coney Island District#.

**131-044  
 Applicability of Article 7, Chapter 4**

The provisions of Section 74-513 (In C7 Districts) shall not apply in the #Special Coney Island District#. In lieu thereof, #public parking lots# shall not be permitted, and #public parking garages# of any size shall be permitted as-of-right, provided such garages comply with the provisions of Section 131-52 (Use and Location of Parking Facilities).

**131-045  
 Physical Culture Establishments**

The provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply in the Coney East, Coney North or Coney West Subdistricts. In lieu thereof, physical

culture establishments shall be allowed as-of-right.

**131-046  
 Modification of use and bulk regulations for zoning lots fronting upon the Riegelmann Boardwalk, Keyspan Park and Highland View Park**

Where the #lot line# of a #zoning lot# coincides or is within 20 feet of the boundary of the Riegelmann Boardwalk, Keyspan Park or Highland View Park, such #lot line# shall be considered to be a #street line# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

**131-10  
 SPECIAL USE REGULATIONS**

The special #use# regulations set forth in this Section, inclusive, shall modify the underlying Commercial Districts, as applicable.

For the purposes of this Chapter, “ground floor level” shall mean the finished floor level within five feet of an adjacent public sidewalk or any other publicly accessible open area.

**131-11  
 Use Group 5**

For the purposes of this Chapter, the definition of #transient hotel# shall be modified to allow only such hotels used exclusively for transient occupancy. Such #transient hotels# used exclusively for transient occupancy shall be permitted only in specified locations as set forth in this Chapter.

**13-12  
 Use Groups A, B and C**

Special Use Groups are established as set forth in this Section, to promote and strengthen the commercial and entertainment character of the Special District.

**131-121  
 Use Group A: Amusements**

Use Group A consists of a group of #uses# selected from Use Groups 12, 13 and 15 as modified in this Section, and may be open or enclosed:

- (1) **Amusement arcades**
  - Amusement parks, with no limitation on floor area per establishment
  - Animal exhibits, circuses, carnivals or fairs of a temporary nature
  - Camps, overnight or day, commercial beaches or swimming pools
  - Dark rides, electronic or computer-supported games including interactive entertainment facilities, laser tag and motion simulators
  - Ferris wheels, flume rides, roller coasters, whips, parachute jumps, dodgem scooters, merry-go-rounds or similar midway attractions
  - Fortune tellers, freak shows, haunted houses, wax museums, or similar midway attractions
  - Miniature golf courses and model car hobby centers, including racing
  - Open booths with games of skill or chance, including shooting galleries
  - Water parks
- (2) **Arenas or auditoriums, with capacity limited to 2,000 seats**
  - Billiard parlors or pool halls, bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment
  - Gymnasiums or recreational sports facilities including but not limited to indoor golf driving ranges, batting cages, basketball, volleyball, squash and other courts, without membership requirements
  - Skateboard parks, roller or ice skating rinks
  - Theaters, including movie theaters, provided such #use# does not occupy the ground floor level of a #building#, except for lobbies limited to a maximum #street# frontage of 30 feet except that on #corner lots# one #street# frontage may extend up to 100 feet

#Accessory uses# to the amusements listed above, including the display and sale of goods or services, provided:

- (a) such #accessory uses# are limited to not more than 25 percent of the #floor area# of the amusement establishment or, for open #uses#, not more than 25 percent of the #lot area#;
- (b) such #accessory uses# shall be entered only through the principal amusement establishment;
- (c) such #accessory uses# shall share common cash registers with the principal amusement #use#;
- (d) such #accessory uses# shall have the same hours of operation as the principal amusement #use#; and
- (e) the principal amusement #use# shall occupy the entire #street# frontage of the ground floor level of the establishment and shall extend to a depth of at least 30 feet from the #street wall# of the #building# or, for open #uses#, at least 30 feet from the #street line#.

**131-122  
 Use Group B: Amusement and entertainment-enhancing uses**

Use Group B consists of a group of #uses# selected from Use Groups 6, 9, 12, 13 and 18, as modified in this Section: Art gallery, commercial

- Banquet halls
- Breweries
- Eating or drinking establishments of any size, including those with entertainment or dancing
- Historical exhibits

Spas and bathhouses  
 Studios, art, music, dancing or theatrical  
 Tattoo parlors  
 Radio or television studios  
 Wedding chapels

**131-123  
 Use Group C: Retail and service uses**

Use Group C consists of a group of retail and service #uses# selected from Use Groups 6, 7, 12 and 14, as modified in this Section:

Arts and crafts production and sales, including but not limited to ceramics, art needlework, hand weaving or tapestries, book binding, fabric painting, glass blowing, jewelry or art metal craft and wood carving

Bicycle sales, rental or repair shops  
 Bookstores  
 Candy or ice cream stores

Clothing or clothing accessory  
 Clothing, custom manufacturing or altering for retail including costume production and hair product manufacturing

Delicatessen stores

Fishing tackle or equipment, rental or sales  
 Gift shops

Jewelry manufacturing from precious metals

Musical instruments store

Toy stores

Music stores

Newsstands

Patio or beach furniture or equipment

Photographic equipment stores and studios

Sporting goods or equipment, sale or rental, including instruction in skiing, sailing or skin diving

**131-13  
 Special Use Regulations in Subdistricts**

**131-131  
 Coney East Subdistrict**

The #use# regulations of the underlying C7 District are modified as set forth in this Section. #Transient hotels# and Use Groups A, B and C, as set forth in Sections 131-11 through 131-123, inclusive, and #public parking garages# shall be the only #uses# allowed in the Coney East Subdistrict, and shall comply with the following regulations:

- (a) Use Group C  
 Use Group C #uses# shall be limited to 2,500 square feet of #floor area# and 30 feet of #street# frontage, except that on #corner lots# one #street# frontage may extend up to 100 feet.
- (b) Bowery and Wonder Wheel Way  
 At least 50 percent of Bowery and Wonder Wheel Way #street# frontage of any #zoning lot# shall be occupied by Use Group A1 #uses# at the ground floor level, and not more than 50 percent of the Bowery and Wonder Wheel Way #street# frontage of any #zoning lot# shall be occupied by Use Group C #uses# at the ground floor level.
- (c) Surf Avenue  
 At least 15 percent of the #street# frontage of each #block# front bounding the south side of Surf Avenue between West 16th Street and West 10th Street shall be occupied by Use Group A1 #uses# at the ground floor level.  
 There shall be separate ground floor establishments fronting upon each #block# front bounding Surf Avenue, as follows:
  - (1) On the #block# front bounding the southerly #street line# of Surf Avenue between Stillwell Avenue and West 12th Street there shall be at least six establishments;
  - (2) On the #block# front bounding the southerly #street line# of Surf Avenue between West 12th Street and West 10th Street there shall be at least six establishments;
  - (3) On all other #block# fronts there shall be at least four establishments;
  - (4) The provisions of this paragraph (c) shall not apply along the southerly #street line# of Surf Avenue east of West 10th Street.
 There may be fewer establishments fronting upon such #block# fronts than required pursuant to this paragraph (c) where the Chairperson of the Department of Buildings certifies to the Department of Buildings that such modification is necessary to accommodate an amusement #use# listed in Use Group A1.
- (d) Stillwell Avenue and West 10<sup>th</sup> Street  
 At least 15 percent of the Stillwell Avenue and West 10th Street #street# frontage of any #zoning lot# shall be occupied by Use Group A1 #uses# at the ground floor level.
- (e) #Transient hotels#
  - (1) #Transient hotels# shall be permitted only on #blocks# with Surf Avenue frontage, except that no #transient hotels# shall be permitted on that portion of the #block# bounded by West 15th Street and West 16th Street south of the prolongation of the centerline of Bowery.
  - (2) #Transient hotel use# shall not be permitted within 50 feet of Bowery on the ground floor level of a #building#, except that where a #zoning lot# has frontage only on Bowery, a #transient hotel# lobby

may occupy up to 30 feet of such frontage.

- (3) For #transient hotels# located on #zoning lots# with at least 20,000 square feet of #lot area#, an amount of #floor area# or #lot area# of Use Group A1 #uses# equal to at least 20 percent of the total #floor area# permitted on such #zoning lot# shall be provided either onsite or anywhere within the Coney East Subdistrict.
- (4) The #street wall# of the ground floor level of a #transient hotel# shall be occupied by active #accessory uses# including, but not limited to, lobbies, retail establishments, eating and drinking establishments and amusements.
- (5) #accessory# retail establishments within a #transient hotel# shall be limited to 2,500 square feet of #floor area#.
- (f) Depth of ground floor uses  
 All ground floor #uses# shall have a depth of at least 15 feet measured from the #street wall# of the #building#, as shown on Map 2 (Mandatory Ground Floor Use Requirements).
- (g) Parcel 2  
 On Parcel 2 as shown on Map 2, only #uses# listed in Use Group A, and #public parking garages# of any size, shall be permitted, provided such garages comply with the provisions of Section 131-62 (Use and Location of Parking Facilities).

**131-132  
 Coney North and Coney West Subdistricts**

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply except as modified in this Section for #uses# fronting upon designated #streets#, as shown on Map 2 (Mandatory Ground Floor Use Requirements). For the purposes of this Section, the "building line" shown on Parcel F shall be considered a #street line# of Ocean Way or Parachute Way, as applicable.

- (a) Mandatory ground floor level use along designated #streets#  
 Any #use# listed in Use Groups A, B and C, as set forth in Sections 131-12, inclusive, not otherwise allowed by the underlying district regulations, shall be permitted within 70 feet of the Riegelmann Boardwalk and within 100 feet of all other designated streets, as shown on Map 2.
  - (1) Riegelmann Boardwalk  
 Only #uses# listed in Use Groups A, B and C and #transient hotels# located above the ground floor level are permitted within 70 feet of the Riegelmann Boardwalk, except that a #transient hotel# lobby may occupy up to 30 feet of frontage along the Riegelmann Boardwalk. Use Group C #uses# shall be limited to 2,500 square feet of #floor area# and 30 feet of #street# frontage for each establishment. All other establishments shall be limited to 60 feet of #street# frontage, except that for any establishment on a corner, one #street# frontage may extend up to 100 feet. All ground floor #uses# shall have a depth of at least 15 feet measured from the #street wall# of the #building#.
  - (2) Designated #streets# other than Riegelmann Boardwalk  
 At least 20 percent of the designated #street# frontage of a #building# shall be allocated exclusively to #uses# listed in Use Groups A, B or C. The remaining designated #street# frontage of such #buildings# shall be allocated to #commercial uses# permitted by the underlying district regulations or, where permitted, #transient hotels#. In addition, a #residential# lobby may occupy up to 40 feet of frontage along a designated #street#.  
 There shall be at least four separate ground floor #commercial# establishments fronting upon each #block# front bounding Surf Avenue.  
 All ground floor #commercial uses# shall have a depth of at least 50 feet measured from the #street wall# of the #building#. Such minimum 50 foot depth requirement may be reduced where necessary in order to accommodate a #residential# lobby and vertical circulation core.
- (b) Prohibited ground floor level #uses# along designated #streets# other than Riegelmann Boardwalk  
 No #use# listed in this paragraph, (b), shall be permitted within 50 feet of a designated #street# on the ground floor level of a #building#. Lobbies or entryways to non-ground floor level #uses# are permitted, provided the length of #street# frontage occupied by such lobbies or entryways does not exceed, in total, 60 feet.  
 From Use Group 2:  
 All #uses#.  
 From Use Groups 3A and 3B:  
 All #uses#, except for libraries, museums or non-commercial art galleries.  
 From Use Groups 4A and 4B:  
 All #uses#, except for houses of worship or playgrounds.  
 From Use Group 5A:  
 All #uses#, except that #transient hotels# shall be permitted within 200 feet of Surf Avenue between Stillwell Avenue and West 16th Street.  
 From Use Groups 6B, and 6E  
 Offices, veterinary medicine offices or non-

commercial clubs.

- From Use Group 6C  
 Banks (except for automated teller machines, provided the length of #street# frontage allocated for automated teller machines shall be no more than 25 feet or 40 percent of the frontage of the #zoning lot#, whichever is less, except such frontage need not be less than 20 feet), except that this prohibition shall not apply along Stillwell Avenue.
- Electrolysis studios, frozen food lockers and loan offices.
- From Use Group 6D:  
 All #uses#.
- From Use Group 7:  
 All #uses#, except for bicycle rental or repair shops.
- From Use Groups 8A and 8B:  
 Automobile driving schools, ice vending machines, lumber stores or pawn shops.
- From Use Groups 8C, 8D and 8E:  
 All #uses#.
- From Use Groups 9A, 9B and 9C:  
 All #uses#, except for gymnasiums, public auction rooms, photographic developing or printing establishments for the consumer, or art, music, dancing or theatrical studios.
- From Use Groups 10A, 10B and 10C:  
 Depositories for storage, and wholesale offices or showrooms.
- Use Group 11:  
 All #uses#.
- Use Groups 12A and 12B:  
 Trade expositions.
- Use Groups 12C and 12D:  
 All #uses#.
- Use Group 14A and 14B:  
 All #uses#, except for bicycle sales, rental or repair shops.

**131-14  
 Location of Uses within Buildings**

The provisions of Section 32-42 (Location within Buildings) are modified to permit:

- (a) #residential uses# on the same #story# as a non-#residential use# or directly below a non-#residential use#, provided no access exists between such #uses# at any level containing #residences#, and separate elevators and entrances from the #street# are provided; and
- (b) in the Coney North and Coney West Subdistricts, any #commercial use# permitted by this Chapter shall be permitted on the second #story# of a #mixed building#. Furthermore, a #public parking garage# may occupy any #story# of a #mixed building# provided such garage complies with the provisions of Section 131-52 (Use and Location of Parking Facilities).

**131-15  
 Transparency**

Each ground floor level #street wall# of a #commercial# or #community facility use# other than a #use# listed in Use Group A, as set forth in Section 131-121, shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazing shall occupy at least 70 percent of the area of each such ground floor level #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher. Not less than 50 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

However, in the Coney East Subdistrict and along the Riegelmann Boardwalk and boundary of Keyspan Park in the Coney West Subdistrict, in lieu of the transparency requirements of this Section, at least 70 percent of the area of the ground floor level #street wall# of a #commercial use#, measured to a height of 10 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher, may be designed to be at least 70 percent open during seasonal business hours.

**131-16  
 Security Gates**

All security gates installed after (effective date of amendment), that are swung, drawn or lowered to secure commercial or community facility premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street#. However, this provision shall not apply to entrances or exits to parking garages, or to any #use# fronting upon the Riegelmann Boardwalk, provided that security gates at such locations that permit less than 75 percent visibility when closed shall be treated with artwork.

**131-17  
 Authorization for Use Modifications**

Along designated #streets# other than the Riegelmann Boardwalk, as shown on Map 2, the City Planning Commission may authorize Use Group A, B or C establishments with a ground floor depth of less than 50 feet upon a finding that the design and operation of such establishments result in an effective and compelling amusement, entertainment or retail space that furthers the goals of the Special District.

**131-20  
 SIGN REGULATIONS**

- (a) In the Coney East Subdistrict, the underlying C7 #sign# regulations shall apply, except that:
  - (1) no #advertising signs# shall be permitted above a height of 40 feet, and
  - (2) the provisions of Sections 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial

Highways), inclusive, and 32-67 (Special Provisions Applying along District Boundaries) shall not apply.

- (b) In the Coney North and Coney West Subdistricts, the underlying C2-4 #sign# regulations shall apply, except that the height restrictions of Section 32-655 shall be modified to allow permitted #signs# at the level of any #story# occupied by a #commercial use#.

**131-30 FLOOR AREA REGULATIONS**

The #floor area ratio# regulations of the underlying districts shall be modified as set forth in this Section, inclusive.

**131-31 Coney East Subdistrict**

The maximum #floor area ratio# of the underlying C7 District shall not apply. In lieu thereof, the maximum #floor area ratio# is specified for each #block# or portion thereof, as shown on Map 3 (Coney East Subdistrict Floor Area Ratios). On Parcel 2, as shown on Map 3, the maximum #floor area ratio# for a #public parking garage# shall be 4.0.

**131-32 Coney West, Coney North and Mermaid Avenue Subdistricts**

**131-321 Special floor area regulations for residential uses**

**R7A R7D R7X**

- (a) Applicability of Inclusionary Housing Program  
R7A, R7D and R7X Districts within the #Special Coney Island District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (Inclusionary Housing Program), inclusive, applicable as modified within the Special District.
- (b) Maximum #floor area ratio#  
The base #floor area ratio# for any #zoning lot# containing #residences# shall be as set forth in the following table. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in the table through the provision of #lower income housing#, pursuant to the provisions for #Inclusionary Housing designated area#, as set forth in Section 23-90 (INCLUSIONARY HOUSING), inclusive. Parcels A through F within R7D Districts are shown on Map 1 (Special Coney Island District and Subdistricts).

TABLE FLOOR AREA RATIO FOR BUILDINGS CONTAINING RESIDENCES

| Subdistrict Zoning District    | Base #floor area ratio# | Maximum #floor area ratio# |
|--------------------------------|-------------------------|----------------------------|
| Coney West Parcels: A, B, C, D | R7D 4.35                | 5.8                        |
| Coney West Parcels: E, FR7D    | 4.12                    | 5.5                        |
| Coney North R7X                | 3.75                    | 5.0                        |
| Mermaid Avenue R7A             | 3.45                    | 4.6                        |

- (c) Coney West floor area distribution rules  
In the Coney West Subdistrict, #floor area# attributable to #zoning lots# within the following sets of parcels, as shown on Map 1 in the Appendix to this Chapter, may be distributed anywhere within such sets of parcels:  
  
Parcels A and B  
Parcels C and D  
Parcels E and F.  
  
In addition, #floor area# attributable to lot 130, #block# 7071 within Parcel B may be distributed anywhere within Parcels C or D.
- (d) Height and setback  
For all #zoning lots#, or portions thereof, located in the Coney West or Coney North Subdistricts, the height and setback regulations of paragraph (b) of Section 23-942 shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

**131-322 Special floor area regulations for community facility uses**

In the Coney West and Coney North Subdistricts, the maximum permitted #floor area ratio# for #community facility uses# shall be 2.0.

**131-323 Special floor area ratio regulations for hotel uses**

In the Coney North Subdistrict, for #transient hotels# located within 200 feet of Surf Avenue between Stillwell Avenue and West 16<sup>th</sup> Street, the maximum permitted #floor area ratio# shall be 3.75.

**131-324 Special floor area ratio regulations for entrances to stories above the base flood elevation**

Up to 300 square feet of an entranceway adjoining the #street wall# of a #building# that contains ramps, stairs or handicap accessible elevators providing access from a public sidewalk to the lowest #story# above the #base flood elevation# shall be exempt from the definition of #floor area#.

**131-325 Lot coverage**

For #residential uses#, no maximum #lot coverage# shall apply to any #zoning lot# comprising a #corner lot# of 5,000 square feet or less. Furthermore, the level of any #building# containing #accessory# parking spaces or non-#residential uses# shall be exempt from #lot coverage# regulations.

**131-326 Rear Yards**

Required #rear yards# or #rear yard equivalents# may be provided at any level not higher than the floor level of the lowest #story# containing #dwelling units# facing onto such #yard#.

**131-40 HEIGHT AND SETBACK REGULATIONS**

The underlying height and setback regulations shall not apply. In lieu thereof, the height and setback regulations of this Section shall apply. The height of all #buildings or other structures# shall be measured from the #base plane#.

**131-41 Rooftop Regulations**

- (a) Permitted obstructions  
The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Coney Island District#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts) only in the Mermaid Avenue Subdistrict.
- (b) Screening requirements for mechanical equipment  
For all #developments# and #enlargements#, all mechanical equipment located on any roof of a #building or other structure# shall be fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust.

**131-42 Coney East Subdistrict**

The regulations of this Section, inclusive, shall apply to all #buildings or other structures# in the Coney East Subdistrict. For the purposes of applying the height and setback regulations of this Section, Jones Walk shall not be considered a #street#. Map 4 (Street Wall Location) and Map 5 (Minimum and Maximum Base Heights) in the Appendix to this Chapter, illustrate the #street wall# location provisions and minimum and maximum base height provisions of this Section 131-42, inclusive.

**131-421 Coney East Subdistrict, south side of Surf Avenue**

The following regulations shall apply along the south side of Surf Avenue and along those portions of #streets# intersecting Surf Avenue located north of a line drawn 50 feet north of and parallel to the northern #street# line of Bowery and its westerly prolongation.

- (a) #Street wall# location  
The #street wall# of a #development# or #enlargement# shall be located within five feet of the #street line# and extend along the entire frontage of the #zoning lot#, except that:
  - (1) a sidewalk widening shall be required at the intersection of Surf Avenue and West 10th Street, extending from a point on the Surf Avenue #street line# 125 feet west of West 10th Street to a point on the West 10th Street #street line# 20 feet south of Surf Avenue. Such area shall be improved as a sidewalk to Department of Transportation standards, be at the same level as the adjoining sidewalks, and be accessible to the public at all times. Such sidewalk widening line shall be considered a #street line# for the purposes of applying the #use# and height and setback regulations of this Chapter;
  - (2) ground floor level recesses up to three feet deep shall be permitted for access to building entrances. However, for building entrances providing direct access to the lowest #story# located above the #base flood elevation#, such recesses shall be permitted to have a depth of up to ten feet provided the width of such recesses does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;
  - (3) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#;
  - (4) to allow for portions of towers to rise without setback from grade, a portion of a building base below a tower may be set back ten feet from the #street line#, provided the width of such setback area is not greater than 40 percent of the width of the #street wall# of the tower, and provided such setback area complies with the provisions of Section 131-47 (Design Requirements for Ground Level Setbacks).
- (b) Building base
  - (1) Surf Avenue, west of West 12th Street  
West of West 12th Street, the #street wall# of a #development# or #enlargement# shall rise without setback to a minimum base height of 35 feet or the height of the #building#, whichever is less, and a maximum base height of 45 feet. If a tower is provided, in accordance with requirements of paragraph (d) of this Section, the maximum base height shall be 65 feet. At a height no lower than the minimum base height and no higher than the maximum base height, a setback shall be required, pursuant to the provisions set forth in paragraph (c) of this Section. For #developments# or #enlargements#

located West of West 12 Street that, provide a tower in accordance with the requirements of paragraph (d) of this Section, not more than 40 percent of the #aggregate width of street walls# facing Surf Avenue shall exceed a height of 45 feet without setback, and at least 40 percent of the #aggregate width of street walls# facing Surf Avenue shall rise without setback to a height of at least 60 feet but not more than 65 feet. Furthermore, any portion of a #street wall# which exceeds a height of 60 feet shall be located within 150 feet of the intersection of two #street lines# and shall coincide with the location of a tower. Towers shall comply with location requirements of paragraphs (d) of this Section.

- (2) Surf Avenue, east of West 12th Street  
East of West 12th Street, the #street wall# of a #development# or #enlargement# shall rise without setback to a minimum base height of 35 feet or the height of the #building#, whichever is less, and a maximum base height of 45 feet. At a height no lower than the minimum base height and no higher than the maximum base height, a setback is required that shall comply with the provisions set forth in paragraph (d) of this Section.
- (c) Transition height  
All portions of a #building# that exceed the applicable maximum base height specified in paragraph (b) of this Section, shall be set back from the #street line# at least 20 feet except that where towers are provided, the minimum setback depth from the #street line# shall be 10 feet.

- (1) East of West 12th Street  
The maximum transition height shall be 65 feet, and all portions of #buildings# that exceed such height shall comply with the tower provisions of paragraph (d) of this Section, except that within 100 feet of Jones Walk on the easterly side, the maximum building height after the required setbacks shall be 85 feet.
- (2) West of West 12th Street  
All portions of a #building# that exceed the maximum base height as set forth in paragraph (b) (1) of this Section shall comply with the tower provisions of paragraph (d) of this Section.

- (3) Special Regulations for Use Group A  
The transition height regulations of paragraphs (c) (1) and (c) (2) of this Section shall not apply to #buildings# that rise to a maximum height of 85 feet to accommodate a Use Group A #use#, or to #buildings# where the Chairperson of the City Planning Department certifies to the Department of Buildings that additional height is necessary to accommodate an amusement #use# listed in Use Group A1.

- (d) Towers  
All #stories# of a #development# or #enlargement# located partially or wholly above a height of 65 feet shall be considered a "tower" and shall comply with the provisions of this paragraph.

- (1) Maximum floorplate  
Each #story# of a tower shall not exceed a gross area of 8,500 square feet.
- (2) Maximum length and height  
The outermost walls of all tower #stories# shall be inscribed within a rectangle, and no side of such rectangle shall exceed a length of 165 feet. The maximum height of a #building# located between West 12th Street and Jones Walk shall be 150 feet between West 12th Street and Jones Walk. The maximum height of a #building# located between West 12th Street and West 16th Street on #zoning lots# with less than 50,000 square feet of #lot area# shall be 220 feet; on #zoning lots# with 50,000 square feet or more of #lot area#, the maximum height of a #building# shall be 270 feet. All towers that exceed a height of 150 feet shall provide articulation in accordance with Section 131-46 (Tower Top Articulation).
- (3) Tower location  
All towers shall be located within 25 feet of Surf Avenue and entirely within 100 feet of an intersecting #street#.

**131-422 Coney East Subdistrict, north side of Surf Avenue**

Any #building or other structure# fronting upon the north side of Surf Avenue shall not exceed a height of 85 feet. Furthermore, in order to protect the view from the elevated subway to the Coney East Subdistrict, no portion of such #building or other structure#, including permitted obstructions or #signs#, shall be located between a height of five feet below the upper level of the elevated subway tracks and a level 25 feet above such level, except for a vertical circulation core, supporting structural elements and related appurtenances. In no event shall more than 30 percent of the Surf Avenue frontage of the #zoning lot# be obstructed with such elements.

**131-423****Along all other streets**

The following regulations shall apply along Wonder Wheel Way, Bowery, and all other #streets# and portions thereof located south of a line drawn 50 feet north of and parallel to the northern #street# line of Bowery and its westerly prolongation.

## (a) #Street wall# location

The #street wall# of the #development# or #enlargement#, or portion thereof, shall be located within five feet of the #street line#. However, for building entrances providing direct access to the lowest #story# located above the #base flood elevation#, a recess shall be permitted to have a depth of up to ten feet as measured from the #street line# provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;

## (b) Maximum building height

The #street wall# of a #development# or #enlargement#, or portion thereof, shall rise to a minimum height of 20 feet and a maximum height of 40 feet before setback. The maximum height of a #building# or other structure# shall be 60 feet, provided any portion of a #building# that exceeds a height of 40 feet shall be set back from the #street wall# of the #building# at least 20 feet.

West of West 12th Street, along the northern #street line# of Bowery, the maximum #building# height shall be 40 feet. If a tower is provided along the Surf Avenue portion of the #block#, 40 percent of the #aggregate width of street walls# may rise above the maximum #street wall# height of 40 feet, and such portion of the #aggregate width of street walls# shall be located within 150 feet of the intersection of two #street lines# and shall coincide with that portion of the #street wall# along Surf Avenue that rises to a height of between 60 to 65 feet, pursuant to the provisions of paragraph (b)(1) of Section 131-421. However, where the portion of the #block# that fronts on Surf Avenue is #developed# or #enlarged# pursuant to the special regulations for Use Group A, in paragraph (c)(3) of Section 131-421 (Coney East Subdistrict, south side of Surf Avenue), the #street wall# may rise after a setback of 20 feet to a maximum height of 60 feet for the entire length of the Bowery #street line#, or may extend beyond the 40 percent of the #aggregate width of #street wall# for the length of the #street wall# of such Use Group A #development# or #enlargement# which fronts along Surf Avenue, whichever is less.

Furthermore, a #building# that exceeds a height of 60 feet shall be permitted where the Chairperson of the City Planning Department certifies to the Department of Buildings that such additional height is necessary to accommodate an amusement #use# listed in Use Group A1.

**131-43****Coney West Subdistrict**

The regulations of this Section shall apply to all #buildings# or other structures# in the Coney West Subdistrict. Map 4 (Street Wall Location), Map 5 (Minimum and Maximum Base Heights) and Map 6 (Coney West Subdistrict Transition Heights), in the Appendix to this Chapter, illustrate the #street wall# location provisions, minimum and maximum base height provisions and transition height provisions of this Section, inclusive. For the purposes of this Section, the "building line" shown on Parcel F shall be considered a #street line# of Ocean Way or Parachute Way, as indicated on such maps.

**131-431****Coney West District, Surf Avenue**

The regulations of this Section shall apply along Surf Avenue. The #street wall# location provisions of paragraph (a) of this Section shall also apply along #streets# intersecting Surf Avenue within 50 feet of Surf Avenue, and the building base regulations of paragraph (b) of this Section shall also apply along #streets# within 100 feet of Surf Avenue.

## (a) #Street wall# location

The #street wall# of a building base of a #development# or #enlargement# shall be located on the Surf Avenue #street line# and extend along the entire Surf Avenue frontage of the #zoning lot#, except that:

- (1) ground floor level recesses up to three feet deep shall be permitted for access to building entrances; However, for building entrances providing direct access to the lowest #story# located above the #base flood elevation#, such recesses shall be permitted to have a depth of up to ten feet provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;
- (2) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#; and
- (3) to allow for portions of towers to rise without setback from grade, a portion of a building base below a tower may be set back ten feet from a #street line#, provided the width of such setback area is not greater than 40 percent of the width of the #street wall# of the tower and provided such setback area complies with the provisions of Section 131-47 (Design Requirements for Ground Level Setbacks).

## (b) Building base

The #street wall# of a #development# or #enlargement# fronting on Surf Avenue shall rise without setback to a minimum height of six #stories# or 65 feet, or the height of the #building#, whichever is less, and a maximum height of eight #stories# or 85 feet, whichever is less, before a

setback is required. For #developments# or #enlargements# that exceed a height of eight #stories# or 85 feet, not more than 40 percent of the #aggregate width of street walls# facing Surf Avenue shall exceed a height of six #stories# or 65 feet, whichever is less, and at least 40 percent of the #aggregate width of street walls# facing Surf Avenue shall rise without setback to a height of at least eight #stories# or 80 feet, whichever is less. However, on the blockfront bounded by West 21st Street and West 22nd Street, the minimum height of a #street wall# shall be 40 feet and the maximum height of a #street wall# shall be six #stories# or 65 feet, whichever is less, before a setback is required.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (a)(2) of this Section.

All portions of a #building# that exceed the maximum heights set forth in this paragraph, (b), shall be set back from the #street line# at least ten feet.

## (c) Transition height

Above the maximum base height, a #street wall# may rise to a maximum transition height of nine #stories# or 95 feet, whichever is less, provided that up to 60 percent of the #aggregate width of street walls# facing Surf Avenue shall be set back a minimum distance of 10 feet from the Surf Avenue #street line#. The remaining portion of such #aggregate width of street walls# facing Surf Avenue shall be set back a minimum distance of 15 feet. All portions of #buildings# that exceed a transition height of 95 feet shall comply with the tower provisions of Section 131-434 (Coney West Towers).

**131-432****Along all other Streets, other than the Riegelmann Boardwalk**

The following regulations shall apply along all other #streets# in the Coney West Subdistrict, except within 70 feet of the Riegelmann Boardwalk.

## (a) #Street wall# location

The #street wall# of a building base of a #development# or #enlargement#, or portion thereof, beyond 50 feet of Surf Avenue shall be located within eight feet of the #street line#, except that, to allow portions of towers to rise without setback from grade, a portion of a building base below a tower may be set back ten feet from the #street line#, provided the width of such setback area is not greater than 40 percent of the width of the #street wall# of the tower. In addition, for #street walls# facing Ocean Way, building entrances providing direct access to the lowest #story# located above the #base flood elevation# may be recessed up to a depth of ten feet as measured from the #street line# provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;

For #buildings# where the ground floor level is occupied by #residential uses#, any area between the #street wall# and the #street line# shall be planted except for sidewalks, steps and handicap accessible elevators that provide access to building entrances.

## (b) Building base

The #street wall# of a building base of a #development# or #enlargement#, or portion thereof, located beyond 100 feet of Surf Avenue, shall rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less, and a maximum height of six #stories# or 65 feet, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed for #outer courts# or balconies, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, and provided the maximum depth of such recesses is 15 feet, as measured from the #street line#. All portions of a #building# that exceed a height of 65 feet shall be set back from the #street wall# of the #building# at least ten feet, except such setback distance may include the depth of any permitted recesses.

## (c) Transition heights

Beyond 100 feet of Surf Avenue, a #street wall# may rise to a maximum transition height of nine #stories# or 95 feet, whichever is less, provided that:

- (1) above the maximum base height, up to 60 percent of the #aggregate width of street walls# facing Ocean Way, and along all other #streets#, other than the Riegelmann Boardwalk, shall be set back a minimum distance of 10 feet from the #street line#. The remaining portion of such #aggregate width of street walls# facing Ocean Way, and along all other #streets# other than the Riegelmann Boardwalk, shall be set back a minimum distance of 15 feet from the #street line#, except that for #blocks# north of the Ocean Way #street line#, along a minimum of one #street line# bounding the #block# (except for Surf Avenue), the remaining portion of such #aggregate width of street walls# shall remain open to the sky for a minimum depth of 100 feet from the #street line#;
- (2) for #blocks# bounding the southern #street line# of Ocean Way, any portion of a #building# or other structure# that exceeds a height of six #stories# or 65 feet, whichever is less, shall be located within 80 or 100 feet of a #street line#, as indicated on Map 6 in the Appendix to this Chapter;
- (3) for portions of #buildings# higher than six #stories# or 65 feet that are within 100 feet of the Riegelmann Boardwalk, each

#story# within such portion shall provide a setback with a depth of at least ten feet, measured from the south facing wall of the #story# directly below.

A #building# may exceed such transition heights only in accordance with the tower provisions of Section 131-434.

**131-433****Riegelmann Boardwalk and Building Line of Parcel F**

The #street wall# of the #development# or #enlargement# shall be located on the Riegelmann Boardwalk #street line# and extend along the entire Riegelmann Boardwalk frontage of the #zoning lot# to a minimum height of 20 feet, as shown on Map 2 (Mandatory Ground Floor Use Requirements). Any #building# or other structure# within 70 feet of the Riegelmann Boardwalk shall not exceed a height of 40 feet above the level of the Riegelmann Boardwalk.

In addition, on Parcel F, the #street wall# of the #development# or #enlargement# shall be located on the Parachute Way building line and the portion of the Ocean Way building line that is within 100 feet of the Parachute Way building line, as shown on Map 2. Such #street walls# shall extend along such entire frontages of Parcel F to a minimum height of 20 feet.

**131-434****Coney West District towers**

All #stories# of a #development# or #enlargement# located partially or wholly above an applicable transition height shall be considered a "tower" and shall comply with the provisions of this Section.

## (a) Maximum floorplate

Each #story# of a tower shall not exceed a gross area of 8,500 square feet.

## (b) Maximum length and height

On #blocks# bounding Surf Avenue, the maximum height of a #building# shall be 220 feet, and on #blocks# bounding the southerly #street line# of Ocean Way, the maximum #building# height shall be 170 feet. Furthermore, the outermost walls of all tower #stories# shall be inscribed within a rectangle, and no side of such rectangle shall exceed a length of 165 feet.

For #developments# that provide #lower income housing# pursuant to Section 131-321 (Special residential floor area regulations), the maximum height of a #building# shall be increased to 270 feet, provided that the tower complies with either paragraph (b)(1) or (b)(2) of this Section.

- (1) The outermost wall of all tower #stories# shall be inscribed within a rectangle where no side of such rectangle exceeds a length of 100 feet; or
- (2) The outermost wall of all tower #stories# below a height of 120 feet shall be inscribed within a rectangle where no side of such rectangle exceeds a length of 130 feet; above a height of 120 feet, no side of such rectangle shall exceed a length of 100 feet.

Above a height of 120 feet, the maximum floor plate shall be 80 percent of the #story# immediately below such height, or 6,800 square feet, whichever is greater. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least five feet and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of each respective tower face.

All #buildings# that exceed a height of 170 feet shall provide articulation in accordance with Section 131-46 (Tower Top Articulation).

## (c) Tower location

All towers shall be located entirely within 100 feet of Parachute Way, West 20th Street, West 21st Street or West 22nd Street and within 25 feet of the intersection of two #street lines#. When a #zoning lot# bounding Surf Avenue contains a tower, such tower shall be located within 25 feet of Surf Avenue. No more than one tower shall be permitted on any #zoning lot#, except that for #developments# that provide #lower income housing# pursuant to Section 131-321, no more than two towers shall be permitted on any #zoning lot#, and the second tower shall be located within 25 feet of Ocean Way. However, on Parcel E, any #development# may include two towers and, for #developments# that provide #lower income housing# pursuant to Section 131-321, a third tower shall be permitted to be located anywhere on such parcel along Parachute Way.

**131-44****Coney North Subdistrict**

The regulations of this Section shall apply to all #buildings# or other structures# in the Coney North Subdistrict. Map 4 (Street Wall Location) and Map 5 (Minimum and Maximum Base Heights), in the Appendix to this Chapter, illustrate the #street wall# location provisions, minimum and maximum base height provisions and maximum building height provisions of this Section, inclusive.

**131-441****Coney North Subdistrict, Surf Avenue**

The regulations of this Section shall apply along Surf Avenue. The #street wall# location provisions of paragraph (a) of this Section shall also apply along #streets# intersecting Surf Avenue within 50 feet of Surf Avenue, and the building base regulations of paragraph (b) of this Section shall also apply along #streets# within 100 feet of Surf Avenue.

## (a) #Street wall# location

The #street wall# of a building base of a #development# or #enlargement# shall be located on the Surf Avenue #street line# and extend along the entire Surf Avenue frontage of the #zoning lot#, except that:

- (1) ground floor level recesses up to three feet

deep shall be permitted for access to building entrances. However, for building entrances providing direct access to the lowest #story# located above the #base flood elevation#, such recesses shall be permitted to have a depth of up to ten feet provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;

- (2) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#; and
- (3) to allow for portions of towers to rise without setback from grade, a portion of a building base below a tower may be set back ten feet from a #street line#, provided the width of such setback area is not greater than 40 percent of the width of the #street wall# of the tower and provided such setback area complies with the provisions of Section 131-47 (Design Requirements for Ground Level Setbacks).

(b) Building base

The #street wall# of a building base of a #development# or #enlargement# fronting on Surf Avenue shall rise without setback to a minimum height of six #stories# or 65 feet, or the height of the #building#, whichever is less, and a maximum height of eight #stories# or 85 feet, whichever is less, before a setback is required.

For #developments# or #enlargements# that exceed a height of eight #stories# or 85 feet, not more than 40 percent of the #aggregate width of street walls# facing Surf Avenue shall exceed a height of 65 feet without setback, and at least 40 percent of the #aggregate width of street walls# facing Surf Avenue shall rise without setback to a height of at least 80 feet, but not more than 85 feet. However, on the blockfront bounded by Stillwell Avenue and West 15th Street, for #buildings# that exceed a height of 85 feet, all #street walls# of such #building# facing Surf Avenue shall rise without setback to a height of 85 feet.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided, as set forth in paragraph (a)(2) of this Section.

All portions of a #building# that exceed a height of 85 feet shall be set back from the #street line# at least ten feet, and comply with the tower provisions of Section 131-444 (Coney North Towers).

(c) Transition height

Above the maximum base height, a #street wall# may rise to a maximum transition height of nine #stories# or 95 feet, whichever is less, provided that up to 60 percent of the #aggregate width of street walls# facing Surf Avenue shall be set back a minimum distance of 10 feet from the Surf Avenue #street line#. The remaining portion of such #aggregate width of street walls# facing Surf Avenue shall be set back a minimum distance of 15 feet. All portions of #buildings# that exceed a transition height of 95 feet shall comply with the tower provisions of Section 131-444 (Coney North Towers).

**131-442**  
**Along all other Streets, other than Stillwell Avenue**

The following regulations shall apply along all other #streets# in the Coney North Subdistrict, other than Stillwell Avenue.

(a) #Street wall# location

The #street wall# of a building base of a #development# or #enlargement#, or portion thereof, beyond 50 feet of Surf Avenue, shall be located within eight feet of the #street line#, except that, to allow portions of towers to rise without setback from grade, a portion of a building base below a tower may be recessed ten feet from the #street line#, provided the width of such recess area is not greater than 40 percent of the width of the #street wall# of the tower.

For #buildings# where the ground floor level is occupied by #residential uses#, any area between the #street wall# and the #street line# shall be planted except for sidewalks, steps and handicap accessible elevators that provide access to building entrances.

(b) Building base

The #street wall# of a building base of a #development# or #enlargement#, or portion thereof, located beyond 100 feet of Surf Avenue, shall rise without setback to a minimum height of 40 feet, or the height of the #building#, whichever is less, and a maximum height of six #stories# or 65 feet, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed for #outer courts# or balconies, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, and provided the maximum depth of such recesses is 15 feet, as measured from the #street line#.

All portions of a #building# that exceed a height of 65 feet shall be set back from the #street wall# of the #building# at least ten feet, except such setback distance may include the depth of any permitted recesses.

(c) Transition height

In all portions of #blocks# located beyond 100 feet of Surf Avenue, a #street wall# may rise above the maximum base height to a maximum transition height of eight #stories# or 85 feet, whichever is

less, provided that up to 60 percent of the #aggregate width of street walls# facing Surf Avenue shall be set back a minimum distance of 10 feet from the Surf Avenue #street line#. The remaining portion of such #aggregate width of street walls# facing Surf Avenue shall be set back a minimum distance of 15 feet. All portions of #buildings# that exceed a transition height of 85 feet shall comply with the tower provisions of Section 131-444 (Coney North Subdistrict towers).

**131-443**  
**Stillwell and Mermaid Avenues**

Within 100 feet of Stillwell and Mermaid Avenues, except within 100 feet of Surf Avenue, all portions of a #building# or other structure# shall comply with the height and setback regulations of a C2 District mapped within an R7A District, except that the #street wall# of a #building# shall be located on the #street line# and rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less, except as follows:

- (a) ground floor level recesses up to three feet deep shall be permitted for access to building entrances. However, for building entrances providing direct access to the lowest #story# located above the #base flood elevation#, such recesses shall be permitted to have a depth of up to ten feet provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;

- (b) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#; and

- (c) above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (b) of this Section.

**131-444**  
**Coney North Subdistrict towers**

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 85 feet within 175 feet of Surf Avenue and above a height of 65 feet beyond 175 feet of Surf Avenue shall be considered a "tower" and shall comply with the provisions of this Section 131-444.

(a) Maximum floorplate

Each #story# of a tower shall not exceed a gross area of 8,500 square feet.

(b) Maximum length and height

On #blocks# bounding Surf Avenue, the maximum height of a #building# shall be 220 feet and beyond 175 feet of Surf Avenue the maximum height of a #building# shall be 170 feet. Furthermore, the outermost walls of all tower #stories# shall be inscribed within a rectangle and no side of such rectangle shall exceed a length of 165 feet.

For #developments# that provide #lower income housing# pursuant to Section 131-321 (Special residential floor area regulations), the maximum height of a #building# shall be increased to 270 feet, provided that the tower portion of such #building# complies with either paragraph (b)(1) or (b)(2) of this Section.

- (1) The outermost wall of all tower #stories# shall be inscribed within a rectangle, where no side of such rectangle shall exceed a length of 100 feet; or

- (2) The outermost wall of all tower #stories#, below a height of 120 feet, shall be inscribed within a rectangle, where no side of such rectangle shall exceed a length of 130 feet; above a height of 120 feet, no side of such rectangle shall exceed a length of 100 feet.

Above a height of 120 feet, the maximum floor plate shall be 80 percent of the #story# immediately below such height, or 6,800 square feet, whichever is greater. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least five feet and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of each respective tower face

All #buildings# that exceed a height of 170 feet shall provide articulation in accordance with Section 131-46 (Tower Top Articulation).

(c) Tower location

Towers shall be located within 25 feet of Surf Avenue and entirely within 100 feet of an intersecting #street#. No more than one tower shall be permitted on any #zoning lot#, except that for #developments# that provide #lower income housing#, pursuant to Section 131-321, a second tower shall be permitted anywhere on the #zoning lot# that is entirely beyond 175 feet of Surf Avenue and ten feet from any other #street#. All towers shall be located at least ten feet from a #side lot line#.

**131-45**  
**Mermaid Avenue Subdistrict**

All portions of a #building# or other structure# shall comply with the height and setback regulations of a C2 District mapped within an R7A District, except that on Mermaid Avenue, and on intersecting #streets# within 50 feet of Mermaid Avenue, the #street wall# of a #building# shall be located on the #street line# and rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, except that:

- (a) ground floor level recesses up to three feet deep shall be permitted for access to building entrances. However, for building entrances providing direct access to the lowest #story# located above the #base flood elevation#, such recesses shall be permitted to

have a depth of up to ten feet provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#;

- (b) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#; and

- (c) above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (b) of this Section.

**131-46**  
**Tower Top Articulation**

All #buildings# that exceed a height of 170 feet shall provide articulation in accordance with at least one of following provisions:

- (a) Setbacks on each tower face

The highest three #stories#, or as many #stories# as are located entirely above a height of 170 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, (a), each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

- (b) Three setbacks

Setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of 170 feet, whichever is less. Such setbacks shall be located on either the north-facing or south-facing side of the #building#, but not both. Such setbacks shall have a minimum depth of 15 feet measured, as applicable, from the north or south-facing wall of the #story# immediately below. For towers with at least six #stories# located entirely above a height of 170 feet, the lowest level at which such setbacks may be provided is 170 feet, and the highest #story#, therefore, shall be located entirely within the northern or southern half of the tower, as applicable.

- (c) Reverse setbacks

A minimum of 15 percent of the area of the plane surface of #street walls# enclosing #floor area# of the tower and a maximum of 50 percent of the area of the plane surface of the #street walls# enclosing #floor area# of the tower shall project at least eighteen inches but not more than five feet from the remaining plane surface of the #street walls# enclosing any #floor area# of the tower. No projections, including balconies, shall be permitted from the lowest two #stories# of the tower.

**131-47**  
**Design Requirements for Ground Level Setbacks**

Wherever a building base below a tower is set back from the #street line#, and the building walls bounding such setback area are occupied by non-#residential uses#, such setback area shall comply with the provisions of this Section. Where two such setback areas adjoin one another at the intersection of two #streets#, the combined area of such spaces shall determine the applicability of such provisions.

- (a) Minimum and maximum areas

No such setback area shall be less than 240 square feet nor greater than 1,000 square feet.

- (b) Pavement

The setback area shall be paved with materials distinctive from the adjoining public sidewalk.

- (c) Wall treatments

All ground floor level building walls bounding such setback area not otherwise subject to the transparency requirements of Section 131-15 shall comply with the provisions of either paragraphs (c)(1) or (c)(2) of this Section.

- (1) If such building wall is a #street wall# wider than 10 feet, such #street wall# shall comply with the provisions of Section 131-15.

- (2) All other building walls shall comply with one of the following provisions:

- (i) Such building walls shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazing shall occupy at least 50 percent of the area of each such ground floor level building wall, measured to a height of 10 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher; or

- (ii) Such building walls shall be articulated with artwork or landscaping to a height of at least ten feet.

- (d) Building entrances

A public entrance to a #building# shall front upon such setback area. No ramps shall be permitted

within the setback area.

(e) Landscaping

A minimum of 20 percent of such setback area shall be planted with, at a minimum, evergreen ground cover or shrubs in planting beds, with a minimum of six inches in height and a maximum height of four feet. Such planting beds may not occupy more than 50 percent of the width of the setback area, as measured along the #street line#.

(f) For setback areas of 500 square feet or more, there shall be the following additional amenities:

- (1) an additional public entrance to the #building# that fronts upon such setback area; and
(2) a minimum of one linear feet of seating for every 20 square feet of setback area shall be provided. At least 40 percent of such seating shall be fixed, of which at least half shall have backs with a minimum height of 14 inches. All fixed seating shall have a minimum depth of 18 inches and a maximum depth of 24 inches, and a minimum seat height of 16 inches and a maximum seat height of 20 inches. At least 50 percent of required seating shall be moveable chairs.

131-48 Street Trees

The provisions of Section 33-03 (Street Tree Planting in Commercial Districts) shall not apply in the Coney East Subdistrict.

131-49 Authorization for Exterior Ramps

The City Planning Commission may authorize modifications of the #street wall# location provisions of this Chapter to allow exterior ramps for access from the public sidewalk to the lowest #story# above the #base flood elevation# provided the Commission finds that the design of such ramps:

- (a) maximizes visibility of interior ground floor space within the #building# from the public sidewalk;
(b) incorporates amenities such as seating and planting as the Commission may find appropriate; and
(c) relates harmoniously with the design and materials of the adjacent #building# and the surrounding streetscape.

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

131-50 OFF-STREET PARKING AND LOADING REGULATIONS

The special provisions of this Section shall apply to all off-#street# parking spaces and loading facilities within the #Special Coney Island District#.

131-51 Amount of Required and Permitted Parking

(a) Residential and Community Facility Parking
The underlying regulations shall apply, except that the provisions of Section 36-331 are modified to require off-#street# parking spaces for at least 60 percent of all new #dwelling units#.

(b) Commercial parking

The underlying regulations shall apply, except as modified below:

- (1) For Use Group A #uses#: one off-#street# parking space shall be provided for every 2,000 square feet of #floor area# or #lot area# for open #uses#, except that for a water park, two off-#street# parking spaces per 1,000 square feet of #floor area# shall be provided
(2) For #transient hotels#: one off-#street# parking space shall be provided for every six guest rooms or suites.

(c) Public parking facilities

In accordance with the provisions of Section 131-043 (Applicability of Article 7, Chapter 4), #public parking lots# shall not be permitted, and #public parking garages# of any size shall be permitted as-of-right, provided such garages comply with the provisions of Section 131-52 (Use and Location of Parking Facilities).

131-52 Use and Location of Parking Facilities

The following provisions shall apply to all parking facilities:

- (a) All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is accessory within 30 days after written request therefore is made to the landlord. Furthermore, if #accessory# parking spaces and spaces within a #public parking garage# are provided on the same #zoning lot#, all such spaces may be provided within the same parking facility.
(b) The off-site parking space provisions of Sections 36-42 and 36-43 shall not apply. In lieu thereof, all permitted or required off-#street# parking spaces may be provided on a #zoning lot# other than the same #zoning lot# to which such spaces are #accessory#, provided that:
(1) In the Coney East Subdistrict, such spaces are located anywhere within an area bounded on the east by Ocean Parkway, on the south by the Riegelmann Boardwalk, on the west by West 27th Street and on the north by Coney Island Creek and the Belt Parkway, in accordance with all applicable underlying parking regulations.

- (2) In the Coney West Subdistrict, such parking spaces #accessory# to the following sets of parcels, as shown on Map 1 in the Appendix to this Chapter, shall be located anywhere on such sets of parcels:
Parcels A and B
Parcels C and D
Parcels E and F.

- (3) In the Coney North and Mermaid Avenue Subdistricts, such spaces shall be located anywhere on the same #block#.

(c) All off-#street# parking facilities shall be located within facilities that, except for entrances and exits, are:

- (1) entirely below the level of any #street# or publicly accessible open area upon which such facility, or portion thereof, fronts; or
(i) located, at every level above-grade, behind #commercial#, #community facility# or #residential floor area# with a minimum depth of 15 feet as measured from the #street wall# of the #building# so that no portion of such parking facility is visible from adjoining #streets# or publicly accessible open areas. All such parking facilities shall be exempt from the definition of #floor area#.

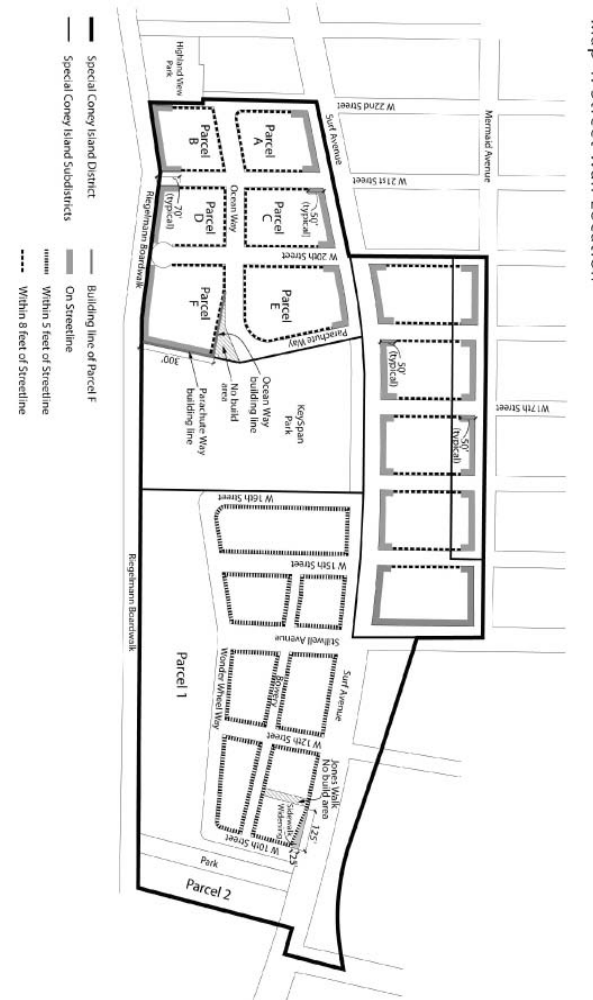
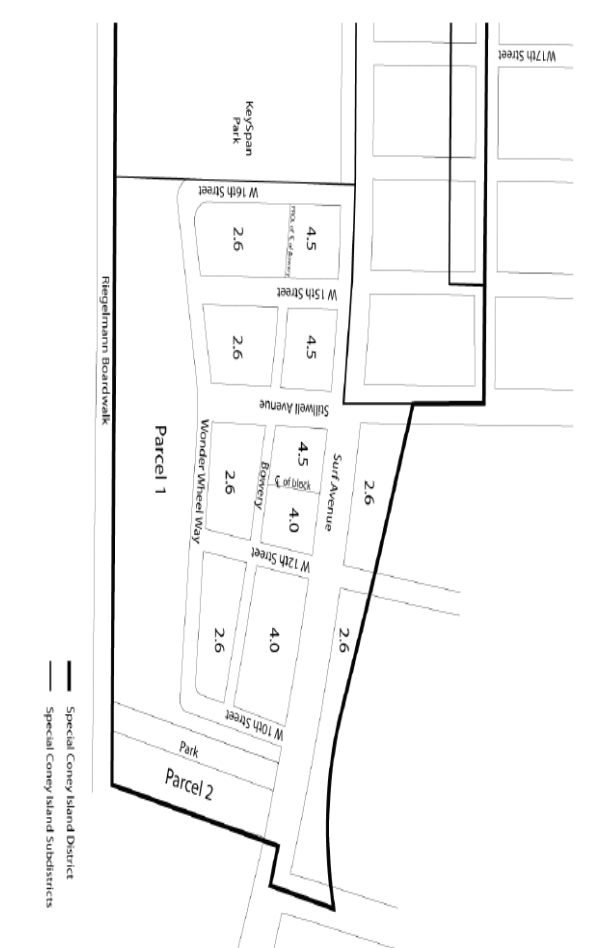
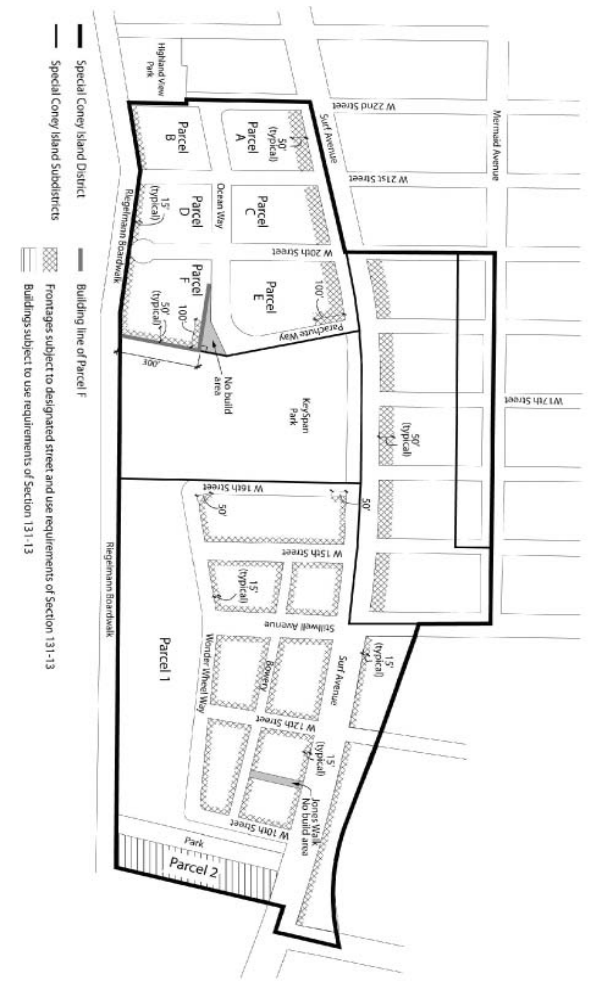
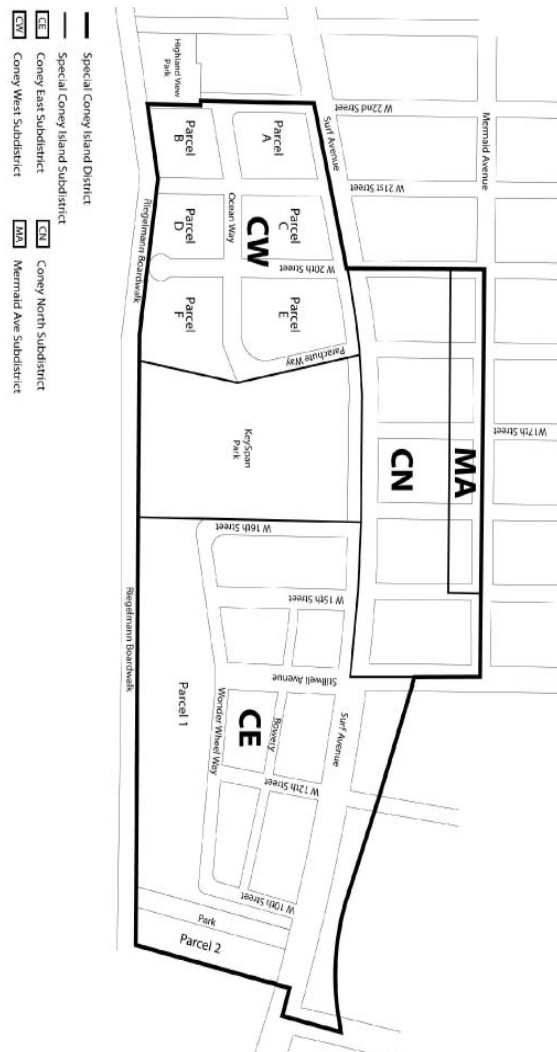
However, in the Coney East Subdistrict, the provisions of this paragraph (c)(2) need not apply on the north side of Surf Avenue above the level of the ground floor, on Parcel 2 beyond 70 feet of the Riegelmann Boardwalk, or on the east side of that portion of West 16th Street beyond 50 feet of Surf Avenue and Wonder Wheel Way, provided that:

- (ii) any non-horizontal parking deck structures shall not be visible from the exterior of the #building# in elevation view;
(iii) opaque materials are located on the exterior #building# wall between the bottom of the floor of each parking deck and no less than three feet above such deck; and
(iv) a total of at least 50 percent of such exterior building wall with adjacent parking spaces consists of opaque materials which may include #signs#, graphic or sculptural art, or living plant material.

- (d) Any roof of a facility containing off-street parking spaces not otherwise covered by a #building#, which is larger than 400 square feet, shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

131-53 Curb Cuts

No curb cuts shall be permitted on Surf Avenue, Wonder Way or New Bowery except on a #zoning lot# with no frontage on any other #street#. The curb cut provisions of paragraph (c) of Section 36-58 shall apply to all #developments# and #enlargements#.

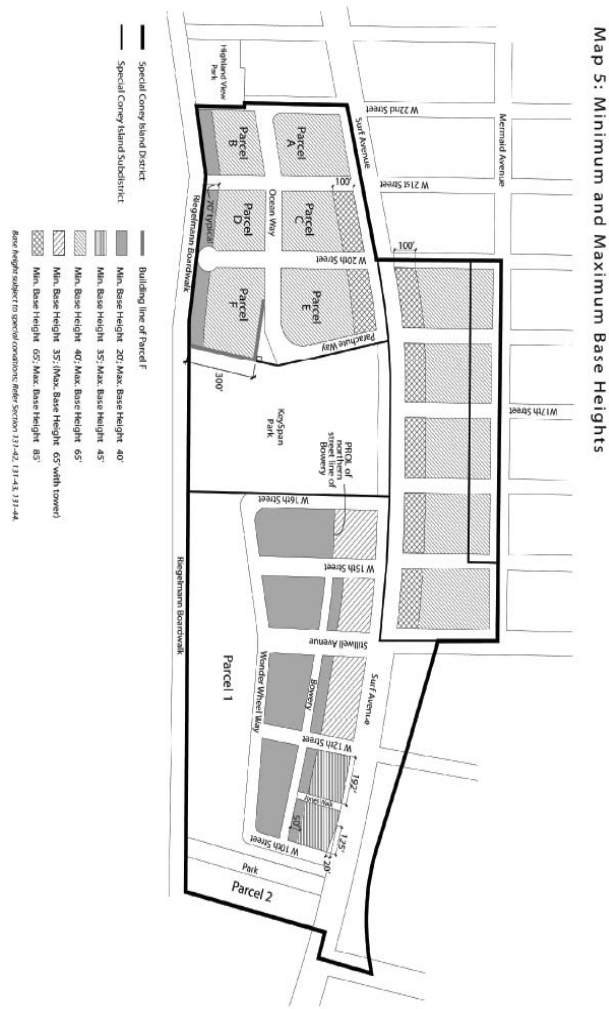


Map 2: Mandatory Ground Floor Use Requirements

Map 3: Coney East Subdistrict Floor Area Ratios

Map 4: Street Wall Location

Map 1: Special Coney Island District and Subdistricts



Map 5: Minimum and Maximum Base Heights

CONEY ISLAND

**BROOKLYN CB - 13** **C 090274 PQK**  
Application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at:

**BLOCK LOTS**  
7074 4, 6, p/o 23, 89, p/o 105, 250, 254, p/o 256, 300, p/o 310, 340, 348, and p/o 360  
8694 1, 5, 11, 12, 14, 16, 18, 25, 30, 33, and 421  
8695 61, 64, p/o 72, p/o 120, p/o 433  
8696 35, 37, 44, 47, 48, 49, 50, 53, p/o 70, p/o 140, p/o 145, p/o 212

CONEY ISLAND

**BROOKLYN CB - 13** **C 090275 PQK**  
Application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at West 19th Street and Surf Avenue (Block 7060, Lots 19, 20, and 31).

CONEY ISLAND

**BROOKLYN CB - 13** **C 090276 HAK**  
Application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
  - the designation of property located at:
- the designation of property located at:

| Block | Lot | Address                |
|-------|-----|------------------------|
| 7060  | 1   | 1918 Mermaid Avenue    |
| 7060  | 3   | 1920 Mermaid Avenue    |
| 7060  | 4   | 1922 Mermaid Avenue    |
| 7060  | 5   | 1924 Mermaid Avenue    |
| 7060  | 7   | 1928 Mermaid Avenue    |
| 7060  | 8   | 1930 Mermaid Avenue    |
| 7060  | 9   | 1932 Mermaid Avenue    |
| 7060  | 14  | West 19th Street       |
| 7060  | 16  | West 19th Street       |
| 7060  | 17  | West 19th Street       |
| 7060  | 18  | 2924 West 19th Street  |
| 7060  | 19  | 2926 West 19th Street  |
| 7060  | 20  | 2930 West 19th Street  |
| 7060  | 21  | 2934 West 19th Street  |
| 7060  | 22  | 2936 West 19th Street  |
| 7060  | 24  | 1901 Surf Avenue       |
| 7060  | 27  | 1905 Surf Avenue       |
| 7060  | 31  | 2929A West 20th Street |
| 7060  | 32  | 1917 Surf Avenue       |
| 7060  | 35  | 1923 Surf Avenue       |
| 7060  | 44  | 2923 West 20th Street  |
| 7060  | 45  | 2921 West 20th Street  |
| 7060  | 46  | 2919 West 20th Street  |
| 7060  | 47  | 2917 West 20th Street  |
| 7060  | 48  | West 19th Street       |
| 7060  | 49  | West 19th Street       |
| 7060  | 50  | 2938 West 19th Street  |
| 7060  | 51  | 2938A West 19th Street |
| 7060  | 147 | 1924 West 20th Street  |
| 7061  | 16  | West 17th Street       |
| 7061  | 21  | 2930 West 17th Street  |
| 7061  | 39  | West 19th Street       |
| 7061  | 40  | West 19th Street       |
| 7061  | 41  | West 19th Street       |
| 7061  | 42  | West 19th Street       |
| 7061  | 43  | 2921 West 19th Street  |
| 7061  | 45  | West 19th Street       |

to a developer selected by HPD, is approved.

CONEY ISLAND

**BROOKLYN CB - 13** **C 090277 PPK**  
Application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property pursuant to zoning, located at:

**A:**  
**BLOCK LOTS**  
7074 4, 6, p/o 20, p/o 23, 89, p/o 105, 170, p/o 190  
7074 250, 254, p/o 256, 300, p/o 310, 340, 348, p/o 360  
8694 1, 5, 11, 12, 14, 16, 18, 25, 30, 33, 421  
8695 61, 64, p/o 72, p/o 120, p/o 433  
8696 35, 37, 44, 47, 48, 49, 50, 53, p/o 70, p/o 140, p/o 145, 211, p/o 212

**B:** Block 7071, Lot 142, pursuant to zoning.

CONEY ISLAND

**BROOKLYN CB - 13** **C 090107 MMK**  
Application submitted by the Department of City Planning, Department of Parks and Recreation, and the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.*, of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of new streets;
- the establishment of new parks and park additions;
- the modification and adjustment of grades of existing streets;
- the elimination, discontinuance and closing of portions of streets;
- the elimination of parks and portions of parks;
- the delineation of easements and corridors; and
- the extinguishment of record streets, all within an area generally bounded by West 8th Street, Surf Avenue, West 23rd Street, and the Public Beach,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2710 and X-2711, dated January 14, 2009, revised June 17, 2009, and Map Nos. Y-2715, X-2716, X-2717, and Y-2718, dated June 17, 2009, and signed by the Borough President.

j25-jy1

HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

**THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON TUESDAY, JUNE 30, 2009, AT 11:00 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTER:**

- M-1433**, Communication from the Mayor submitting the name of Burton Lehman, a resident of Manhattan, for appointment to the New York City Conflicts of Interest Board pursuant to § 2602 of the New York City Charter. Should Mr. Lehman receive the advice and consent of the Council, he will serve the remainder of a six-year term that expires on March 31, 2012.

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

A Calendar of speakers will be established in advance. Persons interested in being heard should write to the Honorable Christine C. Quinn, Speaker of the City Council, City Hall, New York, New York 10007, setting forth their name, representation and viewpoints.

Michael M. McSweeney  
City Clerk, Clerk of the Council

j23-30

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 at Spector Hall, 22 Reade Street New York, New York, on Wednesday, July 1, 2009, commencing at 10:00 a.m.**

BOROUGH OF THE BRONX  
Nos. 1 & 2  
**161 STREET REZONING**  
No. 1

**CD 4** **N 090364 ZRY**  
**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying regulations establishing two new zoning districts: C6-3D and R9D and modifying related regulations.

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 1**  
**General Provisions**

**Chapter 1**  
**Title, Establishment of Controls and Interpretation of Regulations**

**11-12**  
**Establishment of Districts**

|      |                            |
|------|----------------------------|
| R9   | General Residence District |
| R9-1 | General Residence District |
| R9A  | General Residence District |
| R9D  | General Residence District |
| R9X  | General Residence District |

|       |                                     |
|-------|-------------------------------------|
| C6-3  | General Central Commercial District |
| C6-3A | General Central Commercial District |
| C6-3D | General Central Commercial District |
| C6-3X | General Central Commercial District |

**ARTICLE II RESIDENCE DISTRICT REGULATIONS**  
**Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts**

**23-011**  
**Quality Housing Program**  
(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #development# or #enlargement# shall comply with the applicable district #bulk# regulations as set forth in this Chapter and any #residential

development#, #enlargement#, #extension# or conversion shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). In R5D Districts, certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

\* \* \*

**23-144**  
**In designated areas where the Inclusionary Housing Program is applicable**  
In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratio# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

| Community District              | Zoning District |
|---------------------------------|-----------------|
| Community District 4, Bronx     | R8A R9D         |
| Community District 1, Brooklyn  | R6 R6A R6B R7A  |
| Community District 2, Brooklyn  | R7A             |
| Community District 3, Brooklyn  | R7D             |
| Community District 7, Brooklyn  | R8A             |
| Community District 6, Manhattan | R10             |
| Community District 7, Manhattan | R9A             |
| Community District 2, Queens    | R7X             |

**23-145**  
**For residential buildings developed or enlarged pursuant to the Quality Housing Program**

R6 R7 R8 R9 R10  
In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for any #residential building# on a #zoning lot developed# or #enlarged# pursuant to the Quality Housing Program shall be as set forth in the following table and the maximums for #developments#, or #enlargements# where permitted, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS (in percent)

| District    | #Corner Lot | #Interior Lot# or #Through Lot# | Maximum #Floor Area Ratio# |
|-------------|-------------|---------------------------------|----------------------------|
| R6          | 80          | 60                              | 2.20                       |
| R6**        | 80          | 60                              | 2.43                       |
| R6* R6A R7B | 80          | 65                              | 3.00                       |
| R6B         | 80          | 60                              | 2.00                       |
| R7          | 80          | 65                              | 3.44                       |
| R7* R7A     | 80          | 65                              | 4.00                       |
| R7D         | 80          | 65                              | 4.20                       |
| R7X         | 80          | 70                              | 5.00                       |
| R8 R8A R8X  | 80          | 70                              | 6.02                       |
| R8*         | 80          | 70                              | 7.20                       |
| R8B         | 80          | 70                              | 4.00                       |
| R9 R9A      | 80          | 70                              | 7.52                       |
| R9X R9D     | 80          | 70                              | 9.00                       |
| R10         | 100         | 70                              | 10.00                      |

\* \* \*

**23-532**  
**Required rear yard equivalents**

\* \* \*

However, in #lower density growth management areas# and in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, on any #through lot# at least 180 feet in maximum depth from #street# to #street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

\* \* \*

**23-621**  
**Permitted obstructions in certain districts**

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

(c) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the permitted obstructions set forth in Section 23-62 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction within a required setback distance. Such dormer may exceed a maximum base height specified for such district provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

\* \* \*

**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, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program on #wide streets# in R6 or R7 Districts without a letter suffix, the #street wall# of any #development# or #enlargement# 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 #development# or



#enlargement#. 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#.

\* \* \*

(b) Setback regulations R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, setbacks are required for all portions of #buildings# that exceed the maximum base height specified in the table in this Section. Such setbacks shall be provided in accordance with the following regulations:

- (1) At a height not lower than the minimum base height or higher than the maximum base height specified in the table in this Section, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.
(2) On #narrow streets#, where a #street wall# is required to be located further than 10 feet from a #street line# in accordance with paragraph (a) of this Section, the depth of the required setback above the minimum base height may be reduced one foot for every foot that the #street wall# is required to be located beyond 10 feet of the #street line#, but in no event shall a setback less than 10 feet in depth be provided above the minimum base height.
(3) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#. Furthermore, dormers provided in accordance with the provisions of Section 23-621 may penetrate a required setback area.
(4) In R9D Districts, for #developments# or #enlargements# that front upon an elevated rail line, at a height between grade level and 25 feet, a setback with a depth of at least 20 feet shall be provided from the #street line# fronting on such elevated rail line. The depth of such setback may be reduced by one foot for every foot that the depth of the #zoning lot#, measured perpendicular to the elevated rail line, is less than 110 feet, but in no event shall a setback less than 10 feet in depth be provided.

(c) Maximum building height No #building or other structure# shall exceed the maximum building height specified in the table in this Section, except as otherwise provided below: R9D R10X

In the districts indicated, any #building# or #buildings# or portions thereof which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# (or, for #zoning lots# of less than 20,000 square feet, the percentage set forth in the table in Section 23-651), above a height of 85 feet above the #base plane#, is hereinafter referred to as a tower. Dormers permitted within a required setback area pursuant to Section 23-621 (Permitted obstructions in certain districts) shall not be included in tower coverage. Such tower or towers may exceed a height limit of 85 feet above the #base plane# provided:

- (1) at all levels, such tower is set back from the #street wall# of a base at least 15 feet along a #narrow street# and at least 10 feet along a #wide street#, except such dimensions may include the depth of any permitted recesses in the #street wall#;
(2) the base of such tower complies with the #street wall# location provisions of paragraph (a) of this Section and the setback provisions of paragraph (b) of this Section; and
(3) the minimum coverage of such tower above a height of 85 feet above the #base plane# is at least 33 percent of the #lot area# of the #zoning lot#; however, such minimum coverage requirement shall not apply to the highest 40 feet of such tower.

Dormers permitted within a required setback area pursuant to Section 23-621 (Permitted obstructions in certain districts) shall not be included in tower coverage.

- (4) In R9D Districts, the highest four #stories#, or as many #stories# as are located entirely above a height of 165 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, (c)(4), each tower shall have four tower faces, with each face being the side of a

rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

- (5) In R9D Districts, for towers fronting on elevated rail lines, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to such elevated rail line shall be 125 feet, or 75 percent of the frontage of the #zoning lot# along such elevated rail line, whichever is less.

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

(d) Additional regulations In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the following additional regulations shall apply:

- (5) In R9D Districts, where a #building# on an adjacent #zoning lot# has #dwelling unit# windows located within 30 feet of a #side lot line# of the #development# or #enlargement#, an open area extending along the entire length of such #side lot line# with a minimum width of 15 feet shall be provided. Such open area may be obstructed only by the permitted obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

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

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum Building Height. Rows include R6B, R6A, R7B, R7A, R7D, R7X, R8B, R8X, R9A, R9D, R9X, R10A, R10X.

- [del]1 Refers to that portion of a district which is within 100 feet of a #wide street#.
[del]2 Refers to that portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#.
[del]3 Core refers to #Manhattan Core#.
[del]4 #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (c) of this Section.
5 For #developments# or #enlargements# that front upon an elevated rail line, the maximum base height shall be 25 feet.

23-663 Required rear setbacks for tall buildings in other districts

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

(b) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, no portion of a #building# that exceeds the applicable maximum base height specified in Section 23-633 (Street wall location and height and setback regulations in certain districts) shall be nearer to a #rear yard line# than 10 feet.

In the case of a #through lot# on which a #rear yard equivalent# is provided as set forth in paragraph (a) of Section 23-533, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#. If a #rear yard equivalent# is provided as set forth in paragraph (b) of Section 23-533, the requirements of this Section shall not apply.

23-90 INCLUSIONARY HOUSING

23-92 Applicability

23-922 Inclusionary Housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

(YY) In Community District 4, in the Borough of the Bronx, in the R8A and R9D Districts within the areas shown on the following Map XX:



23-942 In Inclusionary Housing designated areas

The provisions of this Section shall apply in the #Inclusionary Housing designated areas# set forth in Section 23-922, except within Waterfront Access Plan BK-1 and in R7-3 Districts within Community District 1, Borough of Brooklyn.

(a) Maximum #floor area ratio# The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-residential floor area#, in the #building#. In addition, the following rules shall apply:

Table with 3 columns: District, Base #floor area ratio#, Maximum #floor area ratio#. Rows include R6\*, R6\*\*, R6A, R6B, R7A, R7D, R7X, R8, R9, R9A, R9D, R10.

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-011 Quality Housing Program In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #residential# portion of a #building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8. In R5D Districts, certain provisions of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

24-11 Maximum Floor Area Ratio and Percentage of Lot Coverage

In R9A, R9D, R9X, R10A and R10X Districts, the bonus provisions of Sections 24-14 (Floor Area Bonus for a Public Plaza) and 24-15 (Floor Area Bonus for Arcades) shall not apply and the maximum #floor area ratio# shall not exceed that set forth in the following table:

Table with 5 columns: #Floor Area Ratio#, #Corner Lot#, Interior Lot#, #Through Lot#, District. Rows include 1.00, 2.00, 4.80, 3.00, 2.00, 4.80, 6.50, 4.00, 4.20, 3.00, 5.00, 6.50, 4.00, 6.00, 10.00, 7.50, 9.00, 9.00, 10.00, 10.00.

\* \* \*

24-111
Maximum floor area ratio for certain community facility uses

R3 R4 R5 R6 R7 R8 R9
(b) In the districts indicated, for any #zoning lot# containing nursing homes, health-related facilities or domiciliary care facilities for adults, each of which have secured certification by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the #floor area ratio# as set forth in the following table, except where the permissible #floor area ratio# is modified pursuant to Section 74-902 (Bulk modifications for certain community facility uses).

The provisions of paragraph (b) of this Section are not applicable in R8B Districts in Community Board 8 in the Borough of Manhattan.

MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMUNITY FACILITIES

Table with 2 columns: District, Maximum #Floor Area Ratio# Permitted. Lists districts R3 through R9X with their corresponding ratios.

24-164
Location of open space for residential portion

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
(b) In the districts indicated, and for #buildings# in which the #residential# portion is #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, the provisions of Section 28-30 (RECREATION SPACE AND PLANTING AREAS) shall apply.

24-351
Special provisions applying along district boundaries

R6 R7 R8 R9 R10
In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4 or R5 District coincides with a #side lot line# of a #zoning lot#, a #side yard# at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) shall apply to any portion of a #building# located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District if the #building# that contains such portion is:

- (a) within an R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X District; or
(b) within an R6, R7, R8, R9 or R10 District, without a letter suffix, and any portion of the #zoning lot# is #developed# pursuant to the Quality Housing Program.

24-381
Excepted through lots

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
(b) In the districts indicated, and in other R6, R7, R8, R9 and R10 Districts where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions, and such #zoning lot# occupies the entire #block# frontage of a #street#.

24-382
Required rear yard equivalents

However, in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, and in other R6 through R10 Districts where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program, on any #through lot# at least 180 feet in depth from #street to street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

24-522
Front setbacks in districts where front yards are not required

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
(b) In the districts indicated, for any #development# or #enlargement#, the provisions of this Section, Section 24-53 (Alternate Front Setbacks) and Section 24-54 (Tower Regulations) shall not apply. In lieu thereof, the provisions of Section 23-60 (HEIGHT AND SETBACK REGULATIONS) shall apply.

24-552
Required rear setbacks for tall buildings

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
(b) In the districts indicated, for any #development# or #enlargement#, and for #buildings# in which the #residential# portion is #developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, no portion of a #building# that exceeds the maximum base height specified in the table in Section 23-633 shall be nearer to

a #rear yard line# than 10 feet.

Chapter 8
The Quality Housing Program

28-01
Applicability of this Chapter
The Quality Housing Program is a specific set of standards and requirements for #buildings# containing #residences#. In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, some of these standards and requirements are mandatory for the #development#, #enlargement#, #extension# of, or conversion to any #residential use# other than #single-# or #two-family residences#. In R5D Districts, only the requirements set forth in Sections 28-12 (Street Tree Planting), 28-23 (Refuse Storage and Disposal), 28-33 (Planting Areas) and 28-53 (Location of Accessory Parking) shall apply.

ARTICLE III
COMMERCIAL DISTRICT REGULATIONS

Chapter 2
Use Regulations

32-656
Height of signs above roof
C1 C2 C3 C4 C5 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9
In the districts indicated, no #sign# displayed from the wall of a #building or other structure# shall extend above the parapet wall or roof of such #building or other structure#, except that a vertical #sign#, the horizontal width of which, parallel to the wall, does not exceed 28 inches, may extend no higher than 15 feet above the roof level.

32-434
Ground floor use in C4-5D and C6-3D Districts and in Certain C2 Districts

C4-5D C6-3D
In all C4-5D Districts the districts indicated and in C2 Districts mapped within R7D or R9D Districts, #uses# on the ground floor or within five feet of #curb level# shall be limited to non-#residential uses# which shall extend along the entire width of the #building#, and lobbies, entrances to subway stations and #accessory# parking spaces, provided such lobbies and entrances do not occupy, in total, more than 25 percent of the #street wall# width of the #building# or more than 20 linear feet of #street wall# frontage on a #wide street# or 30 linear feet on a #narrow street#, whichever is less. Such non-#residential uses# shall have a minimum depth of 30 feet from the #street wall# of the #building#. In C6-3D Districts, a vertical circulation core shall be permitted within such minimum 30 foot depth.

Enclosed parking spaces, or parking spaces within a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#. However, loading berths serving any permitted #use# in the #building# may occupy up to 40 feet of such #street# frontage and, if such #building# fronts on both a #wide street# and a #narrow street#, such loading berth shall be located only on a #narrow street#.

In C6-3D Districts, each ground floor level #street wall# of a #commercial# or #community facility use# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazing shall occupy at least 70 percent of the area of each such ground floor level #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher. Not less than 50 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. However, where the #street wall# or portion thereof fronts an elevated rail line or is located within 50 feet of a #street wall# that fronts an elevated rail line, the glazing requirement of the area of the ground floor level #street wall# may be reduced from 70 percent to 50 percent, and not less than 35 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 15 percent of such area may be glazed with translucent materials. Furthermore, all security gates installed after (date of enactment), that are swung, drawn or lowered to secure commercial or community facility premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street#, except that this provision shall not apply to entrances or exits to parking garages.

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

33-12
Maximum Floor Area Ratio

C1 C2 C3 C4 C5 C6 C7 C8
In addition, the following limitations on maximum permitted #floor area# shall apply:
C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A
(a) In contextual Commercial Districts
In the districts indicated, and in C1 and C2 Districts mapped within R9A, R9D, R9X, R10A or R10X Districts, no #floor area# bonuses are permitted.

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

C1-1 C1-2 C-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
In the districts indicated, the maximum #floor area ratio# for a #commercial# or #community facility building# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

MAXIMUM FLOOR AREA RATIO

Table with 4 columns: District, For #Commercial Buildings#, For #Community Facility Buildings#, For #Buildings# Used for Both #Commercial# and #Community Facility Uses#. Lists districts R1 through R7X with their corresponding ratios.

Table with 4 columns: District, Ratio 1, Ratio 2, Ratio 3. Lists districts R7-2 R8 through R10 with their corresponding ratios.

33-122
Commercial buildings in all other Commercial Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C7 C8
In the districts indicated, the maximum #floor area ratio# for a #commercial building# shall not exceed the #floor area ratio# set forth in the following table:

Table with 2 columns: Districts, Maximum #Floor Area Ratio#. Lists districts C3 through C5-3 with their corresponding ratios.

33-123
Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C8
In the districts indicated, the maximum #floor area ratio# for a #community facility building#, or for a #building# used for both #commercial# and #community facility uses#, shall not exceed the #floor area ratio# set forth in the following table:

Table with 2 columns: Districts, Maximum #Floor Area Ratio#. Lists districts C3 through C5-3 with their corresponding ratios.

33-283
Required rear yard equivalents

C1 C2 C3 C4-1 C7 C8-1 C8-2 C8-3
In the districts indicated, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:
(a) an open area with a minimum depth of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts. In C1-6A, C1-7A, C1-8X, C1-9A, C2-6A, C2-7X, C2-8A and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X or R10 Districts, a #rear yard equivalent# shall be provided only as set forth in this paragraph; or

33-294
Other special provisions along certain district boundaries

C1-6A C1-7A C1-8A 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 C1 and C2 Districts mapped within R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, the #development# or #enlargement# of a #building#, or portions thereof, within 25 feet of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).

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

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
(b) In the districts indicated, when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R10A or R10X Districts, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-432
In other Commercial 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
(b) In the districts indicated, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-492
Height limitations for narrow buildings or enlargements

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-4D 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 C1 and C2 Districts mapped within R7-2, R7D, R7X, R8, R9 and R10 Districts, if the width of the #street wall# of a new #building# or the

#enlarged# portion of an existing #building# is 45 feet or less, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

Chapter 4 Bulk Regulations for Residential Buildings in Commercial Districts

34-011 Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in 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 or C6-4X Districts, #residential buildings# shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).

34-112 Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the #Residence Districts# set forth in the following table:

Table with 2 columns: Districts, Applicable #Residence District#. Lists various district codes and their corresponding applicable regulations.

Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

35-011 Quality Housing Program

In C1 and C2 Districts mapped within R6 through R10 Districts with a letter suffix, and in 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 or C6-4X Districts, any #residential# portion of a #mixed building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8. In C1 and C2 Districts mapped within R5D Districts, #mixed buildings# shall comply with certain regulations of Article II, Chapter 8, as set forth in Section 28-01 (Applicability of this Chapter).

35-23 Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 shall apply to such #mixed building#.

Table with 2 columns: Applicable #Residence District#, District. Lists applicable district codes for various residential districts.

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

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, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, #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#.

Permitted obstructions 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, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the permitted obstructions set forth in Section 33-42 shall apply to any #building or other structure#.

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, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the permitted obstructions set forth in Section 33-42 shall apply to any #building or other structure#.

below the maximum base height.

(b) #Street wall# location 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 in other C1 or C2 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, 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) For #developments# that occupy the entire #block# frontage of a #street# and provide a continuous sidewalk widening along such #street line#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section. The preceding #street wall# provisions shall not apply along #narrow streets# beyond 50 feet of their intersection with a #wide street#, nor along any #street frontage# of a #zoning lot# occupied by existing #buildings#.

(3) In the districts indicated, and in other C4, C5 or C6 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the #street wall# location requirements shall be as set forth in paragraph (b)(2), inclusive, of this Section, except that a #street wall# with a minimum height of 12 feet shall be required on a #narrow street line# beyond 50 feet of its intersection with a #wide street#, and shall extend along such entire #narrow street# frontage of the #zoning lot#. In C6-4X Districts, #public plazas# are only permitted to front upon a #narrow street line# beyond 50 feet of its intersection with a #wide street line#. The #street wall# location provisions of this Section shall not apply along any such #street line# occupied by a #public plaza#.

In C6-3D 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#.

(c) Setback regulations In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, all #developments# or #enlargements# shall comply with the following provisions:

(1) At a height not lower than the minimum base height specified in Table A of this Section for #buildings# in contextual districts, and Table B for #buildings# in non-contextual districts, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

(2) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it in plan would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed

to be the #street line#. Furthermore, dormers provided in accordance with the provisions of paragraph (a) of this Section may penetrate a required setback area.

(3) In C6-3D Districts, for #developments# or #enlargements# that front upon an elevated rail line, at a height not lower than 15 feet or higher than 25 feet, a setback with a depth of at least 20 feet shall be provided from any #street wall# fronting on such elevated rail line, except that such dimensions may include the depth of any permitted recesses in the #street wall# and the depth of such setback may be reduced by one foot for every foot that the depth of the #zoning lot#, measured perpendicular to the elevated rail line, is less than 110 feet, but in no event shall a setback less than 10 feet in depth be provided above the minimum base height.

(i) The setback provisions of paragraph (c) of this Section are optional for such #developments# or #enlargements# where a building wall is within the area bounded by two intersecting #street lines# and lines parallel to and 70 feet from such #street lines#.

(ii) Where such #development# or #enlargement# is adjacent to a #public park#, such setback may be provided at grade for all portions of #buildings# outside of the area bounded by two intersecting #street lines# and lines parallel to and 70 feet from such #street lines#, provided that any area unoccupied by a #building# shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

(d) Maximum building height No #building or other structure# shall exceed the maximum building height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts, except as provided in this paragraph, (d), inclusive: C6-3D C6-4X

In the districts indicated, any #building# or #buildings#, or portions thereof, which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# (or, for #zoning lots# of less than 20,000 square feet, the percentage set forth in the table in Section 33-454) above a height of 85 feet above the #base plane#, is hereinafter referred to as a tower. Dormers permitted within a required setback area pursuant to paragraph (a) of this Section shall not be included in tower #lot coverage#. Such tower or towers may exceed a height limit of 85 feet above the #base plane#, provided:

(1) at all levels, such tower is set back from the #street wall# of a base at least 15 feet along a #narrow street#, and at least 10 feet along a #wide street#, except such dimensions may include the depth of any permitted recesses in the #street wall#;

(2) the base of such tower complies with the #street wall# location provisions of paragraph (b) of this Section, and the setback provisions of paragraph (c) of this Section; and

(3) the minimum coverage of such tower above a height of 85 feet above the #base plane# is at least 33 percent of the #lot area# of the #zoning lot#; however, such minimum coverage requirement shall not apply to the highest 40 feet of such tower.

(4) In C6-3D Districts, the highest four #stories#, or as many #stories# as are located entirely above a height of 165 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

(5) In C6-3D Districts, for towers fronting on elevated rail lines, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to such elevated rail line shall be 125 feet, or 75 percent of the frontage of the #zoning lot# along such elevated rail line, whichever is less.

Dormers permitted within a required setback area pursuant to paragraph (a) of this Section shall not be included in tower #lot coverage#.

(5) In C6-3D Districts, where a #building# on an adjacent #zoning lot# has #dwelling unit# windows located within 30 feet of a #side lot line# of the #development# or

#enlargement#, an open area extending along the entire length of such #side lot line# with a minimum width of 15 feet shall be provided. Such open area may be obstructed only by the permitted obstructions set forth in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

TABLE A HEIGHT AND SETBACK FOR BUILDINGS IN CONTEXTUAL DISTRICTS

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum Building Height. Lists various zoning districts and their corresponding height requirements.

\* Refers to that portion of a district which is within 100 feet of a #wide street#
\*\* Refers to that portion of a district on a #narrow street#, except within a distance of 100 feet from its intersection with a #wide street#
\*\*\* #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (d) of this Section
\*\*\*\* For #developments# or #enlargements# that front upon an elevated rail line, the maximum base height shall be 25 feet.

35-31 Maximum Floor Area Ratio for Mixed Buildings
C1 C2 C3 C4 C5 C6
In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In the designated areas set forth in Section 23-922 (#Inclusionary Housing designated areas#), except within Waterfront Access Plan BK-1, and in Community District 1, Brooklyn, in R6 Districts without a letter suffix, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-942 for the applicable district. However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-942 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

Such The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in such Section 23-942 only through the provision of #lower income housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

Article III Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-52 Size and Location of Spaces

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-4A C6-4X
(b) Location of parking spaces in certain districts
In the districts indicated, and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the boundary of a #Commercial

District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#.

Article III Chapter 7 Special Urban Design Regulations

37-38 Sidewalk Widening in Certain Districts C6-3D

In the district indicated, and in C1 or C2 districts mapped within an R9D district, for #developments# or #enlargements# on #zoning lots# fronting upon #wide streets#, or fronting upon #narrow streets# that include an elevated rail line, sidewalks, with a minimum depth of 20 feet measured perpendicular to the curb of the #street#, shall be provided along such entire #street# frontages of the #zoning lot#. In locations where the width of the sidewalk within the #street# is less than 20 feet, a sidewalk widening shall be provided on the #zoning lot# so that the combined width of the sidewalk within the #street# and the sidewalk widening equals 20 feet. However, existing #buildings# to remain on the #zoning lot# need not be removed in order to comply with this requirement. All sidewalk widenings shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times. In addition, the provisions of paragraph (f) of Section 37-53 (Design Standards for Pedestrian Circulation Spaces), subparagraphs (2) through (5) shall apply.

37-40 OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR

Where a #development# or #enlargement# is constructed on a #zoning lot# of 5,000 square feet or more of #lot area# that fronts on a portion of a sidewalk containing a stairway entrance or entrances into a subway station located within the #Special Midtown District# as listed in Section 81-46, the #Special Lower Manhattan District# as listed in Section 91-43, the #Special Downtown Brooklyn District# as listed in Section 101-43, the #Special Union Square District# as listed in Section 118-60 and those stations listed in the following table, the existing entrance or entrances shall be relocated from the #street# onto the #zoning lot#. The new entrance or entrances\* shall be provided in accordance with the provisions of this Section.

A relocated subway stair or a subway stair that has been renovated in accordance with the provisions of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE) may be counted as pedestrian circulation space pursuant to Section 37-50.

Table with 2 columns: Station, Line. Lists subway stations and their corresponding lines.

\* Provision of a new subway entrance or entrances pursuant to the requirements of this Section may also require satisfaction of additional obligations under the Americans with Disabilities Act of 1990 (ADA), including the ADA Accessibility Guidelines. The New York City Transit Authority should be consulted with regard to any such obligations.

CD 4 IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City charter for an amendment of the Zoning Map, Section Nos.3b and 6a: C 090365 ZMX

- 1. eliminating from within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 100 feet northeasterly of East 161st Street, a line 100 feet southeasterly of Morris Avenue, and East 161st Street;
2. eliminating from within an existing R8 District a C1-4 District bounded by River Avenue, a line 250 feet northeasterly of East 161st Street, East 162nd Street, Gerard Avenue, East 161st Street, a line midway between Gerard Avenue and Walton Avenue, a line 100 feet southwesterly of East 161st Street, a line midway between River Avenue and Gerard Avenue, and a line 150 feet northeasterly of East 158th Street;
3. changing from an R7-1 District to an R8A District property bounded by East 162nd Street and its southeasterly prolongation, Park Avenue, East 161st Street, and Morris Avenue;
4. changing from an R8 District to a C6-2 District property bounded by East 161st Street, Concourse Village West, a line 50 feet northeasterly of East 159th Street, and a line 100 feet northwesterly of Concourse Village West;
5. changing from a C4-6 District to a C6-2 District property bounded by a line 140 feet northeasterly of East 161st Street, Sheridan Avenue, East 161st Street, and a line 100 feet northwesterly of Sheridan Avenue;
6. changing from a C8-3 District to a C6-2 District property bounded by East 161st Street, Concourse Village East, a line 150 feet southwesterly of East 161st Street, and Concourse Village West;
7. changing from an R8 District to a C6-3D\* District property bounded by River Avenue, a line 250 feet northeasterly of East 161st Street, East 162nd Street, Gerard Avenue, East 161st Street, a line midway between Gerard Avenue and Walton Avenue, a line 110 feet southwesterly of East 161st Street, a line midway between River Avenue and Gerard Avenue, and a line 150 feet northeasterly of East 158th Street
8. changing from a C8-3 District to a C6-3D\* District property bounded by River Avenue, a line 150 feet northeasterly of East 158th Street, a line midway between River Avenue and Gerard Avenue, and a line perpendicular to the southeasterly street line of

River Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of River Avenue and the northeasterly street line of East 153rd Street; and

- 9. establishing within the proposed R8A district a C2-4 District bounded by East 162nd Street, a line 100 feet southeasterly of Morris Avenue, a line midway between East 161st Street and East 162nd Street, a line 100 feet northwesterly of Park Avenue, a line 100 feet northeasterly of East 161st Street, a line perpendicular to the northeasterly street line of East 161st Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of East 161st Street and the northwesterly street line of Park Avenue, East 161st Street, and Morris Avenue;

as shown on a diagram (for illustrative purposes only) dated March 30, 2009 and subject to the conditions of CEQR Declaration E-225.

\* Note: A C6-3D District is proposed to be created under a related application N 090364 ZRY for an amendment of the Zoning Resolution.

NOTICE
On Wednesday, July 1, 2009, 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 hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments to the Zoning Map and, the Zoning Resolution, related to the 161st Street rezoning proposal.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP024X.

Nos. 3 & 4 SOCIAL SECURITY ADMINISTRATION PARKING No. 3 C 090342 ZMX

CD 6 IN THE MATTER OF an application submitted by the 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. 3d, by:

- 1. eliminating within an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Southern Boulevard, a line 70 feet southwesterly of East 176th Street, and a line 80 feet southeasterly of Trafalgar Place; and
2. establishing within an existing R7-1 District a C1-4 District bounded by:
a. Trafalgar Place, East 176th Street, a line 100 feet northwesterly of Southern Boulevard, and a line 70 feet southwesterly of East 176th Street; and
b. a line 80 feet southeasterly of Trafalgar Place, a line 100 feet northwesterly of Southern Boulevard, and East 175th Street;

as shown on a diagram (for illustrative purposes only) dated April 20, 2009.

No. 4 N 090343 HAX
CD 6 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at 906 and 916 East 176th Street (Block 2958, p/o Lots 106 and 109) and 907 East 175th Street (Block 2958, Lot 120) as an Urban Development Action Area; and
b) an Urban Development Action Area Project for such area;

to facilitate accessory parking.

BOROUGH OF BROOKLYN Nos. 5 & 6 SUNSET PARK REZONING No. 5

CD 7 IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16b, 16d, 22a & 22c:

- 1. eliminating from within an existing R6 District a C1-3 District bounded by:
a. a line 150 feet northwesterly of Fourth Avenue, 41st Street, Fourth Avenue, a line midway between 39th Street and 40th Street, a line 150 feet southeasterly of Fourth Avenue, and 42nd Street;
b. a line 150 feet northwesterly of Fourth Avenue, 44th Street, a line 150 feet southeasterly of Fourth Avenue, a line midway between 45th Street and 46th Street, Fourth Avenue, and 45th Street;
c. a line 150 feet northwesterly of Fourth Avenue, 47th Street, Fourth Avenue, 46th Street, a line 150 feet southeasterly of Fourth Avenue, 61st Street, a line 150 feet northwesterly of Fourth Avenue, 58th Street, Fourth Avenue, and 57th Street;
d. a line 150 feet northwesterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 150 feet southeasterly of Fifth Avenue, and 41st Street;
e. a line 150 feet northwesterly of Fifth Avenue, 43rd Street, Fifth Avenue, 44th Street, a line 150 feet southeasterly of Fifth Avenue and 50th Street;

- f. a line 150 feet northwesterly of Fifth Avenue, 56th Street, a line 150 feet southeasterly of Fifth Avenue, 59th Street, Fifth Avenue, and 60th Street;
  - g. a line 150 feet northwesterly of Sixth Avenue, a line midway between 48th Street and Sunset Terrace, a line 150 feet southeasterly of Sixth Avenue, a line midway between 54th Street and 55th Street, Sixth Avenue, a line midway between 52nd Street and 53rd Street, a line 150 feet northwesterly of Sixth Avenue, 51st Street, Sixth Avenue, and 50th Street;
  - h. a line 150 feet northwesterly of Sixth Avenue, 56th Street, a line 150 feet southeasterly of Sixth Avenue, and a line midway between 58th Street and 59th Street;
  - i. a line 150 feet northwesterly of Seventh Avenue, 58th Street, a line 150 feet southeasterly of Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, and a line midway between 61st Street and 62nd Street; and
  - j. a line 150 feet northwesterly of Eighth Avenue, a line midway between 39th Street and 40th Street/ Finlandia Street, a line 150 feet southeasterly of Eighth Avenue, and a line midway between 60th Street and 61st Street;
2. eliminating from within an existing R6 District a C2-3 District bounded by: Fourth Avenue, 30th Street, a line 150 feet Southeasterly of Fourth Avenue, and 34th Street;
    - a. a line 150 feet northwesterly of Fourth Avenue, 61st Street, a line 150 feet southeasterly of Fourth Avenue, the northeasterly service road of the Gowanus Expressway, Fourth Avenue, 64th Street, a southeasterly boundary line of a Park and its southwesterly prolongation, and a northeasterly boundary line of a Park; and
    - b. a line 150 feet northwesterly of Fifth Avenue, 60th Street, a line 150 feet southeasterly of Fifth Avenue, a line midway between 62nd Street and 63rd Street, a line 100 feet southeasterly of Fifth Avenue, and 63rd Street;
  3. changing from an R6 District to an R4-1 District property bounded by Gowanus Expressway, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Fourth Avenue, and a line midway between 62nd Street and 63rd Street;
  4. changing from an R6 District to an R4A District property bounded by the northwesterly street line of Second Avenue, a line midway between 61st Street and 62nd Street and its northwesterly prolongation, a line 380 feet southeasterly of Second Avenue, 62nd Street, a north westerly service road of the Gowanus Expressway, and a line midway between 62nd Street and 63rd Street and its northwesterly prolongation;
  5. changing from an R6 District to an R6A District property bounded by:
    - a. Gowanus Expressway, a line midway between 57th Street and 58th Street, a line 100 feet northwesterly of Fourth Avenue, and 60th Street;
    - b. a line 100 feet northwesterly of Gowanus Expressway, 61st Street, a line 100 feet northwesterly of Fourth Avenue, a line midway between 61st Street and 62nd Street, Gowanus Expressway, a line midway between 62nd and 63rd Street, a line 100 feet northwesterly of Fourth Avenue, Gowanus Expressway, 64th Street, Third Avenue (Northwesterly portion), a north westerly service road of the Gowanus Expressway, and 62nd Street;
    - c. a line 100 feet southeasterly of Fourth Avenue, a line midway between 60th Street and 61st Street, a line 100 feet northwesterly of Fifth Avenue, 57th Street, a line 100 feet southeasterly of Fifth Avenue, 63rd Street, Fifth Avenue, 64th Street, a line 100 feet northwesterly of Fifth Avenue, and a line midway between 61st Street and 62nd street;
    - d. a line 100 feet northwesterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fifth Avenue, the northeasterly, northwesterly and southwesterly boundary line of Sunset Park, a line 100 feet southeasterly of Fifth Avenue, and 47th Street;
    - e. a line 505 feet northwesterly of Sixth Avenue and its southwesterly prolongation, 40th Street, a line 155 feet northwesterly of Sixth Avenue and its southwesterly prolongation, and the northeasterly boundary line of Sunset Park; and
    - f. a line 100 feet northwesterly of Sixth Avenue and its northeasterly prolongation, the southwesterly boundary line of Sunset Park, a line 100 feet southeasterly of Sixth Avenue and its northeasterly prolongation, the northeasterly, northwesterly and southwesterly boundary line of Rainbow Park, a line 100 feet southeasterly of Sixth Avenue, and 61st Street;
  6. changing from an R6 District to an R6B District property bounded by:
    - a. a line 100 feet southeasterly of Fourth Avenue, a line midway between 28th
- b. Gowanus Expressway, a line midway between 39th Street and 40th Street, a line 100 feet northwesterly of Fourth Avenue, and a line midway between 57th Street and 58th Street;
  - c. the northwesterly street line of Second Avenue, a line midway between 60th Street and 61st Street and its northwesterly prolongation, a line 350 feet southeasterly of Second Avenue, a line midway between 59th Street and 60th Street, a line 100 feet northwesterly of Third Avenue, 60th Street, a line 100 feet northwesterly of Fourth Avenue, 61st Street, a line 100 feet northwesterly of Third Avenue, 62nd Street, a line 380 feet southeasterly of Second Avenue, and a line midway between 61st Street and 62nd Street and its northwesterly prolongation;
  - d. a line 100 feet southeasterly of Fourth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet northwesterly of Fifth Avenue, 50th Street, a line 150 feet northwesterly of Fifth Avenue, 56th Street, a line 100 feet northwesterly of Fifth Avenue, and a line midway between 60th Street and 61st Street;
  - e. a line 100 feet southeasterly of Fourth Avenue, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Fifth Avenue, 64th Street, Fifth Avenue, and the northeasterly service road of Gowanus Expressway;
  - f. a line 100 feet southeasterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet northwesterly of Seventh Avenue, the northeasterly boundary line of Sunset Park, a line 155 feet northwesterly of Sixth Avenue and its southwesterly prolongation, 40th Street, a line 505 feet northwesterly of Sixth Avenue and its southwesterly prolongation, and the northeasterly boundary line of Sunset Park;
  - g. a line 100 feet southeasterly of Fifth Avenue, the southwesterly boundary line of Sunset Park, a line 100 feet northwesterly of Sixth Avenue and its northeasterly prolongation, 61st Street, a line 100 feet southeasterly of Sixth Avenue, the southwesterly, northwesterly and northeasterly boundary line of Rainbow Park, a line 100 feet southeasterly of Sixth Avenue and its northeasterly prolongation, the southwesterly boundary line of Sunset Park and its southeasterly prolongation, Seventh Avenue, a line midway between 44th Street and 45th Street, a line 100 feet northwesterly of Seventh Avenue, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Sixth Avenue, a line midway between 62nd Street and 63rd Street, a line 100 feet southeasterly of Fifth Avenue, 56th Street, a line 150 feet southeasterly of Fifth Avenue, and 50th Street; and
  - h. a line 100 feet southeasterly of Seventh Avenue, a line midway between 39th Street and 40th Street/ Finlandia Street, a line 100 feet northwesterly of Eighth Avenue, a line midway between 60th Street and 61st Street, a line 100 feet southeasterly of Seventh Avenue, a line midway between 40th Street/ Finlandia Street and 41st Street, a line 325 feet southeasterly of Seventh Avenue, and 40th Street/ Finlandia Street;
7. changing from a C4-3 District to an R6B District property bounded by:
    - a. a line 150 feet northwesterly of Fifth Avenue, 50th Street, a line 100 feet northwesterly of Fifth Avenue, and 56th Street; and
    - b. a line 100 feet southeasterly of Fifth Avenue, 50th Street, a line 150 feet southeasterly of Fifth Avenue, and 56th Street;
  8. changing from an R6 District to an R7A District property bounded by:
    - a. Fourth Avenue, a line midway between 28th Street and 29th Street, a line 100 feet southeasterly of Fourth Avenue, and 34th Street;
    - b. Fourth Avenue, 36th Street, a line 100 feet southeasterly of Fourth Avenue, and a line midway between 37th Street and 38th Street;
    - c. a line 100 feet northwesterly of Fourth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fourth Avenue, and the north easterly service road of Gowanus Expressway, Fourth Avenue, and Gowanus Expressway; and
- d. a line 100 feet northwesterly of Seventh Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Seventh Avenue, 40th Street/ Finlandia Street, a line 325 feet southeasterly of Seventh Avenue, a line midway between 40th Street/ Finlandia Street and 41st Street, a line 100 feet southeasterly of Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Seventh Avenue, a line midway between 44th Street and 45th Street, Seventh Avenue, the southeasterly prolongation of the southwesterly boundary line of Sunset Park, and the southeasterly and northeasterly boundary line of Sunset Park;
9. changing from an R6 District to a C4-3A District property bounded by:
    - a. a line 100 feet northwesterly of Fifth Avenue, 47th Street, a line 100 feet southeasterly of Fifth Avenue, and 50th Street; and
    - b. a line 100 feet northwesterly of Fifth Avenue, 56th Street, a line 100 feet southeasterly of Fifth Avenue and 57th Street;
  10. changing from a C4-3 District to an C4-3A District property bounded by a line 100 feet northwesterly of Fifth Avenue, 50th Street, a line 100 feet southeasterly of Fifth Avenue, and 56th Street;
  11. establishing within an existing R6 District a C2-4 District bounded by a line 100 feet northwesterly of Eighth Avenue, a line midway between 39th Street and 40th Street/ Finlandia Street, Eighth Avenue, and a line midway between 60th Street and 61st Street;
  12. establishing within a proposed R6A District a C2-4 District bounded by:
    - a. a line 100 feet northwesterly of Third Avenue, 61st Street, Third Avenue, and 62nd Street;
    - b. a line 100 feet northwesterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fifth Avenue, the northeasterly, northwesterly and southwesterly boundary line of Sunset Park, a line 100 feet southeasterly of Fifth Avenue, and 47th Street;
    - c. a line 100 feet northwesterly of Fifth Avenue, 57th Street, a line 100 feet southeasterly of Fifth Avenue, 59th Street, Fifth Avenue, 60th Street, a line 100 feet southeasterly of Fifth Avenue, 63rd Street, Fifth Avenue, and 64th Street;
    - d. Sixth Avenue, 50th Street, a line 100 feet southeasterly of Sixth Avenue and 51st Street;
    - e. a line 100 feet northwesterly of Sixth Avenue, 51st Street, Sixth Avenue, 52nd Street, a line 100 feet southeasterly of Sixth Avenue, 53rd Street, Sixth Avenue, and a line midway between 52nd Street and 53rd Street;
    - f. a line 100 feet northwesterly of Sixth Avenue, 56th Street, Sixth Avenue, and 57th Street;
    - g. Sixth Avenue, 57th Street, a line 100 feet southeasterly of Sixth Avenue, and 58th Street; and
    - h. a line 100 feet northwesterly of Sixth Avenue, 58th Street, Sixth Avenue, and a line midway between 58th Street and 59th Street;
  13. establishing within a proposed R7A a C2-4 District bounded by:
    - a. Fourth Avenue, a line midway between 28th Street and 29th Street, a line 100 feet southeasterly of Fourth Avenue, and 34th Street;
    - b. Fourth Avenue, 36th Street, a line 100 feet southeasterly of Fourth Avenue, and 37th Street;
    - c. a line 100 feet northwesterly of Fourth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fourth Avenue, the northeasterly service road of Gowanus Expressway, Fourth Avenue, and 64th Street; and
    - d. a line 100 feet northwesterly of Seventh Avenue, a line midway between 45th Street and 46th Street, Seventh Avenue, Sunset Terrace, a line 100 feet southeasterly of Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, and a line midway between 61st Street and 62nd Street;
- as shown on a diagram (for illustrative purposes only) dated April 20, 2009, and subject to the conditions of CEQR Declaration E-236.

## No. 6

**CD 7** **C 090387 ZRK**  
**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, inclusive, relating to the application of the Inclusionary Housing Program to proposed R7A districts, in the Borough of Brooklyn, Community District 7.

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: Residence District Regulations  
 Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts  
 \* \* \*

23-144

In designated areas where the Inclusionary Housing Program is applicable

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

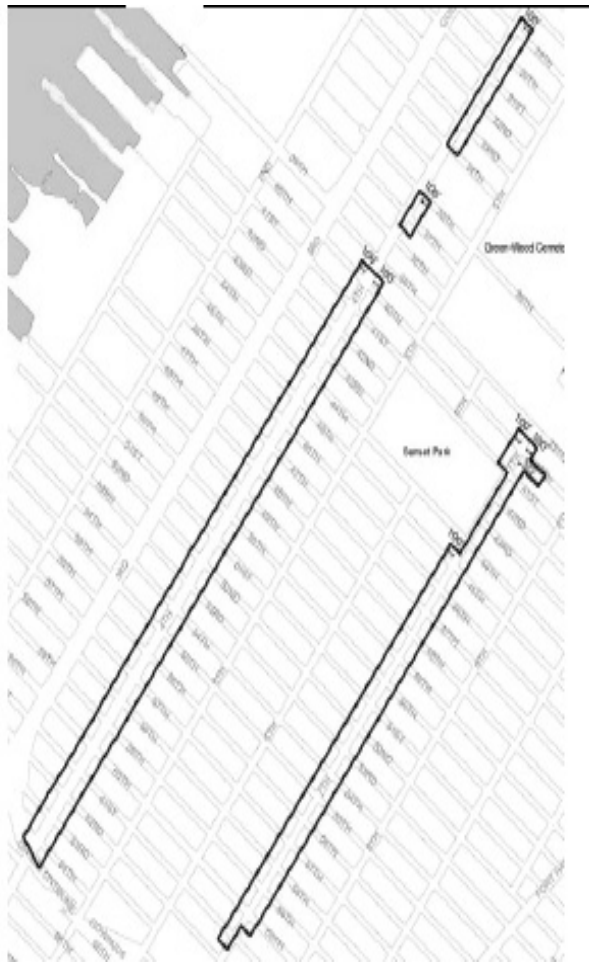
| Community District              | Zoning District |
|---------------------------------|-----------------|
| Community District 1, Brooklyn  | R6 R6A R6B R7A  |
| Community District 2, Brooklyn  | R7A             |
| Community District 3, Brooklyn  | R7D             |
| Community District 7, Brooklyn  | R7A R8A         |
| Community District 3, Manhattan | R7A R8A R9A     |
| Community District 6, Manhattan | R10             |
| Community District 7, Manhattan | R9A             |
| Community District 2, Queens    | R7X             |

23-922

Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in the following areas:  
 \* \* \*

(x) In Community District 7, in the Borough of Brooklyn, in the R7A District within the areas shown on the following Maps X1:



Map X1. Portion of Community District 7, Brooklyn

## No. 7

## JARICAN CULTURAL CENTER

**CD 8** **C 090219 ZSK**  
**IN THE MATTER OF** an application submitted by Jarican Cultural Foundation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a non-profit institution without sleeping accommodations (Use Group 4A) on the second floor of a proposed two-story building located at 1025 Pacific Street (Block 1125, lots 60 and 61), in an M1-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 22 Reade Street, Room 3N, New York, N.Y. 10007.

## BOROUGH OF STATEN ISLAND

## No. 8

## PRESENTATION CIRCLE

**CD 3** **C 080374 ZSR**  
**IN THE MATTER OF** an application submitted by Presentations Sisters of Staten Island, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-732 of the Zoning Resolution to allow a private sewage pumping station which will serve a 97-unit residential development on property located at 419 Woodrow Road [Block 5735, p/o Lot 1 (tentative Lot 15)], in an R3-2 District, within the Special South Richmond District (SRD).

Plans for this proposal are on file with the City Planning

Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

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

j18-jy1

## COMMUNITY BOARDS

## PUBLIC HEARINGS

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

## BOROUGH OF QUEENS

COMMUNITY BOARD NO. 7 - Monday, June 29, 2009, 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, Flushing, NY

## #090403PSQ

**IN THE MATTER OF** an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property generally bounded by 28th Avenue, Ulmer Street, 31st Avenue and College Point Boulevard, for use as a police academy.

## BSA# 177-09-BZ

Sky View Parc - 40-22 College Point Boulevard  
 Application seeks a special permit pursuant to Zoning Resolution 73-66 for the six residential towers that exceed the permitted heights found in Zoning Resolution 61-20.

Application by the New York City Department of Citywide Administrative Services, Division of Real Estate Services, for the disposition of a city-owned property in the College Point Corporate Park, pursuant to zoning. This property was inadvertently excluded in an earlier disposition ULURP application, this application is meant to correct the oversight from the previous application.

j23-29

## EDUCATIONAL CONSTRUCTION FUND

## MEETING

The Trustees and Executive Director of the New York City Educational Construction Fund hereby provide notice of its Meeting to be held on Thursday, July 2, 2009. This meeting will take place at the offices of the New York City Office of Management and Budget, 75 Park Place, New York, NY in Conference Room 6M-4. The meeting time is 9:00 A.M.

For information contact Juanita Rosillo at (718) 472-8285.

j24-26

## 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, July 07, 2009 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF THE BRONX 09-3008 - Block VARIOUS, lot VARIOUS-**

Various Addresses - Fieldston Historic District  
 A Romantic style planned suburb laid out in 1914 by engineer Albert Wheeler based on recommendations made by Frederick Law Olmsted and James R. Croe. The Historic District is characterized by an eclectic variety of residential buildings and styles including Medieval, Tudor, and Mediterranean, as well as formal modernist houses. Application is to establish a Master Plan to govern certain types of alterations to buildings, other improvements and landscape improvements within the Fieldston Historic District, authorizing the staff to approve such work if it meets the requirements of the Master Plan.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF THE BRONX 09-6620 - Block VARIOUS, lot VARIOUS-**

Various Addresses - Fieldston Historic District  
 A Romantic style planned suburb laid out in 1914 by engineer Albert Wheeler based on recommendations made by Frederick Law Olmsted and James R. Croe. The Historic District is characterized by an eclectic variety of residential buildings and styles including Medieval, Tudor, and Mediterranean, as well as formal modernist houses. Application is to adopt the Fieldston Historic District Implementation Rules for a proposed master plan for certain alterations to improvements in the Fieldston Historic District pursuant to the City Administrative Procedures Act.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF QUEENS 09-0740 - Block 1278, lot 38-78-27 37th Avenue - Jackson Heights Historic District**  
 A neo-Georgian style commercial building designed by Andrew J. Thomas and built in 1947. Application is to legalize the installation of an areaway fence without Landmarks Preservation Commission permits.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF QUEENS 09-5039 - Block 1443, lot 33-82-15 35th Avenue - Jackson Heights Historic District**  
 A neo-Georgian style apartment building, designed by Seelig & Finkelstein and built in 1937. Application is to construct a barrier-free access ramp and railing.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF QUEENS 09-8016 - Block 1009, lot 1-303 Manor Road, aka 32-15 East Drive, 32-15 240th Street - Douglaston Historic District**  
 A Colonial Revival style freestanding house designed by Hobart A. Walker and built in 1912. Application is to construct an addition, modify a driveway, replace retaining walls and a deck, and install HVAC equipment. Zoned R1-2.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF QUEENS 09-7625 - Block 8066, lot 7-220 Forest Road - Douglaston Historic District**  
 A Contemporary Colonial Revival style house built in 1961. Application is to construct a rear addition and alter the facades. Zoned R1-2.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 10-0267 - Block 87, lot 1-209 Broadway - St. Paul's Chapel and Graveyard-Individual Landmark**  
 A Georgian style church designed by Thomas McBean and built in 1764-66. Application is to install signage.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 10-0266 - Block 49, lot 1-81 Broadway - Trinity Church and Graveyard-Individual Landmark**  
 A Gothic Revival style church designed by Richard Upjohn and built in 1846. Application is to install signage.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-9164 - Block 89, lot 1-135-139 Fulton Street, aka 93-99 Nassau Street - Bennett Building - Individual Landmark**  
 A Second Empire style office and store building designed by Arthur D. Gilman and built in 1872-1873, with additions designed by James M. Farnsworth and built in 1890-1892 and 1894. Application is to legalize the enlargement of a rooftop addition without Landmarks Preservation Commission permits. Zoned C 5-5.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-9177 - Block 217, lot 1-250 West Street - Tribeca North Historic District**  
 A neo-Renaissance style warehouse designed by William H. Birkmire and built in 1903-1906. Application is to construct a rooftop addition, alter the facade, and replace windows. Zoned C6-3A.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 08-6877 - Block 497, lot 33-83 Spring Street - SoHo-Cast Iron Historic District**  
 A 19th century building altered by Richard Berger as a store and loft building in 1886. Application is to install a new storefront infill.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 08-7598 - Block 230, lot 3-317 Canal Street - SoHo-Cast Iron Historic District**  
 A Federal style house built in 1821 and altered in 1869. Application is to install new storefront infill.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-6476 - Block 532, lot 20-659-659A Broadway, aka 218-226 Mercer Street and 77 Bleecker Street - NoHo Historic District**  
 An Italianate style store building designed by Griffith Thomas and built in 1866-67. Application is to legalize alterations to the storefront and the installation of signage without Landmarks Preservation Commission permits.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-8652 - Block 609, lot 75-159 West 13th Street - Greenwich Village Historic District**  
 A rowhouse built in 1847-48 and altered in the 20th century. Application is to install windows and a cornice, and re-clad the brick facade.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 088334 - Block 625, lot 36-23 8th Avenue - Greenwich Village Historic District**  
 A rowhouse built in 1845. Application is to alter the existing rooftop addition. Zoned C1-6.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-9426 - Block 712, lot 24-409 West 14th Street - Gansevoort Market Historic District**  
 An Italianate style French flats and brewery building designed by John B. Snook and built in 1876. Application is to install new storefront infill.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 10-0043 - Block 847, lot 22-876 Broadway - Ladies( Mile Historic District**  
 A commercial palace style store and warehouse building design by Henry Fernbach and built in 1883-84. Application is to install new storefront infill.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-3179 - Block 828, lot 41-230 Fifth Avenue - Madison Square North Historic District**  
 A Beaux Arts style office building designed by Schwartz & Gross and built in 1912-15. Application is to install a flagpole.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-2884 - Block 1030, lot 58-232-246 Central Park South, aka 233-241 West 58th Street, 1792-1810 Broadway - Central Park South Apartments - Individual Landmark**  
 An Art-Deco style apartment building designed by Mayer and Whittlesey and built in 1939-1940. Application is to legalize the installation of awnings and conduits without Landmarks Preservation Commission permits.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-7422 - Block 1244, lot 33-80 Riverside Drive - Riverside Drive- West 80th-81st Street Historic District**  
 A neo-Classical style apartment building, designed by Maurice Deutsch and built in 1926-1927. Application is to construct a rooftop addition. Zoned R10A.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-8789 - Block 1202, lot 11-53 West 88th Street - Upper West Side/Central Park West Historic District**  
 A Romanesque Revival style rowhouse, designed by Neville & Bagge, built in 1892-94. Application is to construct a rear yard addition. Zoned R7-2.

**CERTIFICATE OF APPROPRIATENESS**  
**BOROUGH OF MANHATTAN 09-7680 - Block 1399, lot 5-113 East 64th Street - Upper East Side Historic District.**  
 A residence building, designed by W.P. & A.M. Parsons and built in 1881-82, and altered by Theodore A. Cieslewicz in 1948. Application is to alter the facade.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 099455 - Block 1503, lot 24-51 East 91st Street - Expanded Carnegie Hill Historic District  
A neo-Grec style rowhouse designed by A.B Ogden & Son, and built in 1884 and altered in 1950. Application is to construct a rooftop addition, modify the areaway and installed a barrier-free access lift. Zoned R8B and R10/C1.5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 09-7400 - Block 1507, lot 1-1140 Fifth Avenue - Carnegie Hill Historic District  
A neo-Renaissance style apartment building, designed in 1921 by the Fred F. French Co. Application is to establish a master plan governing the future installation of windows.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 09-8909 - Block 1523, lot 171-1211 Park Avenue - Carnegie Hill Historic District  
A neo-Georgian style townhouse designed by Flemer & Kohler and built in 1922. Application is to construct a rooftop addition. Zoned R10.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 09-7411 - Block 1504, lot 16-1298 Madison Avenue - Carnegie Hill Historic District  
A Romanesque Revival/Queen Anne style rowhouse built in 1889 by A.B. Ogden & Son, altered in 1926 and again in 1955-56 by Glick & Gelbman. Application is to modify the facade and construct rooftop and rear year additions. Zoned R10/C1-5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 09-8532 - Block 301, lot 44-155 Warren Street - Cobble Hill Historic District  
A Greek Revival style rowhouse built in 1838. Application is to construct dormers at the roof.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 09-6543 - Block 211, lot 15-72 Poplar Street - Brooklyn Heights Historic District  
A brick police station building with a one-story attached garage designed by Beverly King and Harry Walker and built in 1912. Application is to construct rooftop additions, modify the entrances and window openings. Zoned R7-1, R-8.

**MODIFICATION OF USE AND BULK**  
BOROUGH OF BROOKLYN 10-0214 - Block 211, lot 15-72 Poplar Street - Brooklyn Heights Historic District  
A brick police station building with a one-story attached garage designed by Beverly King and Harry Walker and built in 1912. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Bulk Pursuant to Section 74-711 of the Zoning Resolution. Zoning R 7-1, R-8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 09-9087 - Block 208, lot 209-138 Columbia Heights - Brooklyn Heights Historic District  
An Italianate style house built in 1860. Application is to install a rear yard deck.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 09-9497 - Block 386, lot 20-162 Bergen Street - Boerum Hill Historic District  
An Italianate style rowhouse built between 1856 and 1861. Application is to alter the areaway, install a ramp, and alter window openings.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 09-8710 - Block 1930, lot 5-321 Clinton Avenue - Clinton Hill Historic District  
A transitional Italianate/neo-Grec style residence designed by Ebenezer L. Roberts and built in 1875. Application is to construct a deck and railing.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 07-7542 - Block 1965, lot 9-51 Cambridge Place - Clinton Hill Historic District  
An Italianate style rowhouse built c.1856. Application is to construct a rear yard addition. Zoned R-6.

j23-jy7

**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, July 8, 2009. 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, New York, NY 10013, or by calling (212) 839-6550.

**#1** In the matter of a proposed revocable consent authorizing Rodney Miller, Sr. to construct, maintain and use steps and planted area on the north sidewalk of East 92nd Street, west of Lexington 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 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, 2020 - \$25/annum

the maintenance of a security deposit in the sum of \$5,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#2** In the matter of a proposed revocable consent authorizing Lucille Lortel Theatre Foundation, Inc. to maintain and use name plates and bollards on the north sidewalk of Christopher Street, east of Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period from July 1, 2009 to June 30, 2019 - \$7,350/annum

the maintenance of a security deposit in the sum of \$5,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#3** In the matter of a proposed revocable consent authorizing New York University to construct, maintain and use a conduit under, across and along East 13th Street, west of Third Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009

to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to The following schedule:

For the period July 1, 2009 to June 30, 2010 - \$8,870  
For the period July 1, 2010 to June 30, 2011 - \$9,136  
For the period July 1, 2011 to June 30, 2012 - \$9,402  
For the period July 1, 2012 to June 30, 2013 - \$9,668  
For the period July 1, 2013 to June 30, 2014 - \$9,934  
For the period July 1, 2014 to June 30, 2015 - \$10,200  
For the period July 1, 2015 to June 30, 2016 - \$10,466  
For the period July 1, 2016 to June 30, 2017 - \$10,732  
For the period July 1, 2017 to June 30, 2018 - \$10,998  
For the period July 1, 2018 to June 30, 2019 - \$11,264

the maintenance of a security deposit in the sum of \$12,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#4** In the matter of a proposed revocable consent authorizing New York University to maintain and use a conduit under and across a public walkway, between West 3rd Street and West 4th Street, east of LaGuardia Place, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$1,775  
For the period July 1, 2010 to June 30, 2011 - \$1,827  
For the period July 1, 2011 to June 30, 2012 - \$1,879  
For the period July 1, 2012 to June 30, 2013 - \$1,931  
For the period July 1, 2013 to June 30, 2014 - \$1,983  
For the period July 1, 2014 to June 30, 2015 - \$2,035  
For the period July 1, 2015 to June 30, 2016 - \$2,087  
For the period July 1, 2016 to June 30, 2017 - \$2,139  
For the period July 1, 2017 to June 30, 2018 - \$2,191  
For the period July 1, 2018 to June 30, 2019 - \$2,243

the maintenance of a security deposit in the sum of \$12,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#5** In the matter of a proposed revocable consent authorizing 200 Park LP to construct, maintain and use bollards on the sidewalks adjacent to Viaduct East and Viaduct West, south of 45th 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. There shall be no compensation required for this revocable consent. the maintenance of a security deposit in the sum of \$15,000, and the filing of an insurance policy for property damage and/or bodily injury, including death, shall be not less than \$10,000,000 combined single limit per occurrence and a minimum \$20,000,000 aggregate.

**#6** In the matter of a proposed revocable consent authorizing Goldman Sachs Headquarters LLC to maintain and use bollards on Murray Street, between West Street and Vesey Street; and on Vesey Street between West Street and Murray Street, in front of 200 West 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. There shall be no compensation required for this revocable consent.

the maintenance of a security deposit in the sum of \$30,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#7** In the matter of a proposed revocable consent authorizing Metropolitan Transportation Authority to maintain and use bollards on 8th Avenue between 31st and 33rd Streets, and 7th Avenue and 34th Street, in front of Penn Station, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor. There shall be no compensation required for this revocable consent.

There is no maintenance of a security deposit required, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#8** In the matter of a proposed revocable consent authorizing JP Morgan Chase Bank, N.A. to maintain and use a bridge over and across Duffield Street, south of Myrtle Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$25,093  
For the period July 1, 2010 to June 30, 2011 - \$25,824  
For the period July 1, 2011 to June 30, 2012 - \$26,555  
For the period July 1, 2012 to June 30, 2013 - \$27,286  
For the period July 1, 2013 to June 30, 2014 - \$28,017  
For the period July 1, 2014 to June 30, 2015 - \$28,748  
For the period July 1, 2015 to June 30, 2016 - \$29,479  
For the period July 1, 2016 to June 30, 2017 - \$30,210  
For the period July 1, 2017 to June 30, 2018 - \$30,941  
For the period July 1, 2018 to June 30, 2019 - \$31,672

the maintenance of a security deposit in the sum of \$31,700, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

**#9** In the matter of a proposed revocable consent authorizing JP Morgan Chase Bank, N.A. to maintain and use a tunnel under and across Duffield Street, south of Myrtle Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$25,517  
For the period July 1, 2010 to June 30, 2011 - \$26,260  
For the period July 1, 2011 to June 30, 2012 - \$27,003  
For the period July 1, 2012 to June 30, 2013 - \$27,746  
For the period July 1, 2013 to June 30, 2014 - \$28,489  
For the period July 1, 2014 to June 30, 2015 - \$29,232  
For the period July 1, 2015 to June 30, 2016 - \$29,975  
For the period July 1, 2016 to June 30, 2017 - \$30,718  
For the period July 1, 2017 to June 30, 2018 - \$31,461  
For the period July 1, 2018 to June 30, 2019 - \$32,204

the maintenance of a security deposit in the sum of \$32,200, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

j17-jy8

**COURT NOTICES**

**SUPREME COURT**

■ NOTICE

**QUEENS COUNTY  
IA PART 8  
NOTICE OF ACQUISITION  
INDEX NUMBER 8655/09**

In the Matter of the Application of THE CITY OF NEW YORK, relative to acquiring title in fee to certain real property where not heretofore acquired for the same purpose located along

**BEACH 43rd STREET**  
from Beach Channel Drive to Conch Basin Bulkhead; and

**BEACH 44th STREET**  
from Beach Channel Drive to Conch Road; and

**BEACH 45th STREET**  
from Beach Channel Drive to Norton Avenue; and

**CONCH DRIVE**  
from Beach 43rd Street to Norton Basin Bulkhead; and

**NORTON AVENUE**  
from Beach 45th Street to Beach 43rd Street; and

**EDGEMERE DRIVE**  
from Beach 44th Street to Beach 43rd Street; and

**HANTZ ROAD**  
from Beach 45th Street to Beach 44th Street; and

**CONCH ROAD**  
from Beach 43rd Street to Beach 44th Street

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

**PLEASE TAKE NOTICE**, that by order of the Supreme Court of the State of New York, County of Queens, IA Part 8 (Hon. Jaime A. Rios, J.S.C.), duly entered in the office of the Clerk of the County of Queens on May 28, 2009, the application of the City of New York to acquire certain real property, for the Department of Design and Construction and the Department of Transportation, was granted and the City was thereby authorized to file an acquisition map with the Office of the City Register.

Said map, showing the property acquired by the City, was filed with the City Register on June 10, 2009. Title to the real property vested in the City of New York on June 10, 2009.

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

| Damage Parcel | Block | Part of Lot |
|---------------|-------|-------------|
| 1             | 15961 | 104         |
| 2             | 15961 | 103         |
| 3             | 15961 | 102         |
| 8             | 15961 | 94          |
| 9             | 15961 | 92          |
| 10            | 15961 | 88          |
| 14            | 15961 | 81          |
| 15            | 15961 | 80          |
| 16            | 15961 | 79          |
| 18            | 15961 | 76          |
| 19            | 15961 | 74          |
| 20            | 15961 | 72          |
| 21            | 15961 | 70          |
| 22            | 15961 | 69          |
| 23            | 15961 | 68          |
| 26            | 15960 | 57          |
| 27            | 15960 | 56          |
| 28            | 15960 | 54          |
| 29            | 15960 | 53          |
| 30            | 15960 | 51          |
| 31            | 15960 | 49          |
| 37            | 15960 | 40          |
| 38            | 15960 | 39          |
| 39            | 15960 | 37          |
| 41            | 15960 | 34          |
| 42            | 15960 | 32          |
| 46            | 15960 | 26          |
| 47            | 15960 | 25          |
| 48            | 15960 | 24          |
| 51            | 15960 | 21          |
| 52            | 15960 | 20          |
| 57            | 15960 | 14          |
| 58            | 15960 | 11          |
| 59            | 15960 | 9           |
| 62            | 15960 | 6           |
| 63            | 15960 | 5           |
| 64            | 15960 | 4           |
| 66            | 15965 | 115         |
| 67            | 15965 | 114         |
| 68            | 15965 | 112         |
| 69            | 15965 | 111         |
| 70            | 15965 | 110         |
| 71            | 15965 | 109         |
| 73            | 15965 | 107         |
| 74            | 15965 | 105         |
| 75            | 15965 | 104         |
| 76            | 15965 | 103         |
| 78            | 15965 | 100         |
| 79            | 15965 | 99          |
| 80            | 15965 | 98          |
| 81            | 15965 | 97          |
| 82            | 15965 | 96          |
| 84            | 15965 | 93          |
| 85            | 15965 | 92          |
| 86            | 15965 | 91          |
| 87            | 15965 | 90          |
| 88            | 15965 | 89          |
| 89            | 15965 | 86          |
| 90            | 15965 | 87          |
| 92            | 15965 | 84          |
| 118           | 15965 | 40          |
| 143           | 15967 | 30          |
| 145           | 15967 | 26          |
| 146           | 15967 | 24          |
| 147           | 15967 | 22          |
| 148           | 15967 | 20          |

|     |       |     |
|-----|-------|-----|
| 149 | 15967 | 18  |
| 150 | 15967 | 14  |
| 155 | 15967 | 8   |
| 156 | 15967 | 7   |
| 157 | 15967 | 6   |
| 158 | 15967 | 5   |
| 160 | 15968 | 109 |
| 161 | 15968 | 108 |
| 162 | 15968 | 107 |
| 163 | 15968 | 106 |
| 164 | 15968 | 105 |
| 165 | 15968 | 104 |
| 166 | 15968 | 103 |
| 168 | 15968 | 101 |
| 169 | 15968 | 99  |
| 170 | 15968 | 97  |
| 171 | 15968 | 96  |
| 172 | 15968 | 95  |
| 173 | 15968 | 94  |
| 174 | 15968 | 92  |
| 175 | 15968 | 91  |
| 177 | 15968 | 89  |
| 179 | 15968 | 87  |
| 180 | 15968 | 86  |
| 181 | 15968 | 85  |
| 183 | 15968 | 83  |
| 184 | 15968 | 82  |
| 185 | 15968 | 81  |
| 188 | 15968 | 78  |
| 189 | 15968 | 75  |
| 190 | 15968 | 74  |
| 191 | 15968 | 73  |
| 192 | 15968 | 72  |
| 193 | 15968 | 71  |
| 194 | 15968 | 70  |
| 195 | 15968 | 69  |
| 196 | 15968 | 68  |
| 199 | 15966 | 31  |
| 204 | 15966 | 26  |
| 207 | 15966 | 22  |
| 208 | 15966 | 20  |
| 209 | 15966 | 19  |
| 210 | 15966 | 18  |
| 211 | 15966 | 17  |
| 212 | 15966 | 15  |
| 213 | 15966 | 14  |
| 214 | 15966 | 13  |
| 215 | 15966 | 12  |
| 216 | 15966 | 11  |
| 217 | 15966 | 10  |
| 218 | 15966 | 9   |
| 219 | 15966 | 8   |
| 220 | 15966 | 7   |
| 221 | 15966 | 5   |
| 222 | 15966 | 3   |
| 223 | 15966 | 1   |
| 225 | 15966 | 80  |
| 228 | 15966 | 77  |
| 233 | 15966 | 70  |
| 234 | 15966 | 68  |
| 236 | 15966 | 65  |
| 237 | 15966 | 64  |
| 238 | 15966 | 63  |
| 239 | 15966 | 62  |
| 241 | 15966 | 59  |
| 242 | 15966 | 58  |
| 243 | 15966 | 57  |
| 244 | 15966 | 56  |
| 245 | 15966 | 53  |
| 249 | 15966 | 35  |
| 250 | 15966 | 33  |
| 251 | 15966 | 32  |
| 257 | 15963 | 46  |
| 266 | 15963 | 37  |
| 270 | 15963 | 33  |
| 273 | 15962 | 18  |
| 281 | 15962 | 6   |
| 282 | 15962 | 5   |
| 290 | 15962 | 100 |
| 295 | 15962 | 89  |
| 296 | 15962 | 88  |
| 297 | 15962 | 87  |
| 299 | 15962 | 92  |
| 302 | 15962 | 80  |
| 303 | 15962 | 78  |
| 304 | 15962 | 75  |
| 307 | 15962 | 67  |
| 308 | 15962 | 63  |
| 309 | 15962 | 61  |
| 310 | 15962 | 59  |
| 312 | 15962 | 56  |
| 314 | 15962 | 51  |
| 315 | 15962 | 50  |
| 316 | 15962 | 49  |
| 317 | 15962 | 48  |
| 318 | 15962 | 46  |
| 319 | 15962 | 45  |

**PLEASE TAKE FURTHER NOTICE**, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof is hereby required, on or before June 10, 2010 (which is one (1) calendar year from the title vesting date), to file a written claim with the Clerk of the Court of Queens County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007. Pursuant to EDPL § 504, the claim shall include:

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

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

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to §5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007 on or before June 10, 2011 (which is two (2) calendar years from the title vesting date).

Dated: June 16, 2009, New York, New York  
MICHAEL A. CARDOZO  
Corporation Counsel of the City of New York  
100 Church Street  
New York, New York 10007  
Tel. (212) 788-0424

j19-jy2

## PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICES

#### ■ AUCTION

#### PUBLIC AUCTION SALE NUMBER 09001- Z and 01001 - A

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, July 08, 2009 (SALE NUMBER 01001-A). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 AM until 9:00 A.M. The auction begins at 9:00 A.M.

**NOTE: The auction scheduled for Wednesday, June 24, 2009 (SALE NUMBER 09001-Z) has been cancelled.**

LOCATION: 570 Kent Avenue, Brooklyn, NY (in the Brooklyn Navy Yard between Taylor and Clymer Streets). A listing of vehicles to be offered for sale in the next auction can be viewed on our Web site, on the Friday prior to the sale date at: <http://www.nyc.gov/auctions>  
Terms and Conditions of Sale can also be viewed at this site.

For further information, please call (718) 417-2155 or (718) 625-1313.

j18-jy8

#### ■ SALE BY SEALED BID

#### SALE OF: 14 PIECES OF USED LANDFILL EQUIPMENT.

S.P.#: 09025 DUE: July 2, 2009

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
DCAS, Division of Municipal Supply Services, 18th Floor, Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal contact Gladys Genoves-McCauley (718) 417-2156 for information.

j19-jy2

#### SALE OF: 1 LOT OF 28,800 LBS. OF ONCE FIRED ASSORTED CALIBER CARTRIDGE CASES AND 1 LOT OF 40,000 LBS. OF BULLET LEAD, USED.

S.P.#: 09026 DUE: July 7, 2009

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
DCAS, Division of Municipal Supply Services, 18th Floor, Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal contact Gladys Genoves-McCauley (718) 417-2156 for information.

j23-jy7

#### SALE OF: 1 LOT OF COPIER MACHINES, USED.

S.P.#: 09024 DUE: June 25, 2009

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
DCAS, Division of Municipal Supply Services, 18th Floor, Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal contact Gladys Genoves-McCauley (718) 417-2156 for information.

j12-25

## POLICE

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

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

**Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.**  
**Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound**

**systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.**

### INQUIRIES

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

### FOR MOTOR VEHICLES

(All Boroughs):

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

### FOR ALL OTHER PROPERTY

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

j1-d31

## PROCUREMENT

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

## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ INTENT TO AWARD

Services (Other Than Human Services)

**DAY CARE COUNCIL** – Sole Source – Available only from a single source - PIN# 06811DCC0000 – DUE 07-13-09 – The Administration for Children's Services (ACS) contracts with over 250 not-for-profit organizations to operate childcare programs and provide services in over 300 locations throughout the five boroughs. These organizations are the employers of over 6000 child care professional and support staff.

The Day Care Council of New York, Inc. ("The Council") has been designated by the Child Care Not-for-Profit providers represented by District Council 1707/Local 205 of AFSCME and The Council of Supervisors and Administrators (CSA) to serve as their representative in all collective bargaining issues negotiations and agreements. Additionally, The Council provides grievance-mediation services, recruitment and personnel assistance. Training and technical assistance is also provided to ensure consistency and efficiency throughout the childcare community.

ACS cannot perform these negotiations with the unions on behalf of the contracted agencies and their staffs, because ACS is not the employer. However, City funding is used to adjudicate any grievances, fund collective bargaining issues and other negotiations affecting contract with our child care vendors. It is therefore advantageous to the City to provide funding to The Council to advocate for ACS not-for-profit agencies. Additionally, based upon correspondence from the City of New York's Office of Labor Relations (OLR) pertaining to lawsuits brought by unions against the City claiming the City was a "joint employer" with contract vendor agencies; the City prevailed in these cases because it was not a signatory to collective bargaining agreements between these unions and the vendor agencies and it did not directly provide wages or benefits to these employees. The Council's contract will eliminate the appearance that the City is a joint employer of the not-for-profit employees.

The Council's unique expertise, service and configuration are the primary basis for this sole source method determination. It conforms to the first condition for a sole source procurement that there be only one source for the required service pursuant to Section 3-05 of the PPB Rules.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Administration for Children's Services, Office of Child Care Contracts, 150 William Street, 9th Floor, New York, NY 10038. Sherene Hassen (212) 341-3443, [sherene.hassen@dca.state.ny.us](mailto:sherene.hassen@dca.state.ny.us)

j25-jy1

## AGING

### ■ AWARDS

Goods & Services

**SERVICES FOR SENIOR CITIZENS** – Renewal – Institute for the Puerto Rican Hispanic Elderly  
105 East 22nd Street-Suite 615, New York, NY 10010  
PIN#: 12510SC2011T - Contract Amount: \$387,776

Institute for the Puerto Rican Hispanic Elderly  
105 East 22nd Street-Suite 615, New York, NY 10010  
PIN#: 12510SC1012R - Contract Amount: \$289,724

Institute for the Puerto Rican Hispanic Elderly  
105 East 22nd Street-Suite 615, New York, NY 10010  
PIN#: 12510SC10460 - Contract Amount: \$519,094



Regional Aid For Interim Needs Inc.  
811 Morris Park Avenue, Bronx, NY 10462  
PIN#: 12510SC1012B - Contract Amount: \$220,346

Presbyterian Senior Services  
2095 Broadway, Ste. 409, New York, NY 10023  
PIN#: 12510SC5010I - Contract Amount: \$267,974

Presbyterian Senior Services  
2095 Broadway, Ste. 409, New York, NY 10023  
PIN#: 12510SC5011N - Contract Amount: \$315,106

The Citizens Advice Bureau Inc.  
2054 Morris Avenue, Bronx, NY 10455  
PIN#: 12510SC5010H - Contract Amount: \$189,364

Agudath Israel of America Community Services  
42 Broadway-14th Fl. New York, NY 10004  
PIN#: 12510SC1031G - Contract Amount: \$293,936

Wayside Out-Reach Development Inc.  
1746-60 Broadway, Brooklyn, NY 11207  
PIN#: 12510SC5021J - Contract Amount: \$250,741

Ridgewood Bushwick Senior Citizens Council  
555 Bushwick Avenue, Brooklyn, NY 11206  
PIN#: 12510CMA02MD - Contract Amount: \$1,049,319

Jewish Association for Services for the Aged  
132 West 31st Street-10th Fl., New York, NY 10001  
PIN#: 12510SC10642 - Contract Amount: \$389,373

Jewish Association for Services for the Aged  
132 West 31st Street-10th Fl., New York, NY 10001  
PIN#: 12510CMA02MG - Contract Amount: \$1,109,213

Jewish Association for Services for the Aged  
132 West 31st Street-10th Fl., New York, NY 10001  
PIN#: 12510SC40440 - Contract Amount: \$456,389

Young Israel Programs Inc.  
111 John Street - Suite 450 New York, NY 10038  
PIN#: 12510SC10416 - Contract Amount: \$226,567

Brooks Memorial United Methodist Church  
143-22 109th Avenue, Jamaica, NY 11435  
PIN#: 12510SC10405 - Contract Amount: \$220,756

The Spanish Speaking Elderly Council-RAICES Inc.  
460 Atlantic Avenue, Brooklyn, NY 11217  
PIN#: 12510SC4041H - Contract Amount: \$519,367

Catholic Charities Community Services Archdiocese  
1011 First Avenue, New York, NY 10022  
PIN#: 12510SC10541 - Contract Amount: \$227,098

New York Foundation for Senior Citizens Inc.  
11 Park Place - Suite 1416 New York, NY 10007  
PIN#: 12510SC1032R - Contract Amount: \$341,495

University Settlement Society of New York Inc.  
184 Eldridge Street, New York, NY 10002  
PIN#: 12510SC1032B - Contract Amount: \$269,886

Caring Community Inc.  
20 Washington Square No, New York, NY 10011  
PIN#: 12510SC1032F - Contract Amount: \$341,320

Jamaica Service Program For Older Adults Inc.  
162-04 Jamaica Avenue, 3rd Floor, Jamaica, NY 11432  
PIN#: 12510SC10404 - Contract Amount: \$210,570

### CITYWIDE ADMINISTRATIVE SERVICES

#### DIVISION OF MUNICIPAL SUPPLY SERVICES

##### SOLICITATIONS

###### Goods

**TRUCK, HEAVY DUTY (RESCUE)** – Competitive Sealed Bids – PIN# 8570900341 – DUE 07-20-09 AT 10:30 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Citywide Administrative Services  
1 Centre Street, Room 1800, New York, NY 10007.  
Anna Wong (212) 669-8610.

### COMPTROLLER

##### AWARDS

###### Goods & Services

**LAN UPGRADE; PURCHASE OF PC'S, PRINTERS, LAPTOPS, SCANNERS** – Intergovernmental Purchase – PIN# 01509BIS1870 – AMT: \$1,689,712.00 – TO: ASI Systems Integration, Inc., 48 West 37th Street, New York, NY 10018. OGS NYS Contract Numbers PT61887 and PT58424.

### DESIGN & CONSTRUCTION

##### AWARDS

###### Construction / Construction Services

**RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0012P – AMT: \$5,000,000.00 – TO: KS Engineers, P.C., 65 Broadway, Suite 401, New York, NY 10006.  
● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0011P – AMT: \$5,000,000.00 – TO: LiRo Engineers, Inc., 3 Aerial Way, Syosset, New York 11791.  
● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0015P – AMT: \$5,000,000.00 – TO: Gandhi Engineering, Inc., 111 John Street, 3rd Floor, New York, NY 10038.  
● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** –

Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0008P – AMT: \$5,000,000.00 – TO: Ammann and Whitney Consulting Engineers, P.C., 96 Morton Street, New York, NY 10014.  
● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0006P – AMT: \$5,000,000.00 – TO: HAKS Engineers Architect and Land Surveyors, P.C., 40 Wall Street, 11th Floor, New York, NY 10005.

● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0010P – AMT: \$5,000,000.00 – TO: Tectonic Engineering and Surveying Consultants, P.C., 29-16 40th Avenue, Long Island City, NY 11101.

● **52ND STREET PROJECT** – Sole Source – Available only from a single source - PIN# 8502008PV0026P – AMT: \$10,424,000.00 – TO: The 52nd Street Project, Inc., 500 West 52nd Street, New York, New York 10019. Rehab. of Community Theater and Youth Center, Manhattan.

● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0007P – AMT: \$5,000,000.00 – TO: The RBA Group, 27 Union Square West, 4th Floor, New York, N.Y. 10003.

● **ARCHITECTURAL AND ENGINEERING DESIGN SERVICES** – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 8502008PD0012P – AMT: \$2,824,179.00 – TO: Skidmore, Owings and Merrill LLP, 14 Wall Street, New York, New York 10005. For a new NYPD Joint Operations Command Center, Manhattan.

● **RESIDENT ENGINEERING INSPECTION SERVICES FOR TWELVE CONTRACTS, CITYWIDE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502008RQ0016P – AMT: \$5,000,000.00 – TO: SIMCO Engineering, P.C./Haider Engineering, P.C. (JV), 80 Maiden Lane, Suite 501, New York, New York 10038.

● **MUSEUM OF CHINESE IN AMERICA** – Sole Source – Available only from a single source - PIN# 8502008PV0013P – AMT: \$2,465,500.00 – TO: Museum of Chinese in America, 70 Mulberry Street, 2nd Floor, New York, NY 10013. - Initial outfitting, installation of furniture and equipment, fabrication and installation of the Museum's core exhibition system for the Museum of the Chinese in the Americas, Manhattan.

➤ j25

### 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) 442-3863.

j1-d31

##### SOLICITATIONS

###### Goods

**AIR CONDITIONERS AND ACCESSORIES** – Public Bid – PIN# 240744 – DUE 06-26-09 AT 10:00 A.M.  
● **AIR CONDITIONERS ACCESSORIES** – Public Bid – PIN# 263630 – DUE 06-26-09 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.  
Bellevue Hospital, Purchasing, 426 1st Ave., Rm. 123EA NYC, NY 10016. Ivan Rawls (212) 562-2552  
ivan.rawls@nychhc.org

➤ j25

**PTMC INQUE BALLOON CATHETER** – Competitive Sealed Bids – PIN# 11109000157 – DUE 07-09-09 AT 12:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Bellevue Hospital Center, Purchasing, 462 First Avenue, Room# 12 East 31, New York, NY 10016.  
Wilda Suarez (212) 562-3950, suarezw@bellevue.nychhc.org

➤ j25

###### Services (Other Than Human Services)

**FIRE LINE REPAIR** – Competitive Sealed Bids – PIN# 000041209045 – DUE 07-16-09 AT 3:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Coler-Goldwater Memorial Hospital, 1 Main Street, Roosevelt Island, New York, NY 10044. Starr Kollore (212) 318-4260,  
starr.kollore@nychhc.org

➤ j25

### HOMELESS SERVICES

#### OFFICE OF CONTRACTS AND PROCUREMENT

##### SOLICITATIONS

###### Human / Client Service

**TRANSITIONAL RESIDENCES FOR HOMELESS/DROP-IN CENTERS** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-25-10 AT 10:00 A.M. – The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Homeless Services, 33 Beaver Street 13th Floor, New York, NY 10004.  
Marta Zmoira (212) 361-0888, mzmoira@dhs.nyc.gov

j12-24

### HOUSING AUTHORITY

##### SOLICITATIONS

###### Construction / Construction Services

**REPLACEMENT OF BASEMENT DOORS AND BUCKS AT GRANT HOUSES** – Competitive Sealed Bids – PIN# DR7003083 – DUE 07-10-09 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M. for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Housing Authority, 90 Church Street, 11th Floor New York, NY 10007. Gloria Guillo (212) 306-3121, gloria.guillo@nychhc.org

j19-25

#### RESTORATION OF APARTMENTS FIRESTOPPING (PART A) AT BETANCES HOUSES III, IV, V –

Competitive Sealed Bids – PIN# GR9009268 – DUE 07-09-09 AT 10:00 A.M.

● **ROOF REPLACEMENT AND ASBESTOS ABATEMENT AT RANGEL HOUSES** – Competitive Sealed Bids – PIN# RF9008003 – DUE 07-16-09 AT 10:00 A.M.

Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M. for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Housing Authority, 90 Church Street, 11th Floor New York, NY 10007. Gloria Guillo, MPA, (212) 306-3121  
gloria.guillo@nycha.nyc.gov

➤ j25-25j1

### HOUSING PRESERVATION & DEVELOPMENT

#### LEGAL DEPARTMENT

##### INTENT TO AWARD

###### Services (Other Than Human Services)

**INTEGRATION OF SYSTEMS AND ENHANCEMENTS FOR PROPRIETARY SECTION 8 RENT SUBSIDY SOFTWARE** – Sole Source – Available only from a single source - PIN# 806091001004 – DUE 07-13-09 AT 11:00 A.M. – The Department of Housing Preservation and Development (HPD) of the City of New York intends to enter into sole source negotiations for additional proprietary software solutions required for integration into HPD's existing ELITE Database (a proprietary software support system) currently provided by Emphasys Computer Solutions, Inc. The software is utilized to manage and track HPD's administration of HUD Section 8 Housing Assistance Payments. The additional proprietary software required includes an Accounts Receivable Module, inquiry Tracking System, Rent Increase Tracking System, File Tracking System, Subpoenas and Evictions Module, Appeals Tracking System, and PIC Validation Suite. The software currently being utilized by HPD and to be further enhanced with additional software modules under the proposed contract is the proprietary intellectual property of Emphasys Computer Solutions, Inc. licensed to HPD. Any firm who believes it can provide this requirement is invited to do so in a letter or e-mail to the HPD contact person.

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 Preservation and Development, 100 Gold Street, Room 8-S4, New York, NY 10038.  
Jay Bernstein (212) 863-6657, jb1@hpd.nyc.gov

j24-30

### PARKS AND RECREATION

#### CONTRACT ADMINISTRATION

##### SOLICITATIONS

###### Construction / Construction Services

**CONSTRUCTION AND RECONSTRUCTION OF PLAYGROUNDS IN SCHOOLS** – Competitive Sealed Bids – DUE 07-28-09 AT 10:30 A.M. – PIN# 8462009Q000C19 - Reconst. school yards in Queens  
PIN# 8462009R000C08 - Reconst. school yards in Staten Island

At PS 35 and PS 131, Queens, known as Contract #QG-1509M; and at PS 23R, IS 61R and PS 72R, Staten Island, known as Contract #RG-109M. Vendor Source ID#: 60895, 60897.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name,

address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

Parks and Recreation, Olmsted Center, Room 64  
Flushing Meadows Corona Park, Flushing, NY 11368.  
Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov

◆ j25

#### DEMOLITION OF EXISTING AND CONSTRUCTION OF A NEW AMPHITHEATER IN MARCUS GARVEY PARK – Competitive Sealed Bids – DUE 07-30-09 AT 10:30 A.M. –

PIN# 8462009M058C02 - GENERAL CONSTRUCTION  
PIN# 8462009M058C03 - ELECTRICAL  
At Pelham Fritz Recreation Center, located at Mount Morris Park West, opposite West 122nd Street, in Marcus Garvey Park, Manhattan, known as Contract #M058-109M, M058-209M.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005. This contract is subject to Apprenticeship program requirements.

A Pre-bid meeting is schedule for Tuesday, July 14, 2009, at 11:00 A.M. at the Site.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents. Vendor Source ID#: 60819, 60820.

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

Parks and Recreation, Olmsted Center, Room 64  
Flushing Meadows Corona Park, Flushing, NY 11368.  
Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov

j23-25

#### REVENUE AND CONCESSIONS

##### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**MAINTENANCE AND OPERATION OF AN INDOOR TENNIS / SPORTS FACILITY AND OPTIONAL FOOD SERVICE FACILITY** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# X10-IT – DUE 08-26-09 AT 3:00 P.M. – At Crotona Park, The Bronx.

Parks will hold an on-site proposer meeting and site tour on Tuesday, July 21, 2009 at 11:00 A.M. at the proposed concession site (Block #2942, Lot #1), which is located at 1700 Crotona Avenue, Bronx, NY 10457. We will be meeting in front of the tennis courts which are located east of Crotona Ave., west of Indian Lake, south of Crotona Park North, and north of Indian Rock.

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

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

Parks and Recreation, The Arsenal-Central Park  
830 Fifth Avenue, Room 407, New York, NY 10021.  
Joel Metlen (212) 306-1397, joel.metlen@parks.nyc.gov

◆ j25-jy9

#### RENOVATION, OPERATION, AND MAINTENANCE OF THE PARKING LOT AT ORCHARD BEACH –

Competitive Sealed Bids – PIN# X39-B-PL – DUE 07-31-09 AT 11:00 A.M. – In Pelham Bay Park, The Bronx. Parks will hold a recommended bidder meeting on Monday, July 13, 2009 at 10:00 A.M. at the concession site, which is located at Orchard Beach in Pelham Bay Park, Bronx. We will be meeting to the left of the ticket booths at the parking lot entrance. All interested parties are urged to attend.

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

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

Parks and Recreation, The Arsenal-Central Park  
830 Fifth Avenue, Room 407, New York, NY 10021.  
Alexander Han (212) 360-1397, alexander.han@parks.nyc.gov

j22-jy6

##### ■ AWARDS

*Services (Other Than Human Services)*

**OPERATION OF ONE (1) NON-PROCESSING PUSH CART FOR THE SALE OF PARKS APPROVED MENU ITEMS** – Competitive Sealed Bids – PIN# X2-6-C – The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to Christopher Colon, 350 E. 207th Street, Bronx, NY 10467, for the operation of one (1) non-processing pushcart for the sale of Parks approved menu items on the Bronx Greenway at White Plains Road, near Pelham Parkway South, Bronx, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$800.00; Year 2: \$840.99; Year 3: \$882.00; Year 4: \$926.00; and Year 5: \$972.05. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) NON-PROCESSING MOBILE FOOD TRUCK** – Competitive Sealed Bids – PIN# X1184-MT. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to Julio Yumiseba, 153 Elm Street, Kearny, NJ 07032, for the

operation of one (1) non-processing mobile food truck at Soundview Park, Lafayette Avenue, between Boynton Avenue and Colgate Avenue, Bronx, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$800; Year 2: \$840; Year 3: \$882; Year 4: \$927; and Year 5: \$974. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) NON-PROCESSING MOBILE FOOD TRUCK** – Competitive Sealed Bids – PIN# X221-MT. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to Julio Yumiseba, 153 Elm Street, Kearny, NJ 07032, for the operation of one (1) non-processing mobile food truck at Space Time Playground, Lafayette Avenue and Bolton Avenue, Bronx, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$900; Year 2: \$945; Year 3: \$993; Year 4: \$1,043; and Year 5: \$1,095. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) PUSH CART** – Competitive Sealed Bids – PIN# X39-1-C. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to A Bouras Ice Cream, Inc., 5 Hommocks Road, Larchmont, NY 10530-3909, for the operation of one (1) pushcart with an additional 3’ x 3’ unit for ice cream sales in warm weather and nuts in cold weather at Pelham Bay Park, outside playground #1, at Middleton Road, Bronx, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$12,900; Year 2: \$13,200; Year 3: \$13,500; Year 4: \$13,800; and Year 5: \$14,500. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) PUSH CART** – Competitive Sealed Bids – PIN# X39-3-C. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to A Bouras Ice Cream, Inc., 5 Hommocks Road, Larchmont, NY 10530-3909, for the operation of one (1) pushcart with an additional 3’ x 3’ unit for ice cream sales in warm weather and nuts in cold weather at Pelham Bay Park, service road between the ballfields, Bronx, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$730; Year 2: \$750; Year 3: \$790; Year 4: \$850; and Year 5: \$1,100. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) PROCESSING MOBILE FOOD TRUCK** – Competitive Sealed Bids – PIN# R43-MT. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to Michael Lepro, 217 Gower Street, Staten Island, NY 10314, for the operation of one (1) processing Mobile Food Truck for the sale of ice cream only at Joseph H. Lyons Pool, Bay Street, Victory Boulevard, and Hannah Street, Staten Island, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$1,500; Year 2: \$1,650; Year 3: \$1,850; Year 4: \$1,950; and Year 5: \$2,000. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) PROCESSING MOBILE FOOD TRUCK** – Competitive Sealed Bids – PIN# R61-MT. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to Michael Lepro, 217 Gower Street, Staten Island, NY 10314, for the operation of one (1) processing Mobile Food Truck at Stapleton Playground (PS14), Tompkins Avenue, Broad and Hill Streets, Staten Island, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$600; Year 2: \$630; Year 3: \$665; Year 4: \$700; and Year 5: \$730. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

● **OPERATION OF ONE (1) PROCESSING MOBILE FOOD TRUCK** – Competitive Sealed Bids – PIN# R125-MT. - The City of New York Department of Parks and Recreation (“Parks”) has awarded a concession to Michael Lepro, 217 Gower Street, Staten Island, NY 10314, for the operation of one (1) processing Mobile Food Truck at Luis R. Lopez Park, Palma Drive, between Targee Street and Oder Avenue, Staten Island, NY. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for a five (5) year term, expiring on December 31, 2013. Compensation to the City is as follows: Year 1: \$600; Year 2: \$630; Year 3: \$665; Year 4: \$700; and Year 5: \$730. Vendor may only operate during hours that the park is open and must comply with all Health Department codes. All menu items and prices are subject to Parks approval.

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#### PAYROLL ADMINISTRATION

##### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**MAINTENANCE - MOORE PRESSURE SEALING SYSTEM** – Sole Source – Available only from a single source - PIN# 09131000044453 – DUE 06-26-09 AT 5:00 P.M. – Maintenance of Moore Wallace Pressure Sealing Equipment, Quantity: 2, Model: LM20, Serial #: 378 and 408. The Office of Payroll Administration (OPA) intends to enter into negotiations, on a Sole Source basis, with Moore/Peak Technologies to provide maintenance and support for aforesaid Moore manufactured Pressure Sealing equipment. The proposed contractor has been selected as a Sole Source Procurement, pursuant to Section 3-05 of the Procurement Policy Board Rules. The contract amount shall be \$16,920.00. The contract term shall be from July 1, 2009 to June 30, 2010. In accordance with Section 3-05 (C) (I) of the City’s Procurement Policy Board Rules (the “PPB Rules”), the City of New York Office of Payroll Administration (OPA) is requesting expressions of interest from suppliers qualified to compete on this procurement now or in the future. Expressions of Interest should be sent in writing to Aamer Parvez, Deputy Agency Chief Contracting Officer, Office of Payroll Administration, One Centre Street, Room 200N, New York NY 10007, and must be received by no later than 5:00 P.M. on June 26, 2009. Expressions of Interest received will be evaluated; if it appears that the requested services are available from more than a single source, a solicitation shall be issued in accordance with Chapter 3-08 of the PPB Rules.

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.

Office of Payroll Administration, 1 Centre Street, Room 200N,  
New York, NY 10007. Aamer Parvez (212) 669-4667,  
aparvez@payroll.nyc.gov

j19-25

## SPECIAL MATERIALS

#### COMPROLLER

##### ■ NOTICE

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH CASES MADE AND PROVIDED, NOTICE IS HEREBY GIVEN THAT THE COMPTROLLER OF THE CITY OF NEW YORK, WILL BE READY TO PAY, AT 1 CENTRE ST., RM. 629, NEW YORK, NY 10007 ON JULY 8, 2009, 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 |
|-------------------|-------|-----|
| 13                | 3550  | 30  |
| 15,15A            | 3550  | 33  |
| 16                | 3550  | 26  |
| 18                | 3550  | 21  |
| 19,19A            | 3550  | 45  |
| 20,20A            | 3550  | 48  |

Acquired in the proceeding, entitled: NEW CREEK BLUEBELT, PHASE 3, subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr.  
Comptroller

j24-jy8

#### HOUSING PRESERVATION & DEVELOPMENT

##### ■ NOTICE

#### OFFICE OF PRESERVATION SERVICES CERTIFICATION OF NO HARASSMENT UNIT

#### REQUEST FOR COMMENT ON APPLICATION FOR CERTIFICATION OF NO HARASSMENT PURSUANT TO LOCAL LAW 19 OF 1983

DATE OF NOTICE: June 23, 2009

TO: OCCUPANTS, FORMER OCCUPANTS AND  
OTHER INTERESTED PARTIES OF

| Address                           | Application # | Inquiry Period           |
|-----------------------------------|---------------|--------------------------|
| 42 Hamilton Terrace,<br>Manhattan | 50/09         | June 11, 2006 to Present |
| 39 West 67th Street,<br>Manhattan | 51/09         | June 12, 2006 to Present |

The Department of Housing Preservation and Development has received an application for a certification that during the inquiry period noted for the premises above, that no harassment has occurred at such premises in the form of threats, use of physical force, deprivation of essential services such as heat, water, gas or electric, or by any other conduct intended to cause persons to vacate the premises or waive rights related to their occupancy. Upon the issuance of a Certification, an owner can legally convert the premises to non-single room occupancy use.

Comments as to whether harassment has occurred at the premises should be submitted to the Anti-Harassment Unit, 100 Gold Street, 3rd Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-8272.

j23-jy1

#### OFFICE OF PRESERVATION SERVICES CERTIFICATION OF NO HARASSMENT UNIT

#### REQUEST FOR COMMENT ON APPLICATION FOR CERTIFICATION OF NO HARASSMENT PURSUANT TO THE SPECIAL CLINTON DISTRICT PROVISIONS OF THE ZONING RESOLUTION

DATE OF NOTICE: June 23, 2009

TO: OCCUPANTS, FORMER OCCUPANTS AND  
OTHER INTERESTED PARTIES OF

| Address                         | Application # | Inquiry Period               |
|---------------------------------|---------------|------------------------------|
| 437 West 54th Street, Manhattan | 49/09         | September 5, 1973 to Present |

Prior to the issuance of a permit by the Department of Buildings for the alteration or demolition of residential buildings in certain areas of the **Special Clinton District**, the Department of Housing Preservation and Development is required to certify that: 1) prior to evicting or otherwise terminating the occupancy of any tenant preparatory to alteration or demolition, the owner shall have notified HPD of the owner’s intention to alter or demolish the building and 2) the eviction and relocation practices followed by the owner of the building satisfy all applicable legal requirements and

that no harassment has occurred.

The owner of the building located at the above-referenced address seeks the issuance of an HPD Certification. The owner has represented and certified to HPD of the owner's intention to alter or demolish the building and that the eviction and relocation practices followed by the owner satisfy all applicable legal requirements and that no harassment has occurred. For your information HPD considers harassment to include, but not be limited to, the threatened or actual use of physical force, deprivation of essential services such as heat, water, gas or electric, or any other conduct intended to cause persons to vacate the premises or waive rights related to their occupancy.

HPD requests that if you have any comments or evidence of unlawful eviction and relocation practices or harassment occurring at the above referenced premises that you notify the Anti-Harassment Unit, 3rd Floor, 100 Gold Street, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-8272.

j23-jy1

**OFFICE OF PRESERVATION SERVICES  
CERTIFICATION OF NO HARASSMENT UNIT**

**REQUEST FOR COMMENT ON APPLICATION FOR  
CERTIFICATION OF NO HARASSMENT PURSUANT  
TO THE SPECIAL GREENPOINT-WILLIAMSBURG  
DISTRICT PROVISIONS OF THE ZONING  
RESOLUTION**

DATE OF NOTICE: June 23, 2009

TO: OCCUPANTS, FORMER OCCUPANTS AND  
OTHER INTERESTED PARTIES OF

**Address Application # Inquiry Period**  
128 Metropolitan Avenue, Brooklyn - 52/09 - October 4, 2004 to Present  
a/k/a 97 North 1st Street

Prior to the issuance of a permit by the Department of Buildings for the alteration or demolition of residential buildings in certain areas of the **Special Greenpoint-Williamsburg District**, the Department of Housing Preservation and Development is required to certify that: 1) prior to evicting or otherwise terminating the occupancy of any tenant preparatory to alteration or demolition, the owner shall have notified HPD of the owner's intention to alter or demolish the building and 2) the eviction and relocation practices followed by the owner of the building satisfy all applicable legal requirements and that no harassment has occurred.

The owner of the building located at the above-referenced address seeks the issuance of an HPD Certification. The owner has represented and certified to HPD of the owner's intention to alter or demolish the building and that the eviction and relocation practices followed by the owner satisfy all applicable legal requirements and that no harassment has occurred. For your information HPD considers harassment to include, but not be limited to, the threatened or actual use of physical force, deprivation of essential services such as heat, water, gas or electric, or any other conduct intended to cause persons to vacate the premises or waive rights related to their occupancy.

HPD requests that if you have any comments or evidence of unlawful eviction and relocation practices or harassment occurring at the above referenced premises that you notify the Anti-Harassment Unit, 3rd Floor, 100 Gold Street, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-8272.

j23-jy1

**YOUTH AND COMMUNITY  
DEVELOPMENT**

■ NOTICE

**Notice of Concept Paper**

The Out of School Youth Programs Concept Paper will be released June 26, 2009. The Department of Youth and Community Development (DYCD) will release the Out of School Youth (OSY) Programs Concept Paper on June 26, 2009. As detailed in this concept paper, the purpose of OSY workforce development programs is to provide out-of-school youth with the skills necessary to build a successful career. DYCD aims to fund an integrated services model that embraces a holistic approach by addressing the educational, employment, and social service needs of youth participants. Specifically, DYCD's goals for youth in OSY programs are one of the following: placement in employment that has career potential, placement in an advanced occupational training program, or placement in postsecondary education that leads to an associate's degree or higher. All responses to this ad are due July 24, 2009 and should be directed to: NYC Department of Youth and Community Development, Nancy Russell, 156 William Street, 2nd Floor, New York, NY 10038 or ConceptPaper@dycd.nyc.gov

j19-25

**LATE NOTICES**

**DESIGN COMMISSION**

■ MEETING

**Design Commission Meeting Agenda  
Monday, June 29, 2009**

**Public Meeting**

**10:50 a.m. Consent Items**

23563: Reconstruction of Pier 15 as part of Phase II, East River Waterfront, Wall Street to Rutgers Slip,

Manhattan. (Final) (CC 1 & 2, CB 1 & 3)  
DCP/EDC/SBS

23564: Construction of a dog run as part of Phase I, East River Waterfront, Wall Street to Maiden Lane, Manhattan. (Final) (CC 1 & 2, CB 1 & 3)  
DCP/EDC/SBS

23565: Installation of signage, East River Science Park, 485 First Avenue, Bellevue Hospital campus, First Avenue, the FDR Drive, East 28th Street and East 30th Street, Manhattan. (Preliminary and Final) (CC 4, CB 6) EDC

23566: Rehabilitation of a residential building, Tenant Interim Lease Program, 847 Fox Street, Bronx. (Preliminary and Final) (CC 17, CB 2) HPD

23567: Rehabilitation of a residential building, Tenant Interim Lease Program, 615 West 150th Street, Manhattan. (Preliminary and Final) (CC 7, CB 9) HPD

23568: Repainting of the Grand Concourse Bridge over East 175th Street, Bronx. (Preliminary and Final) (CC 14, CB 5) DOT

23569: Repainting of the Queens Boulevard Bridge over the Jackie Robinson Parkway, Queens. (Preliminary and Final) (CC 24 & 29, CB 6 & 9) DOT

23570: Construction of two electrical building additions as a part of a Biological Nitrogen Removal Facility, Jamaica Water Pollution Control Plant, 150-20 134th Street, Queens. (Preliminary and Final) (CC 31, CB 10) DEP

23571: Construction of a security guardhouse, west entrance, Hillview Reservoir, 100 Central Park Avenue, Yonkers, Westchester County. (Preliminary and Final) DEP

23572: Construction of an environmental learning center (Solar 2) as Phase III of the construction of Stuyvesant Cove, 2420 FDR Drive at Peter Cooper Road, Manhattan. (Preliminary) (CC 4, CB 6) DDC

23573: Replacement of doors, NYPD Headquarters Joint Operations Center, 109 Park Row, Manhattan. (Preliminary and Final) (CC 1, CB 1) DDC

23574: Renovation of Washington Heights Branch Library, 1000 St. Nicholas Avenue at West 160th Street, Manhattan. (Preliminary and Final) (CC 7, CB 12) DDC

23575: Installation of *City Windows* by Lane Twitchell, DHS Family Center, 151 East 151st Street, Bronx. (Preliminary) (CC 17, CB 4) DCuA%/DDC

23576: Rehabilitation of the Guggenheim Bandshell, Damrosch Park, West 62nd Street and Amsterdam Avenue, Lincoln Center for the Performing Arts, Manhattan. (Preliminary and Final) (CC 6, CB 7) DPR/DCuA

23577: Reconstruction of an entrance, Central Park, 102nd Street and Fifth Avenue, Manhattan. (Final) (CC 9, CB 5, 7, 8, 10 & 11) CPC/DPR

23578: Design of a prototypical drinking fountain for installation citywide. (Preliminary) DPR

23579: Construction of a foundation and platform for the track and field house and adjacent site work as Phase IA of the reconstruction of Ocean Breeze Park, Quintard Street, Mason Avenue and Father Capodanno Boulevard, Staten Island. (Final) (CC 50, CB 2) DPR

23580: Rehabilitation of a recreation center, Owen Dolen Park, East Tremont Avenue, Lane Avenue and Westchester Avenue, Bronx. (Preliminary and Final) (CC 13, CB 9) DPR

23581: Construction of a tot lot, Silver Lake Park, Victory Boulevard, Forest Avenue and Silver Lake Park Road, Staten Island. (Final) (CC 49, CB 2) DPR

23582: Rehabilitation of a comfort station, Devoe Park, University Avenue, Sedwick Avenue, West Fordham Road and Father Zeiger Place, Bronx. (Preliminary and Final) (CC 14, CB 7) DPR

23583: Rehabilitation of the district headquarters, Van Cortlandt Park, Broadway and West 242nd Street, Bronx. (Preliminary and Final) (CC 11, CB 8) DPR

23584: Rehabilitation of a recreation center as Phase IV of the reconstruction of Williamsbridge Oval, Van Cortlandt Avenue East and Reservoir Oval, Bronx. (Preliminary and Final) (CC 11, CB 7) DPR

23585: Installation of an artificial turf athletic field as part of PlaNYC's Asphalt-to-Turf initiative, Prall Playground, Elizabeth Street, Forest Avenue, Clove Lake Place and Broadway, Staten Island. (Preliminary and Final) (CC 49, CB 1) DPR

23586: Installation of an artificial turf athletic field as part of PlaNYC's Asphalt-to-Turf initiative, Police Officer Hilario Serrano Playground (formerly Castle Hill Playground), Olmsted Avenue, Turnbull Avenue, Castle Hill Avenue, and Lafayette Avenue, Bronx. (Preliminary and Final) (CC 18, CB 9) DPR

23587: Installation of a prototypical newsstand, northeast corner of Varick Street and Vandam Street, Manhattan. (Preliminary and Final) (CC 3, CB 2) DConA/DOT

**Public Hearing**

10:55 a.m.

23588: Construction a comfort station and concession as a part of the construction of a waterfront park, Ferry

Point Park, south of the golf course, Whitestone Bridge approach, Emerson Avenue, the East River, Bronx. (Preliminary) (CC 13, CB 10) DPR

11:20 a.m.

23589: Installation of a prototypical newsstand, 919-933 Seventh Avenue, southeast corner of Seventh Avenue and Central Park South, Manhattan. (Preliminary and Final) (CC 8, CB 5) DConA/DOT

11:35 a.m.

23590: Construction of a siphon chlorination station and adjacent site work, 2 Front Street, Staten Island. (Preliminary) (CC 49, CB 1) EDC/DEP

Design Commission meetings are held in the conference room on the third floor of City Hall, unless otherwise indicated. Please note that all times are approximate and subject to change without notice.

Members of the public who plan to attend are encouraged to arrive at least 45 minutes in advance of the estimated time; those who also plan to testify are encouraged to submit their testimony in writing at least three (3) business days in advance of the meeting date.

Any person requiring reasonable accommodation in order to participate should contact the Design Commission at least three (3) business days in advance of the meeting date.

Design Commission, City Hall, Third Floor  
New York, NY 10007  
Phone: (212) 788-3071  
Fax: (212) 788-3086

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**EDUCATION**

■ NOTICE

**Supplemental Agenda**

The Department of Education's (DOE) Committee on Contracts has been asked for approval to enter into contract negotiations with the following organization(s) for the services described below. Other organizations interested in providing these services to the DOE are invited to indicate their ability to do so by writing to Jay G. Miller at 65 Court Street, Room 1201, Brooklyn, NY 11201. Responses should be received no later than 9:00 A.M., Tuesday, June 30, 2009.

**ITEM(S) FOR CONSIDERATION:**

1. eSchool Solutions, Inc.

**Service(s):** The Office of Operational Support Services, Division of Human Resources (DHR), is seeking a second amendment to extend the services of the Direct Response Team (DRT) with eSchool Solutions, Inc. (eSchools). An initial amendment to Contract #9601222 was approved by the Committee on Contracts on October 16, 2008 and allowed for DRT services to ensure that the automated Substitute Teacher Placement System (STPS) runs at peak performance and is monitored 24 hours.

The original amendment is set to expire on June 30, 2009. This amendment will ensure that the DRT services are available until an RFP being drafted for these services results in a new contract award.

Term: 9/1/09 - 8/30/10 Contract Cost Not-to-Exceed: \$798,000

2. The Church of the Epiphany Day School

**Service(s):** The Office of Early Childhood Education is seeking an agreement with The Church of the Epiphany Day School to provide Universal Pre-Kindergarten (UPK) services in accordance with Chapter 436 of the Laws of 1997 which provides for New York State's UPK program.

Due to an extensive waiting list for Kindergarten services at P.S. 158, the school converted the existing UPK classroom into a Kindergarten classroom, displacing 18 UPK students. In order to secure a facility and vendor for the beginning of the FY 2010 school year, it is necessary to contract with The Church of the Epiphany Day School, to accommodate the 18 displaced UPK students with one (1) full day session.

Term: 9/1/09 - 6/30/10 Estimated Contract Cost: \$158,076

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**BOARD OF STANDARDS AND  
APPEALS**

■ PUBLIC HEARING

**ADDED CASE**

**JULY 14, 2009, 10:00 A.M.**

**NOTICE IS HEREBY GIVEN** of a public hearing, Tuesday morning, July 14, 2009, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

**APPEALS CALENDAR**

**191-09-A**

APPLICANT - Michael T. Cetera, AIA, for Devorah Halberstam, owner.

SUBJECT - Application June 16, 2009 - Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced prior to the text amendment of April 30, 2008. R2 zoning district. PREMISES AFFECTED - 1291 Carroll Street, north side, 60' west of the intersection of Brooklyn Avenue and Carroll Street, Block 1284, Lot 48, Borough of Brooklyn.

**COMMUNITY BOARD #9BK**

☛ j25-26

# 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 Mondays thru Fridays from 9:00 A.M. to 5:00 P.M. except 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 Comptrollers Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), click on Labor Law Schedules to view rates.

New York City's "Burma Law" (Local Law No. 33 of 1997) No Longer to be Enforced. In light of the United States Supreme Court's decision in **Crosby v. National Foreign Trade Council**, 530 U.S. 363 (2000), the City has determined that New York City's Local Law No. 33 of 1997 (codified in Administrative Code Section 6-115 and Charter Section 1524), which restricts City business with banks and companies doing business in Burma, is unconstitutional. This is to advise, therefore, that the language relating to Burma contained in existing New York City contracts may not be enforced.

## 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 \$7 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. To register for these lists-free of charge-, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application.

- Online at <http://nyc.gov/selltonyc>

- To request a hardcopy application, call the Vendor Enrollment Center at (212) 857-1680.

### Attention Existing Suppliers:

Even if you already do business with NYC agencies, be sure to fill out an application. We are switching over to citywide, centralized Bidders Lists instead of the agency-specific lists previously used to issue notices about upcoming contract opportunities. To continue receiving notices of New York City contract opportunities, you must fill out and submit a NYC-FMS Vendor Enrollment application.

If you are uncertain whether you have already submitted an application, call us 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, 110 William Street, New York, NY 10038. Morning and afternoon sessions are convened on the first Tuesday of each month. For more information, and to register, call (212) 618-8845.

## PRE-QUALIFIED LIST

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstance. When it is decided by an agency 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 list 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 the 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 3-11 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists.

## 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, Housing Authority. Suppliers interested in applying for inclusion on bidders list should contact these entities directly (see Vendor Information Manual) at the addresses given.

## 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 10:00 A.M to 3:00 P.M. For information, contact the Mayor's Office of Contract Services at (212) 788-0010.

## 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 the program, contact the New York City Department of Small Business Services, 110 William Street, 2nd Floor, New York, New York 10038 (212) 513-6311.

## 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 now pays interest on all late invoices. The grace period that formerly existed was eliminated on July 1, 2000. 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 Website, <http://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:

- AB ..... Acceptable Brands List
- AC ..... Accelerated Procurement
- AMT ..... Amount of Contract
- BL ..... Bidders List
- CSB ..... Competitive Sealed Bidding (including multi-step)
- CB/PQ ..... CB from Pre-qualified Vendor List
- CP ..... Competitive Sealed Proposal (including multi-step)
- CP/PQ ..... CP from Pre-qualified Vendor List
- CR ..... The City Record newspaper
- DA ..... Date bid/proposal documents available
- DUE ..... Bid/Proposal due date; bid opening date
- EM ..... Emergency Procurement
- IG ..... Intergovernmental Purchasing
- LBE ..... Locally Based Business Enterprise
- M/WBE ..... Minority/Women's Business Enterprise
- NA ..... Negotiated Acquisition
- NOTICE ..... Date Intent to Negotiate Notice was published in CR
- OLB ..... Award to Other Than Lowest Responsible & Responsive Bidder/Proposer
- PIN ..... Procurement Identification Number
- PPB ..... Procurement Policy Board
- PQ ..... Pre-qualified Vendors List
- RS ..... Source required by state/federal law or grant
- SCE ..... Service Contract Short-Term Extension
- DP ..... Demonstration Project
- SS ..... Sole Source Procurement
- ST/FED ..... Subject to State &/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)  
*Special Case Solicitations / Summary of Circumstances:*
- CP ..... **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 .... **CB or CP 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  
*For ongoing construction project only:*
- 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  
*For Legal services only:*
- NA/12 ..... Specialized legal devices needed; CP not advantageous
- WA ..... **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)
- 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  
*Award to Other Than Lowest Responsible & Responsive Bidder or Proposer / Reason* (award only)
- 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-submit bid/proposal documents; etc.</i> | Paragraph at the end of Agency Division listing giving contact information, or submit bid/information and Agency Contact address |
|   | 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 City Record  |

## NUMBERED NOTES

**Numbered Notes are Footnotes.** If a Numbered Note is referenced in a notice, the note so referenced must be read as part of the notice. **1.** All bid deposits must be by company certified check or money order made payable to Agency or Company.